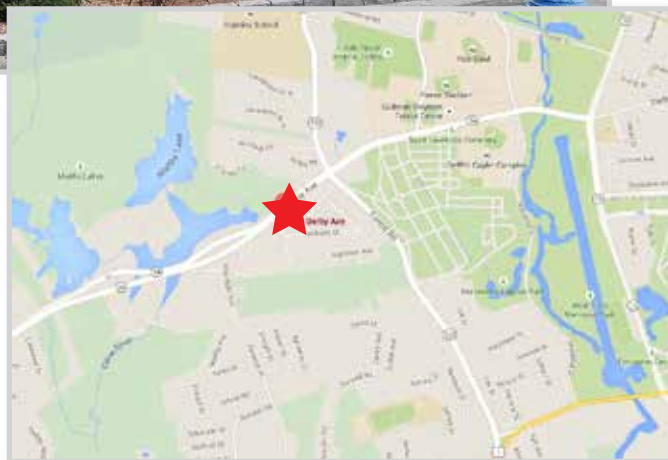


# FOR LEASE: 1,189 - 1,450 SF +/- OFFICE SPACE

486 Derby Avenue • West Haven • CT



COLONIAL PROPERTIES



## BUILDING INFORMATION

**Lease Price:**        \$1,200/Mo. + Utilities  
                             \$1,450/Mo. + Utilities

**Available SF:**     1,189 SF +/- Office  
                             1,450 SF +/- Office

## HIGHLIGHTS

- Multiple Units Available
- 25 Off Street Parking Spaces
- Good Frontage
- Easy Access to Route 15 & I-95/91

## DEMOGRAPHICS

|                       | 1 mi.    | 3 mi.    | 5 mi.    |
|-----------------------|----------|----------|----------|
| <b>Population</b>     | 7,412    | 128,652  | 236,473  |
| <b>Households</b>     | 2,723    | 46,755   | 89,252   |
| <b>Avg. HH Income</b> | \$74,384 | \$59,005 | \$68,468 |

\*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

**Fred A. Messor** x 26  
[fred@colprop.com](mailto:fred@colprop.com)  
203-795-8060 Fax 203-795-8046  
[www.colprop.com](http://www.colprop.com)



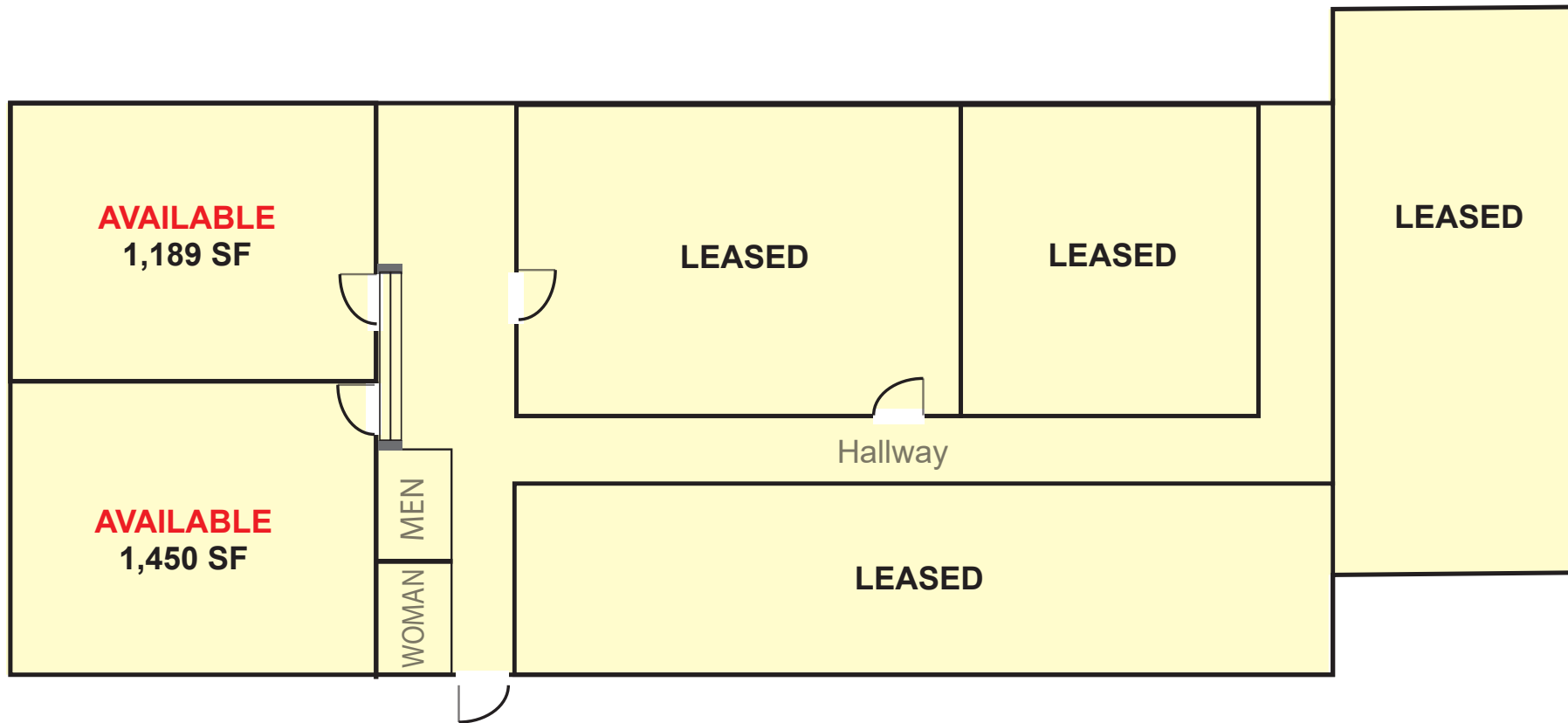
Colonial Properties

# FOR LEASE: 1,189 & 1,450 SF +/- OFFICE SPACE

486 Derby Avenue • West Haven • CT



COLONIAL PROPERTIES



200 Boston Post Road, Orange, CT 06477

Fred A. Messoré x 26  
[fred@colprop.com](mailto:fred@colprop.com)  
203-795-8060 Fax 203-795-8046  
[www.colprop.com](http://www.colprop.com)



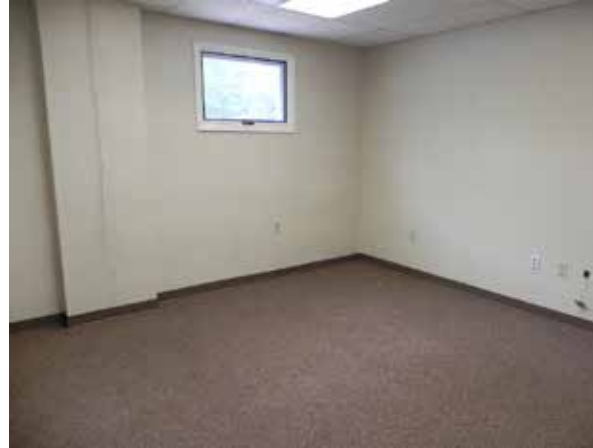
Colonial Properties

# FOR LEASE: 1,189 & 1,450 SF +/- OFFICE SPACE

486 Derby Avenue • West Haven • CT



COLONIAL PROPERTIES



**COLONIAL  
PROPERTIES**

200 Boston Post Road, Orange, CT 06477

Fred A. Messore x 26  
[fred@colprop.com](mailto:fred@colprop.com)  
203-795-8060 Fax 203-795-8046  
[www.colprop.com](http://www.colprop.com)



Colonial Properties