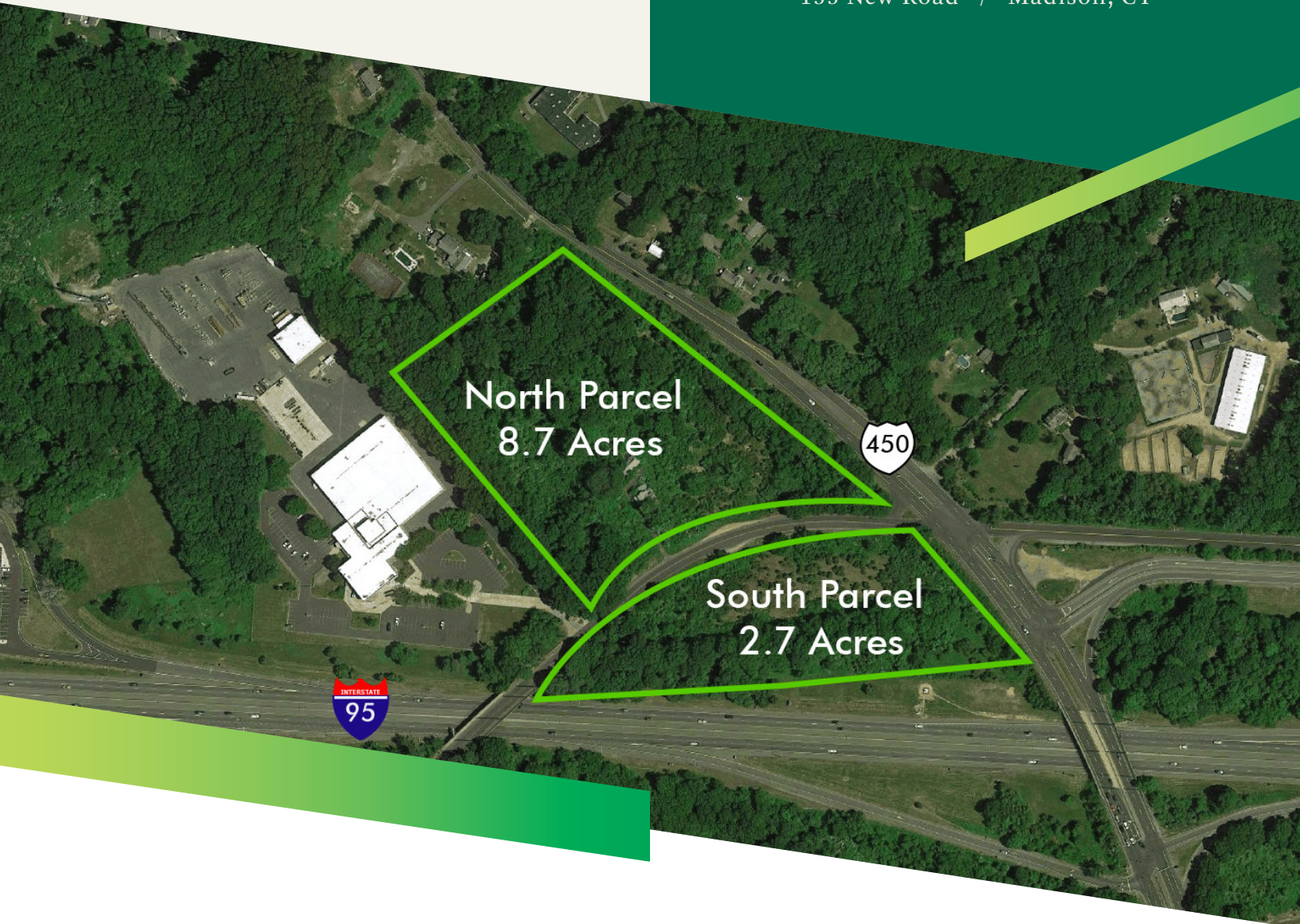


F O R L E A S E

PAD SITES

155 New Road / Madison, CT



PROPERTY HIGHLIGHTS

CBRE is pleased to present the development property 155 New Road in Madison, Connecticut, an excellent opportunity for both retail pad site and office development along the major east-west thoroughfare of Connecticut and between New York, Rhode Island and Boston. The 2.7-acre section directly along Interstate 95 sits on an uplift approximately 30 feet above the highway providing for unmatched visibility, with the shoreline town population swelling during the seasonal months resulting in great retail demographics.

- **Great Highway Visibility and Access**
Site has superb visibility along Interstate 95 on an uplift and direct east and west on/off access.
- **High Traffic Count**
Traffic count is approximately >60,000 vehicles per day. It is significantly higher through spring and summer.
- **Affluent Community**
Median household income of >\$120,000.
- **Tax Incentive**
10-year phase-in

LOCATION MAP



PLEASE CONTACT:

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