

**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:	<b>\$16.00</b>	RE TAXES:	<b>N/A</b>	BASE YEAR:	<b>N/A</b>
LEASE TYPE:	<b>Gross Plus Utilities</b>	INSURANCE:	<b>N/A</b>	EXP STOP:	<b>N/A</b>
TI ALLOW:	<b>neg</b>	MAINT/CAM:	<b>N/A</b>		

**PROPERTY SPECIFICATIONS**

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

*FOR FURTHER INFORMATION CONTACT:*

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