

FOR LEASE

FORMER CVS SITE | WEST HAVEN, CT



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COMMERCIAL BOSTON

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PROPERTY OVERVIEW



Gendron Commercial Brokers of Boston Inc. is pleased to exclusively present for for Lease the property located at 252 Orange Avenue, West Haven, Connecticut. The site is a former CVS Drug store paying rent until February 2028. The building is 10,225 +/- SF on 1.38 AC of land.

The subject property is available as a NNN lease opportunity. Located on one of West Haven's major retail corridors and neighbors the University of New Haven Campus. Additionally, the site is surrounded by residential apartment units with mixed-used retail on the street level. This site is an excellent opportunity for Starbucks or Chipotle to service the college area clientele!

CVS current rent schedule:

2/1/2018- 1/31/2028: \$295,718.04

CVS RSF = \$29.21PSF

PROPERTY DATA

Address:	252 Orange Avenue, West Haven, CT
Lease Type:	NNN
Land Size:	1.38 +/- AC
Building Size:	10,125 +/- SF
Year Built:	2000
Frontage:	200 +/- FT
Zone:	RCPD –Regional Business
Lease Term:	10 Year Minimum
Tenant:	Former CVS Site
Traffic Count:	16,800 cars a day!
Population (5 Mile Radius):	251,241
Asking Lease Price:	Price Upon Request

