



COMMERCIAL

New Haven * Milford * Woodbridge * Branford * Old Saybrook

**FORMER DUNKIN DONUTS / SMOKE SHOP
LOCATION**

1,000 SF AVAILABLE FOR LEASE

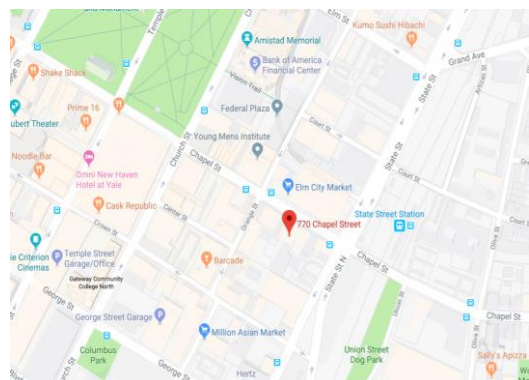
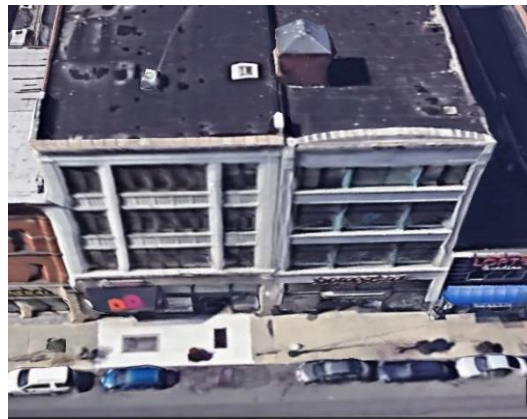
770 Chapel Street, New Haven, CT 06510



**FOR LEASE
\$2,000/mo NNN**

**1,000 SF Retail Space
Former Dunkin Donuts / Smoke Shop
High Pedestrian Traffic**

- Ideal Street level Retail location
- Large front windows with plenty of natural light
- Near Commuter Train Station
- Commuters pass by on way to work
- On Bus Line & very close to Shoreline & Metro Rail lines
- Walk to major restaurants and grocery
- Can be Retail or Coffee (no hood)





Property Information

Total Building SF	93,794 SF
Available SF	1,000
Year Built	1900
Ceiling Height	10' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	None
Loading Dock	0
Overhead Door	0
Construction	Masonry
HVAC	Forced Air/AC Packages
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	4
Parking	Parking Lot in Rear and near
Bathrooms	1 HC
Frontage	26' +/-
Zoning	BD-1
Taxes	Included in Rent

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Comments:

Former Dunkin' / Smoke Shop retail location, 1,000 SF. Large windows with plenty of natural light and secured parking at rear of building. Across from Commuter train station. High foot traffic. Prime location on Bus Line and just steps away from Shoreline and State Street Train Station, Yale University, & an abundance of shops and restaurants

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