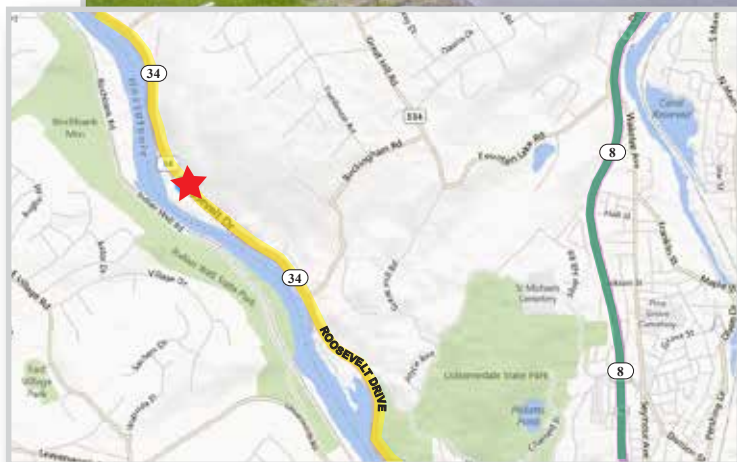


LEASE: 1,110-2,220 SF +/- RETAIL/OFFICE SHOPPING CENTER

Actors Colony Plaza • 179 Roosevelt Drive • Seymour • CT



COLONIAL PROPERTIES



BUILDING INFORMATION

Lease Rate:	\$13/SF NNN
Available Space:	1,110-2,220 SF +/-
Cars/Day:	10,700
Parking:	Ample (add'l Rear Pkg)
Zoning:	RC-3 (Recreational Commercial)

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	4,200	30,359	93,958
Households	1,491	11,389	36,223
Avg. HH Income	\$115,614	\$92,307	\$91,979

*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.

HIGHLIGHTS

- 140 Feet of Frontage
- Highly Visible Plaza Located on Rt. 34
- On Derby/Seymour Town Line along Housatonic River
- Co-Tenants: Cugino's Pizzeria, Chaves Bakery and Simonetti Cleaners



200 Boston Post Road, Orange, CT 06477

Fred A. Messore x 26

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STORE #4
2,220 SF +/-

LEASED
1,180 SF +/-

ELECTRIC SERVICE

10'-0"

8'-0"

7'-0"

10'-4 1/2"

24'-0"

8'-0"

6'-0"

8'-0"

3-5/8" METAL FRAMING
1-HR FIRE RATED
TENANT SEPARATION WALL
TO UNDERSIDE ROOF DECK.

1/2 DOOR

4 1/2" WALL

PLAY CASES

D2

D3

C A-5

24'-0"



COLONIAL PROPERTIES



LEASE: 1,110-2,220 SF +/- PROPERTY PHOTOS

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COLONIAL PROPERTIES



FRONT



FRONT



REAR



UNIT 4



UNIT 4



UNIT 4



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