

# FOR LEASE: 5,000 SF+/-

## RETAIL/SHOWROOM

### 301 Boston Post Road, Orange, CT



COLONIAL PROPERTIES



### BUILDING INFORMATION

**Lease Rate:** **\$13.50/SF + NNN (\$3/sf)**

**Avail. Space:** 5,000 SF +/-

**Amperage:** 100

**Occupancy:** Immediate

**Ceil. Height:** 14'+ clear to drop ceiling

### DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
<b>Population</b>	3,424	64,988	169,385
<b>Households</b>	1,469	26,047	69,608
<b>Avg. HH Income</b>	\$83,912	\$91,447	\$85,864

\*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

- Great visibility with good signage
- Convenient Route 1 location
- 19,200 Cars/Day
- Ideal space for Retail/Showroom



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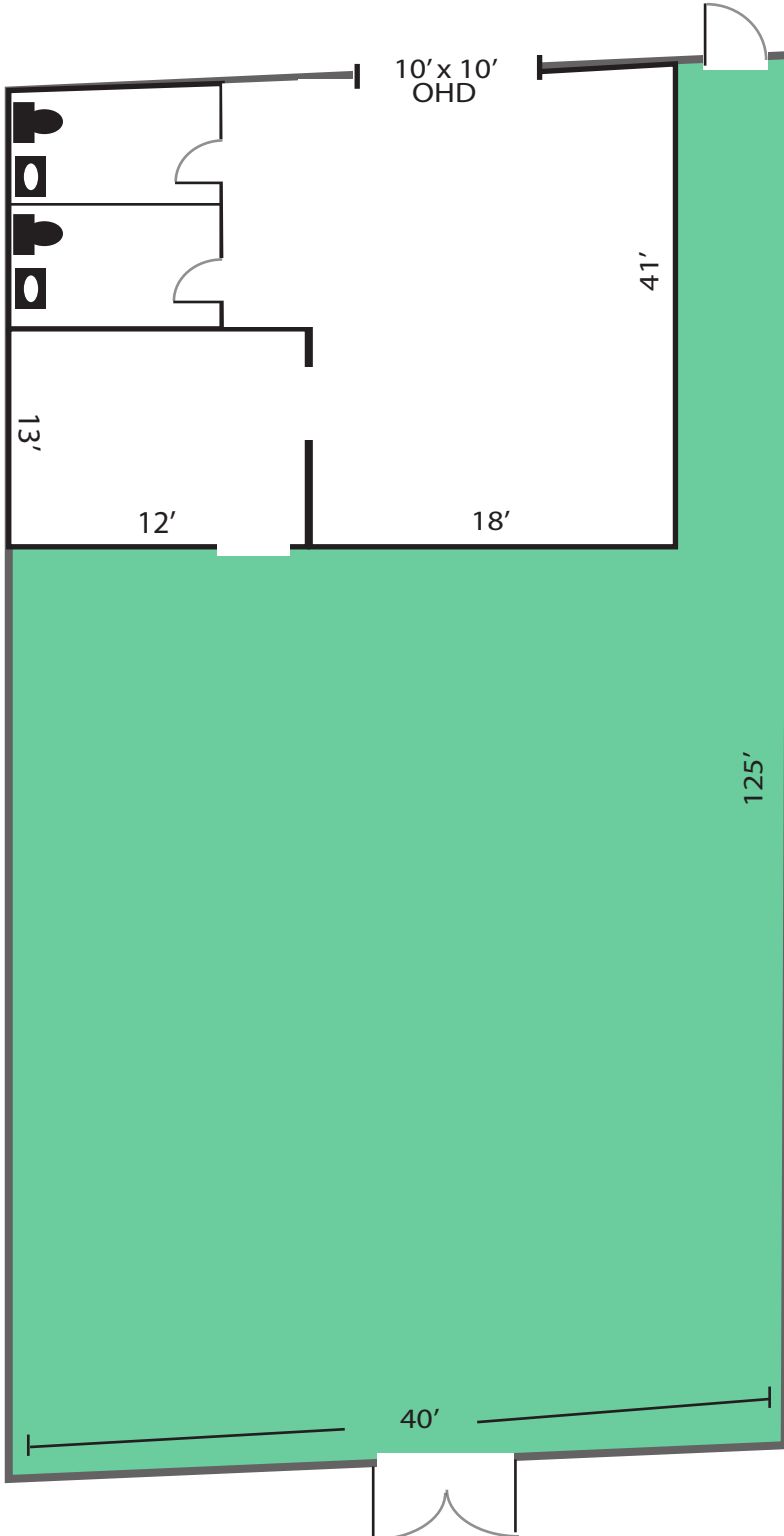
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*\*Drawing not to scale*