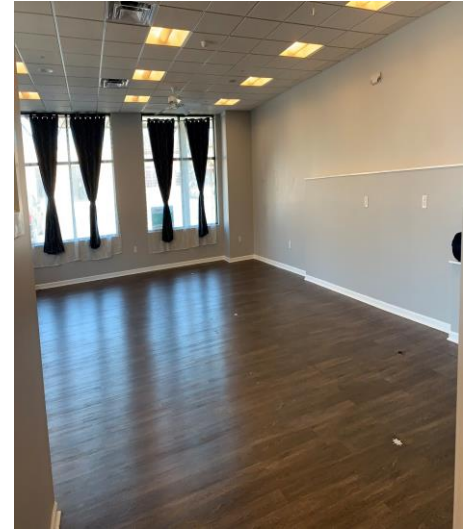




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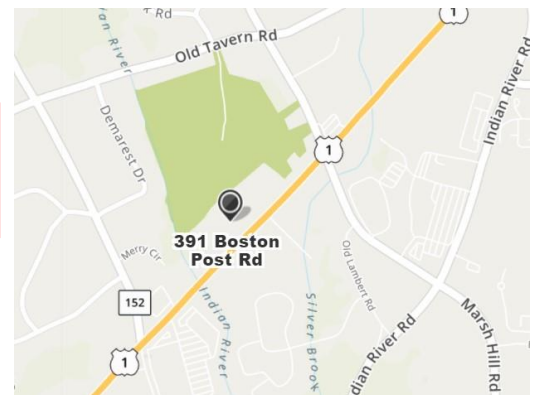
1,620 SF RETAIL SPACE FOR LEASE 391 Boston Post Rd, Orange, CT 06477



FOR LEASE
approx. 1,620 SF
(former Yoga studio)
Space #4 in GoGreen Plaza
\$16.00 / SF NNN

**Perfect Space for
Fitness Studio, Massage Therapy, Yoga Classes**

- Located in same plaza as New England Spine & Disc
- Easily located on busy Rte 1 in Orange
- Plenty of parking available
- Between Marsh Hill Rd and Orange Center Rd (Rte 152)
- 20,700 CPD – Highly visible signage



Real Living Wareck D'Ostilio

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Property Information

| | |
|---------------------|-----------------|
| Total Building SF | 8,009 |
| Available SF | 1,620 SF approx |
| Year Built | 2006 |
| Ceiling Height | 19' |
| City Water / Well | City Water |
| City Sewer / Septic | City Sewer |
| Sprinkler | Yes |
| Loading Dock | No |
| Overhead Door | N/A |
| Construction | Brick/Masonry |
| HVAC | Force air unit |
| Electric Service | TBD |
| Gas | Gas |
| Column Spacing | N/A |
| # of Floors | 1 |
| Land Area | 0.69 Acres |
| Parking | 36 Spaces |
| Bathrooms | Average |
| Frontage | 101' approx |
| Zoning | C-2 |
| Assessment | \$875,700 |
| Environmental | TBD |
| Mill Rate | 32.74 |
| Taxes | \$28,670 |
| Taxes / SF | \$3.58 |

391 Boston Post Rd, Orange, CT 06477

Comments:

Perfect location for a Fitness Studio, Massage Therapy or Yoga Studio. Easily identified as located behind New England Spine & Disc, and next to Ocean State Job Lot. Plenty of parking available. Move in ready. Pylon sign clearly visible to the 20,700 cars per day passing by.

Ken Ginsberg
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