

FOR LEASE - PRIME RETAIL SPACE

2,000 SF +/- RETAIL/OFFICE SHOPPING CENTER

Orange Commons 297 Boston Post Road, Orange, CT



COLONIAL PROPERTIES



BUILDING INFORMATION

Lease Price: \$19.50/SF + NNN (\$6.50/SF)

Available Space: 2,000 SF +/-

Cars/Day: 16,400

Parking Spaces: 148

Occupancy: Immediate

Zoning: LSC (Local Shopping Center)

HIGHLIGHTS

- Signature Upscale Plaza
- 16,400 vehicles daily on Boston Post Rd.
- Prime location on Route 1, close to I-95
- Co-tenants: WindowRama, Wells Fargo, Red Wing Shoes Cold Stone, Spa World & More!

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	3,355	67,757	171,045
Households	1,356	26,162	65,751
Avg. HH Income	\$97,727	\$83,762	\$76,968

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



200 Boston Post Road, Orange, CT 06477

Mike Richetelli
mike@colprop.com
203-795-8060 x11
www.colprop.com



FOR LEASE - PRIME RETAIL SPACE

2,000 SF +/- RETAIL/OFFICE SHOPPING CENTER

Orange Commons 297 Boston Post Road, Orange, CT



COLONIAL PROPERTIES



DESCRIPTION:

Orange Commons is a signature, upscale plaza in the heart of the route 1 shopping corridor. The center features upscale design, plenty of parking and is less than 1 mile from I-95 and also convenient to Route 15. There is currently one space available; a 2,000 sf +/- space formerly occupied by T-Mobile and is well suited for another retail user. Space is available immediately. The plaza is ideal for retail, fast casual and full service sit-down restaurants or medical or professional users who seek a high profile, upscale, convenient environment. Co-tenants include Wells Fargo Bank, Advanced Radiology, Great Expressions Dental, WindowRama, Coldstone Creamery, Spa World & Red Wing Shoes.

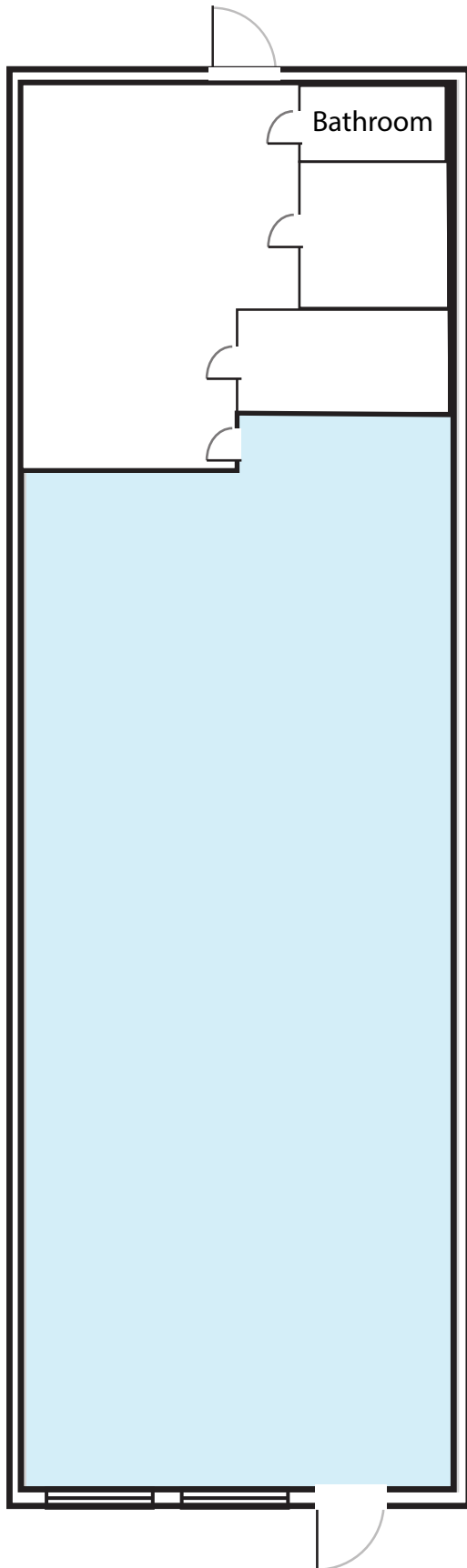
FOR LEASE - PRIME RETAIL SPACE

2,000 SF +/- RETAIL/OFFICE SHOPPING CENTER

Orange Commons 297 Boston Post Road, Orange, CT



COLONIAL PROPERTIES



ORANGE CODE
Article IV
Local Shopping Center (LSC) District

§ 383-33 Permitted uses.

