



# COMMERCIAL

An Affiliate of Wareck D'Ostilio Real Estate  
New Haven \* Milford \* Woodbridge \* Branford

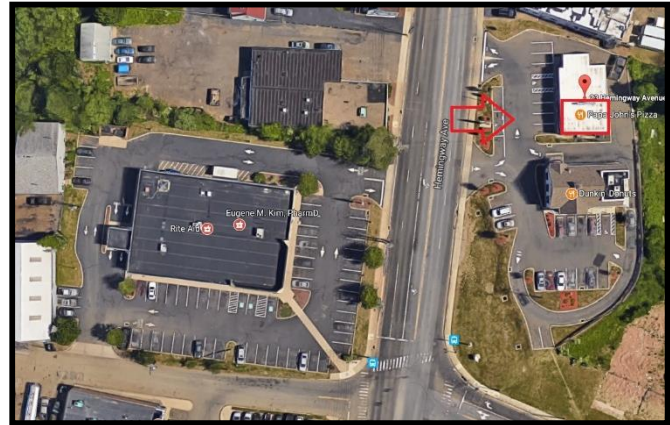
## FOR LEASE RESTAURANT/RETAIL SPACE

23 Hemingway Avenue, East Haven, CT



**Lease: \$2,500/month NNN**

**Available For Lease  
2,084 SF  
Restaurant/Retail  
High Traffic Location**



- 2,084 +/- Sq. Ft.
- 21,900 CPD
- Excellent signage
- Across from Rite-Aid
- Adjacent to Dunkin Donuts
- Great Visibility



**Real Living Wareck D'Ostilio    New Haven \* Milford \* Woodbridge \* Branford**

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## Property Information

Total Building SF	2,084 SF
Available SF	2,084 SF
Year Built	2007
Ceiling Height	N/A
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	0
Overhead Door	0
Construction	Wood Frame
HVAC	TBD
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	11
Frontage	42' +/-
Zoning	CB-2

## 23 Hemingway Avenue, East Haven, CT

Comments: 2,084 SF restaurant or retail space with pylon signage. Available for lease at \$2,500/Month NNN. Plenty of parking and great visibility from the street. Dunkin Donuts is a great neighbor.

Directions: US-1 to Hemingway Avenue.

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