FOR LEASE - 5,000 SF +/-

PRIME RETAIL/MEDICAL SPACE

330 Boston Post Road, Orange , CT 06477

COLONIAL PROPERTIES

BUILDING INFORMATION

Lease Price:	**$23.50/SF + NNN**
Available Space:	5,000 SF +/-
Cars/Day:	16,400
Parking Spaces:	Ample
Occupancy:	Negotiable
Zoning:	C-1

DESCRIPTION

Excellent high visibility opportunity! 5,000 SF +/- of prime retail/medical space located on Route 1, with 16,400 cars per day. Unit is currently fitted out as a medical office. This location offers prominent signage, ample parking and is convenient to I-95, Route 34 (Derby Ave) and Route 15 (Merritt Parkway). Strong area retailers include: TGI Friday's, Subway, Party City, CVS, Tractor Supply, Windowrama and Planet Fitness.

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200 Boston Post Road, Orange, CT 06477

Mike Richetelli
mike@colprop.com
203-795-8060 x 11
www.colprop.com

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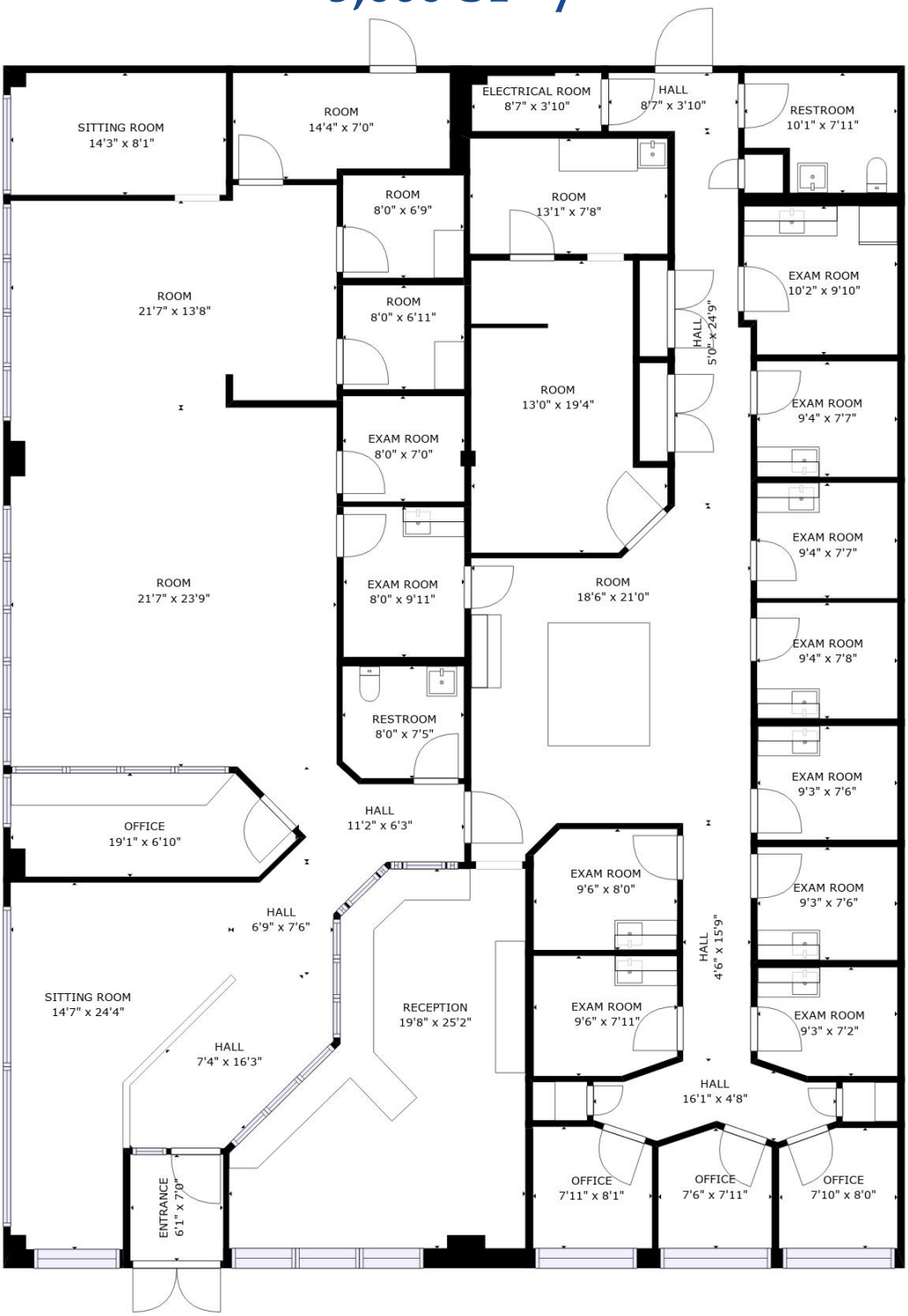
COLONIAL PROPERTIES

Floorplan- CT Orthopaedics

5,000 SF +/-



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FOR SALE- INVESTMENT OPPORTUNITY

7,450 SF +/- PRIME OWNER/USER RETAIL PROPERTY

330 Boston Post Road, Orange , CT 06477

COLONIAL PROPERTIES

Demographics

ORANGE, CT

Population by Age Range

in Orange town, New Haven County, Connecticut

DP05

Measure	Value
Under 5 years	4.9%
Under 18 years	21.7%
18 years and over	78.3%
65 years and over	22.8%

Housing Occupancy

in Orange town, New Haven County, Connecticut

DP05

Measure	Value
Occupied housing units	5,282
Vacant housing units	198

Median Income by Types of Families

in Orange town, New Haven County, Connecticut

DP05

Measure	Value
Families	$146,417
Married-couple families	$157,480
Nonfamily households	$60,750