Stores and other buildings and structures where goods are sold or service is rendered primarily at retail.

Business and professional offices; banks and other financial institutions; medical and dental clinics. Clothes and fabric cleaning and laundry service consisting of on-premises facilities for service at retail, including self-service, or agencies for off-premises cleaners and laundries.

Indoor restaurants and other food and beverage service establishments where customers are served only when seated at tables or counters and all of the seats are located within an enclosed building, unless approved under **§ 383-34B**.

Added 5-5-2009]

Printing and publishing establishments occupying not more than 5,000 square feet of floor area.

Manufacture, processing or assembling of goods for sale only on the premises and at retail.

The following uses when conducted by a non-profit corporation and not as a business or for profit: churches and places of worship; parish halls; schools; colleges; universities; educational, religious, philanthropic and charitable institutions; membership clubs; lodges; community houses.

Buildings, uses and facilities of the Town of Orange.

Off-street parking facilities.

Signs as provided in Article **XIX**.

Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.

Water supply reservoirs, wells, towers, pump stations, storage facilities and treatment facilities.

Buildings, uses and facilities of the State of Connecticut or federal government.

Veterinary clinics.

Accessory uses customary with and incidental to any aforesaid permitted uses.

§ 383-34 Special uses.

Drive-through service windows for indoor banks and restaurants and other food and beverage establishments provided the service windows are incidental to the primary permitted use.

Indoor restaurants and other food and beverage service establishments where customers order and receive their order at a service counter and where the food and/or beverage is intended to be consumed primarily while seated at tables or counters within the establishment.

Added 5-5-2009]

A food take-out service incidental to the primary intended use, but shall not include the following:

Added 5-5-2009]

Establishments where customers are served primarily at food take-out counters.

Establishments where customers are served in motor vehicles by restaurant "car hop" employees outside of the enclosed structure.

Establishments where customers are served in a manner intended for consumption of food at outside picnic or dining areas.

§ 383-35 Prohibited uses.

Dwellings.

Printing and publishing except as permitted under § 383-33E.

Warehousing and wholesale businesses; building contractor's businesses and storage yards; lumber and building materials businesses; freight and materials trucking terminals and businesses; bus terminals; commercial storage, sale and distribution of fuel.

Research laboratories, manufacture, processing or assembling of goods except as permitted under § 383-33F.

Motor vehicle service stations; motor vehicle repair garages including automobile, truck, trailer and farm equipment repairing, painting and upholstering; establishments for motor vehicle washing; establishments for the sale of new or used automobiles, trucks, trailers or farm equipment or the rental thereof.

Hotels and motels; undertakers' establishments; veterinary hospitals; bowling alleys; billiard or pool halls; theaters and assembly halls.

Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding and machine shops.

Adult use establishments as defined in Article XV.

Car washes, including manual and automated washes.

§ 383-36 Lot area, shape and frontage.

Minimum lot area: 25,000 square feet.

Minimum dimension of square: 125 feet.

Minimum frontage: 50 feet.

§ 383-37 Height.

Maximum number of stories: three stories.

Maximum height: 40 feet.

§ 383-38 Setbacks.

From street line: 50 feet.

From rear property line: 50 feet.

From other property line: 12 feet.

From residence district boundary line: 50 feet.

Projections into setback area: five feet.

§ 383-39 Building bulk and coverage.

Maximum floor area: 50%.

Maximum ground coverage: 25%.

§ 383-40 Site plan.

Prior to approval of any application for certificate of zoning compliance, a site plan shall be submitted and approved in accordance with the provisions of Article XIII.