



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

FOR LEASE

35,000 SF RETAIL / MEDICAL / OFFICE

221 W. Main St (Rte 1), Branford, CT 06405

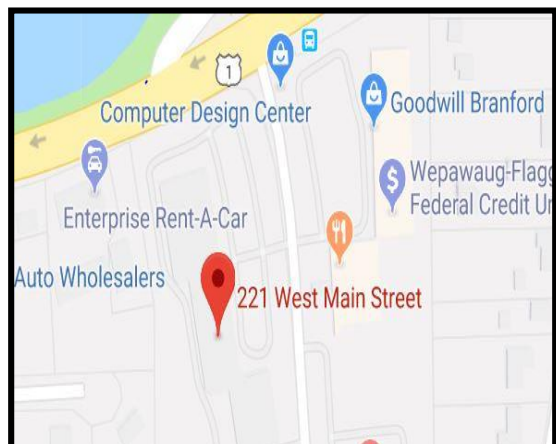


Lease: \$12 / SF NNN

**35,000 SF Retail / Medical / Office
Space is Subdividable
(14,000 SF Leased to Medical)
Retail – Non-Profit – Medical**



- 35,000 +/- SF
- Subdividable
- RETAIL / MEDICAL / OFFICE
- Route 1 Location
- Signalized Location
- 14,000 SF Leased to Medical
- Great Parking 13/1,000





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Property Information

Total Building SF	35,000 +/- SF
Available SF	21,000 +/- SF
Year Built	1987
Ceiling Height	16' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Wet & Dry
Loading Dock	0
Overhead Door	1
Construction	Wood Frame
HVAC	Forced Air/Central AC
Electric Service	Multiple - 10 individual services
Gas	Yes
Column Spacing	N / A
# of Floors	1
Parking	241 +/-
Bathrooms	Multiple HC
Frontage	112' +/-
Zoning	BL
Assessment	\$1,731,700
Environmental	TBD
Mill Rate	27.41
Taxes	\$47,465.90

221 West Main St, Branford, CT

Comments:

Excellent visibility in high traffic location (Route 1). This is the former Porter and Chester Institute consisting of 33,120 +/- finished SF.

Minutes away from Yale University and Downtown New Haven via US-1 and I-95.

Space is easily **subdividable** for use as individual **Retail or Medical offices.**

Possible uses as Retail, Medical, Offices, Non-Profit

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