

# FOR SALE/LEASE – SUPERB LOCATION

286 Howe Avenue, Shelton, CT



**SUPERB LOCATION - less than ½ mile from Ext 14 – RT 8**

## Multiple Use Permitted Office, Retail

**Available Space:** 5,886 SF  
**Land:** .31 Acres  
**Public Trans:** New Haven Line – Derby/Ansonia Station  
**Traffic Count:** 23,000  
**Year Built:** 1920  
**Zone:** CB2  
**HVAC:** Fully Air Conditioned, Gas Heat  
**Power:** 400 AMPS 220/208 Volts  
**Lease:** ~, "-) 'G  
**Price:** ~) & ZSSS



**Christopher K. O'Hara**

cohara@coldwellbanker.com

**(203) 831-4187 (O) (203) 257-0032 (M)**

**Coldwell Banker Commercial NRT**

77 Old Ridgefield Road

Wilton, Connecticut 06897



**NRT**

*Independently owned and operated by NRT. The Broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Seller/Owner or has been obtained from other third party sources such as public records. Prior to entering into a contract, Purchaser/Tenant is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's/Tenant's intended use of the property....*

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## NEIGHBORHOOD DEMOGRAPHICS

	Population	Median Household Income	Day Time
1 Mile	12,389	62,153	4,798
3 Mile	55,359	68,218	26,287
5 Mile	98,526	81,672	



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