



FOR LEASE

12,989 SF New Retail (subdivisible)

385 Boston Post Road, Orange, CT 06477

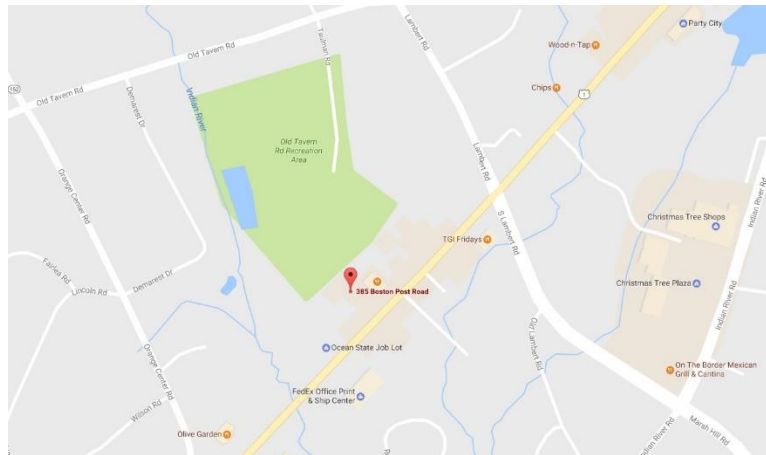


- 11,200 SF New Retail Space
- 1.34 Acres
- 220' Frontage
- High traffic location on Rte 1
- Easily Subdivisible

**12,989 SF of New Retail
Subdivisible to 2,000 SF**

**RLWD Commercial
174 Cherry St
Milford, CT 06460
Ph: 203-701-4848
Fax: 203-876-9709**

LEASE \$12/SF NNN

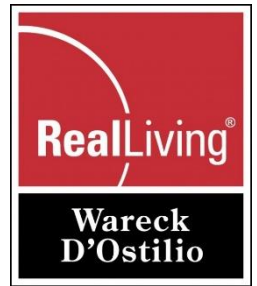


Kenneth Ginsberg 203-376-6266 Ken@kngrealty.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. RLWD, LLC, is not responsible for misstatement of facts, errors or omissions.



PROPERTY INFORMATION



Total Building SF	17,829 +/- SF
Available SF	11,200+/- SF Retail & 6,580+/- SF Restaurant
Year Built	1950/2007
Ceiling Height	14'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	0
Overhead Door	0
Construction	Concrete/Block
HVAC	Forced Air Unit
Electric Service	400 AMP
Gas	City
Column Spacing	N/A
# of Floors	1
Roof	Flat Stl Truss
Parking	Asphalt-95
Land Area	1.38 Acres
Bathrooms	Multiple
Frontage	220'
Zoning	C-2
Assessment	\$969,300
Environmental	N/A
Mill Rate	31.2

Comments:

Ideal for Furniture store, retail or office. Owner will subdivide

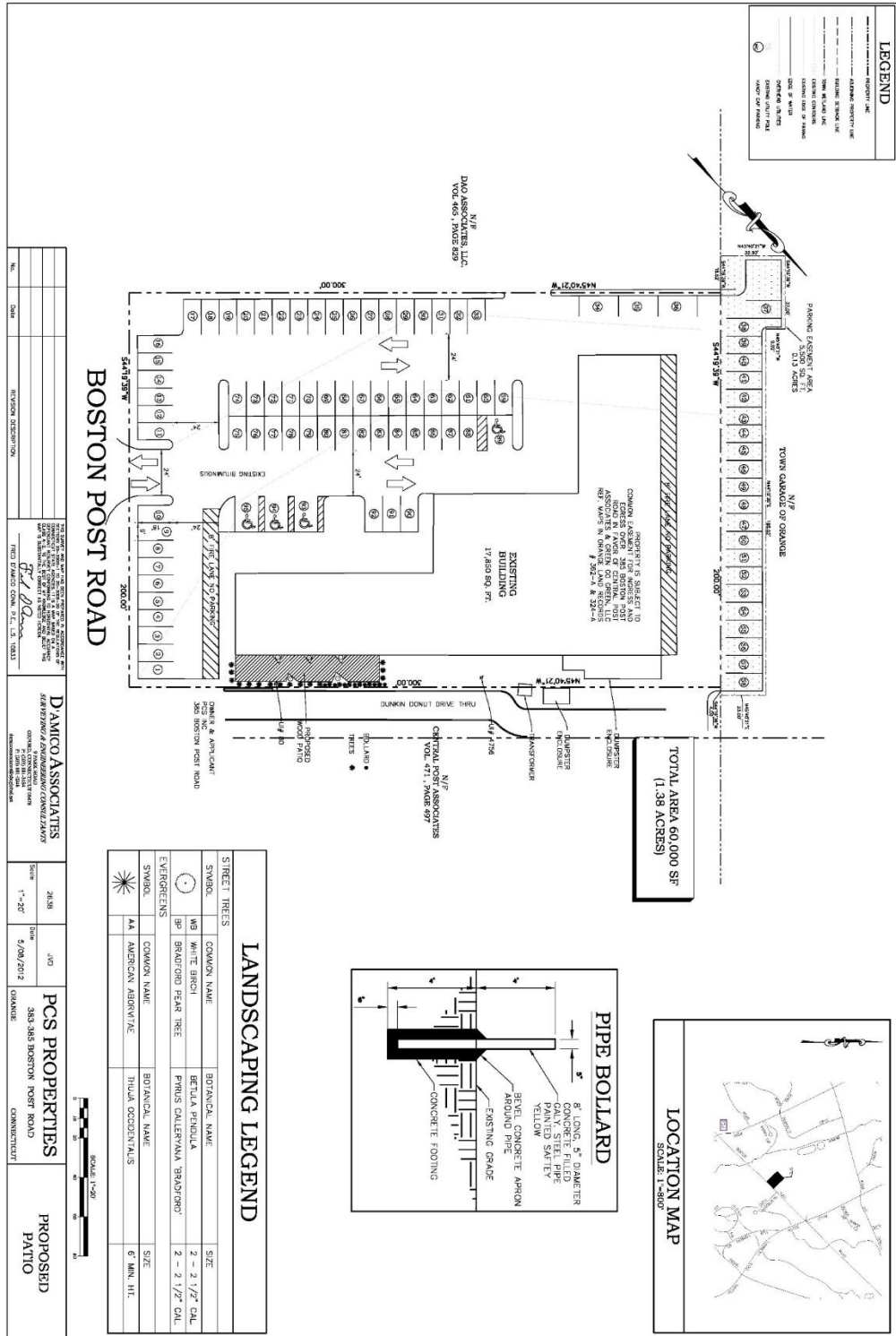
Directions: Lambert Road to Boston Post Road.

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SITE PLAN



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