

**RETAIL SPACE FOR LEASE –
1,000 – 2,000 SF
19,000 vehicles per day traffic count**



9 – 15 Foxon Boulevard, East Haven, CT

AVAILABLE SPACE

AVAILABLE SF: **4,000 SF**
 MINIMUM AVAIL: **1,000 SF**
 AVAIL WHEN: **Immed.**
 STATUS: **Avail.**

BUILDING INFORMATION

GROSS BLDG SIZE **7,845**
 YEAR RENOVATED **2015**
 YEAR BUILT: **1977**
 CEILING HEIGHT **9 Ft**
 ZONING: **CB-2**

PARKING

PKG FEES **none**
 PKG SPACES **city/street**
 PKG TYPE **surface**
 PKG RATIO **N/A**



COMMENTS:

.Heavily traveled road only 1 mile from I-91 north and south. Other area retailers include Wal-Mart and Lowes.

FINANCIAL DETAILS

RENT/MONTH:	\$14.00	RE TAXES:	N/A	BASE YEAR:	N/A
LEASE TYPE:	Gross, plus utilities	INSURANCE:	N/A	EXP STOP:	N/A
TI ALLOW:	neg	MAINT/CAM:	N/A		

PROPERTY SPECIFICATIONS

BLDG. CONDITION:	Good	FLOOR SIZE:	n/a	FRONTAGE:	Foxon Boulevard
LOAD FACTOR	N/A	ELEVATOR-FR:	0	HVAC:	Ctrl AIR
		ELEVATOR-PS:	0	HEAT TYPE:	Gas – forced air

FOR FURTHER INFORMATION CONTACT:

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