



HOULIHAN LAWRENCE  
WARECK D'OSTILIO

New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook

**RETAIL SPACE  
5,874 SF  
AVAILABLE FOR LEASE**

**770 Chapel Street, New Haven, CT 06510**



**FOR LEASE:  
\$24 / SF NNN**

**Retail Space  
w/ 18' High Ceilings  
Open Floor Plan**

- Possible Cannabis Dispensary
- Currently fit out for Axe Throwing
- Several parking lots around building (addtl cost)
- Excellent Visibility
- Bus Stop in front
- Across street from Shoreline Train stations
- Easy Access to I-95 & I-91



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### Property Information

Total Building SF	93,794 SF
Available SF	5,874 SF
Year Built	1900
Ceiling Height	10' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Wet Sprinkler
Loading Dock	0
Overhead Door	0
Construction	Masonry
HVAC	Forced Air/AC Packages
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	Parking Lot in Rear and nearby
Bathrooms	In Common - separate HC included
Frontage	79' +/-
Zoning	BD-1
Taxes	\$84,400.00
Taxes / SF	\$0.90

### 770 Chapel Street, New Haven, CT 06510

**Comments:**

Street Front Retail Space with Open Floor Plan and HC accessible bathroom. 18' High Ceilings. Excellent visibility. Possible Cannabis Dispensary. Several parking lots adjacent & across the street, available at additional cost. Across the street from Shoreline Train Stations, Yale University, shops and restaurants. On Bus route. EZ Access to I-91 & I-95.

**Ken Ginsberg**  
 Broker  
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 ken@kngrealty.com

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 Milford CT 06460  
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## 1st Floor - Retail Space 5,874 SF



Entrance



Lanes



Lanes



Viewing Area



Eating / Entertainment Area



Kitchen



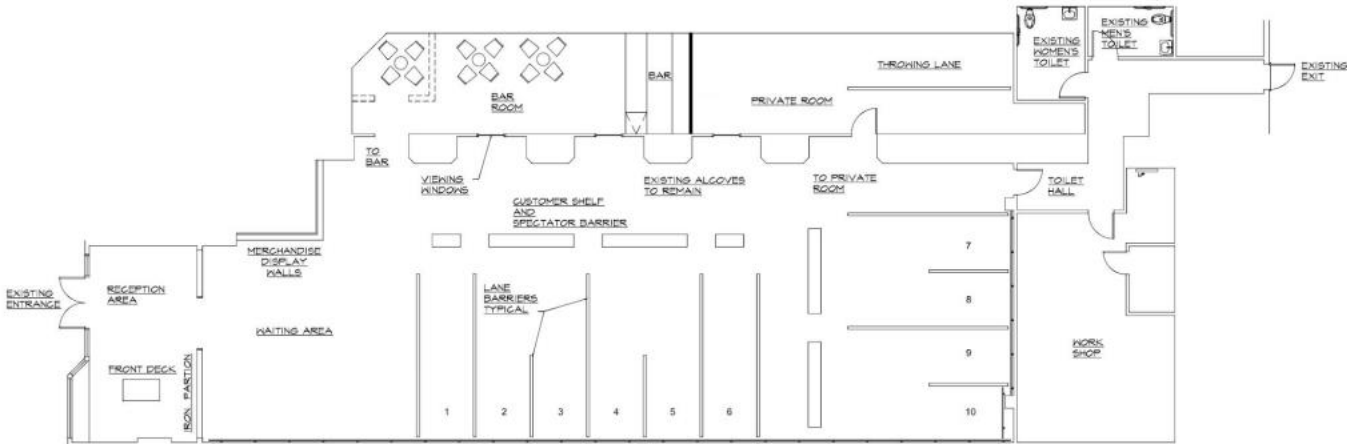
Workshop



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# Floorplan



**PROPOSED LAYOUT FIRST FLOOR**  
SCALE: 3/8" = 1'-0"

- TO BE REMOVED
- ===== NEW WALLS
- ===== EXISTING WALLS TO REMAIN

ZONING  
ZONE BD-1  
USE E  
EATING, DRINKING AND ENTERTAINMENT  
R (AS OF RIGHT)  
PARKING 1 SPACE PER 4 PEOPLE

**OCCUPANCY LOAD MAX**

BAR	20
CUSTOMER AND SPECTATORS	45
PRIVATE ROOM	10
WAITING AREA	16
FRONT DESK AREA	6
STAFF	11
<b>TOTAL</b>	<b>108 MAX</b>

**2 EXITS**

CAPACITY	180 REAR
	360 FRONT
<b>TOTAL</b>	<b>540 MAX</b>

**PINE AND IRON AXE  
THROWING in  
NEW HAVEN Ct.  
770 CHAPEL STREET  
NEW HAVEN Ct.**

REVISIONS	NO	DATE

TITLE
JOB NO.
DATE: 5/19
SCALE: AS NOTED



<b>A-1</b>
DRAWING NO.