



RETAIL FOR LEASE 3,000 SF & 4,500+/- SF



385 Boston Post Road, Orange, CT 06477

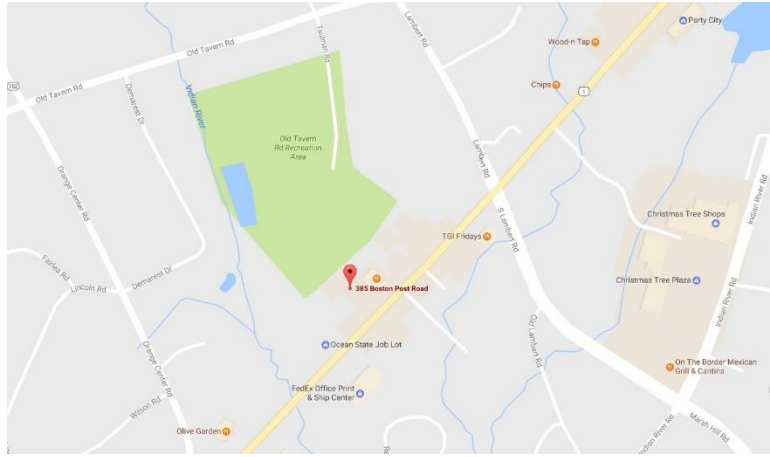


- 2 Units Available – 3,000 SF & 4,600+/- SF
- 1.38 Acres
- Prime Retail on Rte 1
- 220' Frontage
- High traffic location on Rte 1

**3,000 SF & 4,500+/- SF
of New Retail Space**

**RLWD Commercial
174 Cherry St
Milford, CT 06460
Ph: 203-701-4848
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**LEASE \$14 / SF NNN
(NNN = \$5 / SF)**



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

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PROPERTY INFORMATION



Total Building SF	12,989 +/- SF
Available SF	7,500 +/- SF Retail
Year Built	1950/2007
Ceiling Height	14'
City Water/Well	City Water
City Sewer/Septic	City Sewer
Srinkler	Yes
Loading Dock	0
Overhead Door	0
Construction	Concrete/Block
HVAC	Forced Air Unit
Electric Serevice	400 AMP
Gas	City
Column Spacing	N/A
# of Floors	1
Roof	Flat Stll Truss
Parking	Asphalt - 95
Land Area	1.38 Acres
Bathrooms	Multiple
Frontage	220'
Zoning	C-2
Assessment	\$1,051,000
Environmental	N/A
Mill Rate	32.74

385 Boston Post Rd, Orange, CT

Comments:

2 Units remain in this 13,000 SF complex; 3,000 SF and 4,500+/- SF Units. Owner is offering a "vanilla box" and possibly a build out for the right tenant. Great visibility facing the Boston Post Road. Ideal for Furniture Store, Retail, Offices or Medical. Plenty of Parking. Owner will subdivide.

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