



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

LAKEVIEW CENTER
LAST UNIT AVAILABLE FOR LEASE
2,850 SF

RETAIL / MEDICAL / OFFICE/CAR DEALERSHIP

221 W. Main St (Rte 1), Branford, CT 06405



Lease: \$16 / SF NNN

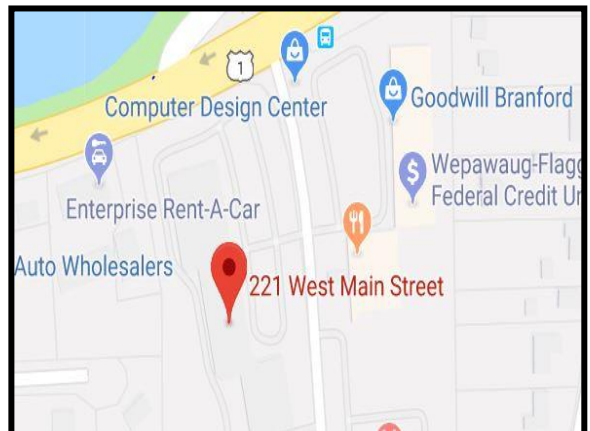
Unit #8 - 2,850 SF available
50 Additional Parking spaces
(add'l cost)

Join Shoreline Health, Day Care
& Phantasm Gaming

Open space with two offices and
a bathroom



- 2,850 SF
- Retail or Medical/Professional office
- Possible Car Dealership/Rental 50 excess striped parking spaces in rear (add'l cost)
- Newly Renovated (Parking, Paint, Roof, HVAC, Landscaping, Lighting)
- Route 1 Signalized Location
- Great Parking - 9/1,000



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Property Information

Total Building SF	33,376 +/- SF
Available SF	2,850 +/- SF
Year Built	1987
Ceiling Height	14' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Wet & Dry
Loading Dock	0
Overhead Door	1
Construction	Wood Frame
HVAC	Forced Air/Central AC
Electric Service	Multiple - 10 individual services
Gas	Yes
Column Spacing	N / A
# of Floors	1
Parking	241 +/-
Bathrooms	Multiple HC
Frontage	112' +/-
Zoning	BL
Assessment	\$1,896,000
Environmental	TBD
Mill Rate	28.92
Taxes	\$54,832.00
Taxes / SF	\$1.64

Lakeview Center 221 West Main St, Branford, CT

Last Unit #8 – 2,850+/- SF – Open floor plan with excess parking in this newly renovated center. New Roof, Paint, Parking Lot, Landscaping. Signalized location on Route 1 with high traffic count. 50 additional parking space available at additional cost. Possible car dealership or rental agency.

Broker has an ownership interest in property.

Ken Ginsberg
 Broker
 (203) 376-6266
 ken@kngrealty.com



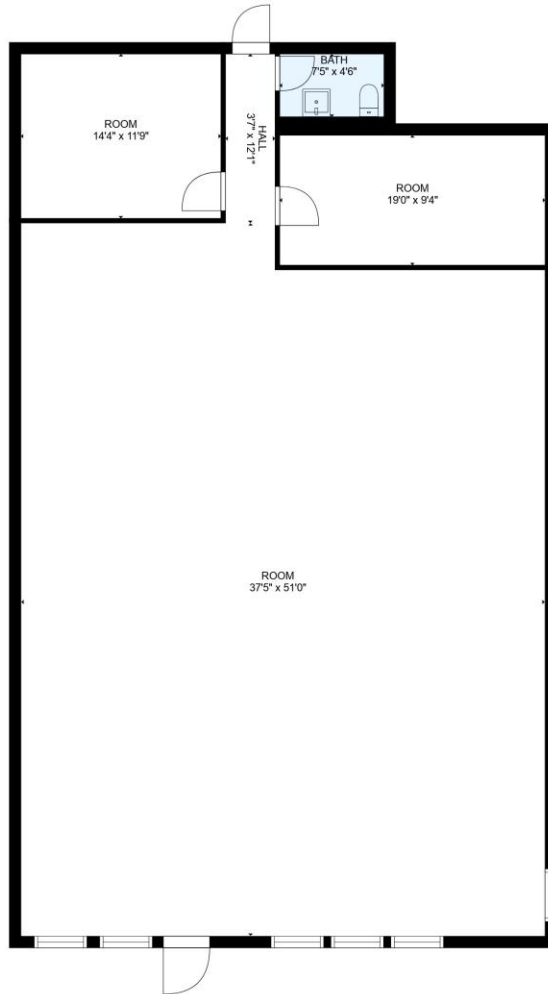
174 Cherry Street
 Milford CT 06460
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RISE
VISUAL MEDIA

GROSS INTERNAL AREA
FLOOR 1: 2300 sq. ft
TOTAL: 2300 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.