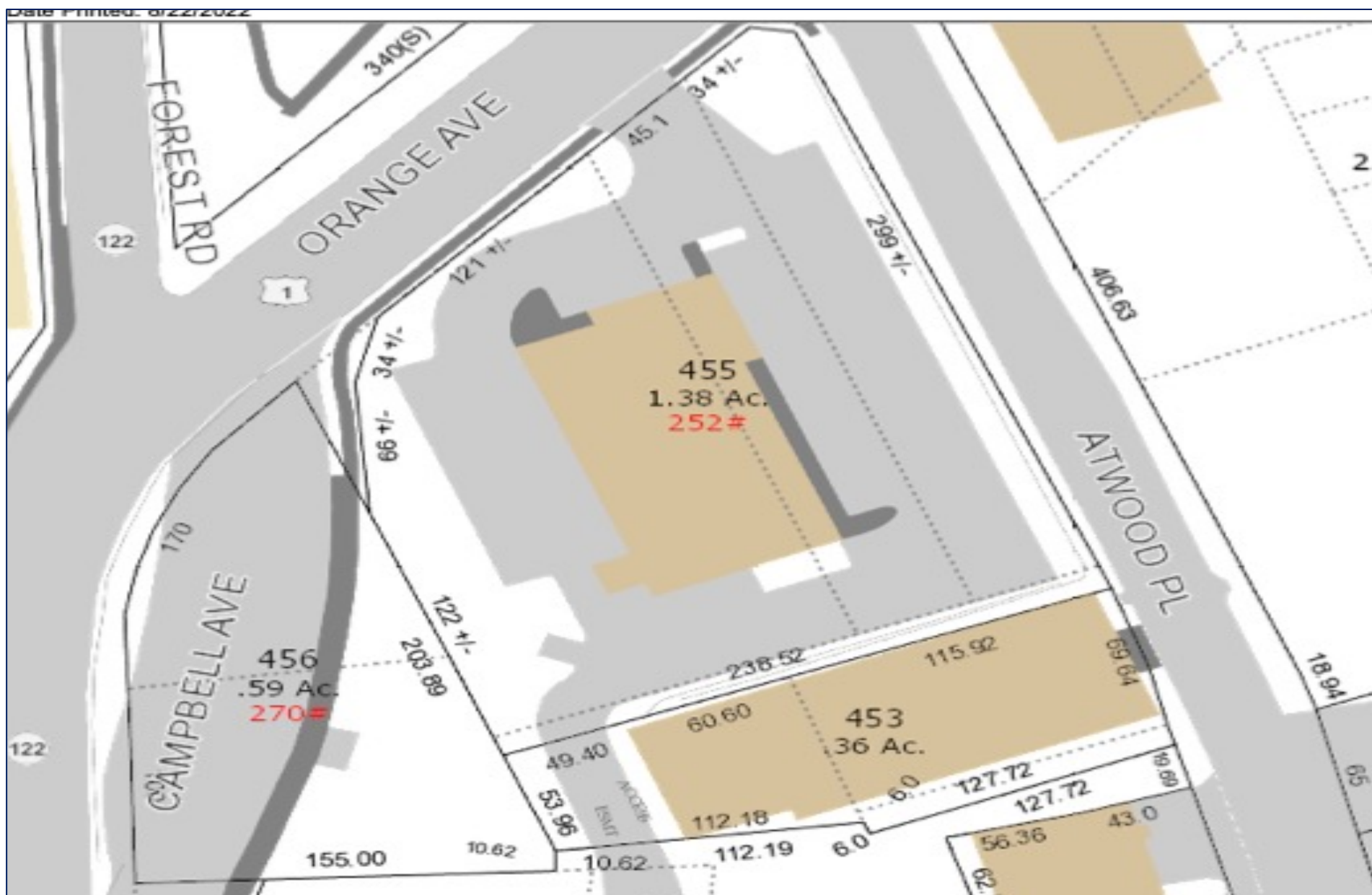
PROPERTY SUMMARY



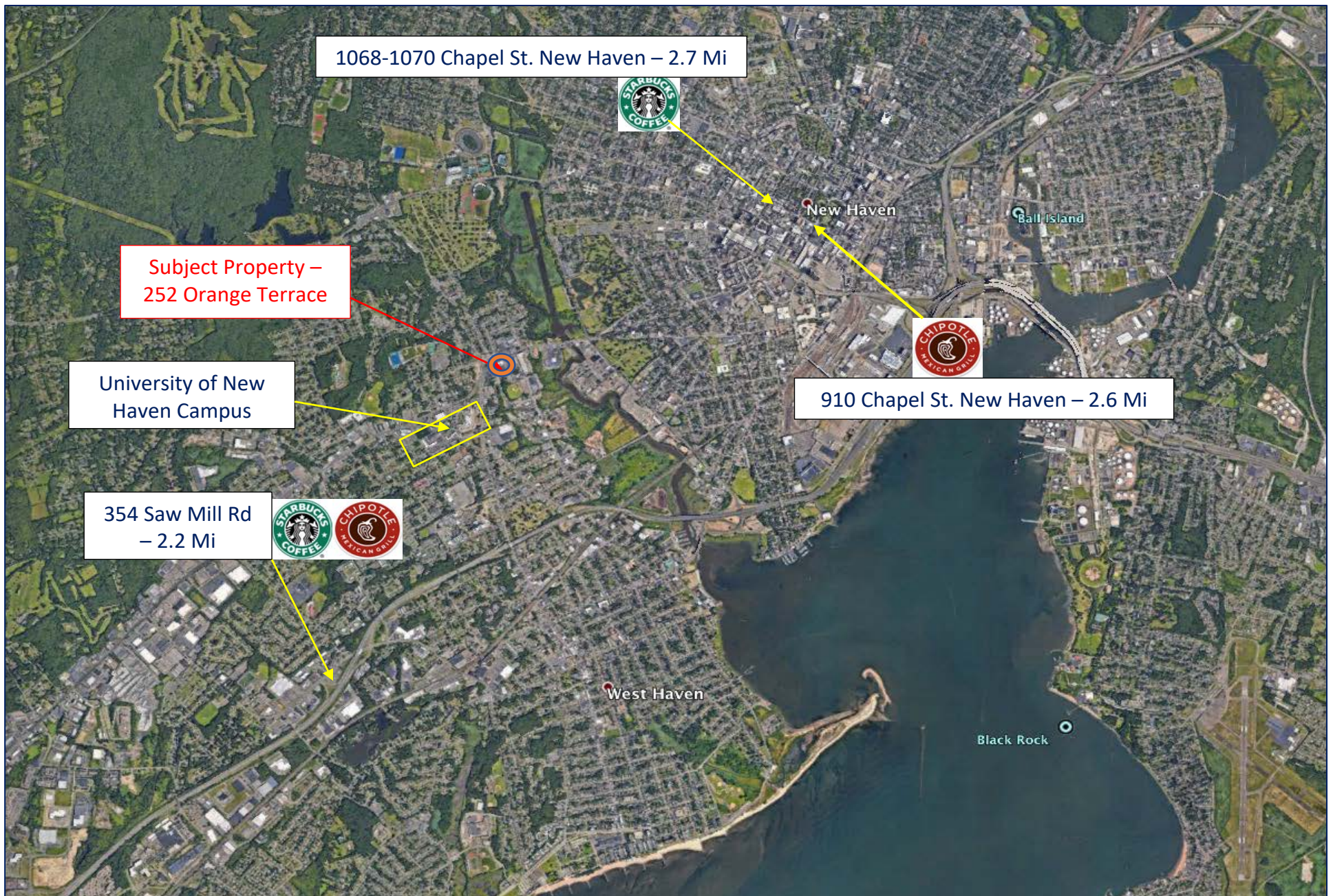
PROPERTY PHOTOS



TAX MAP



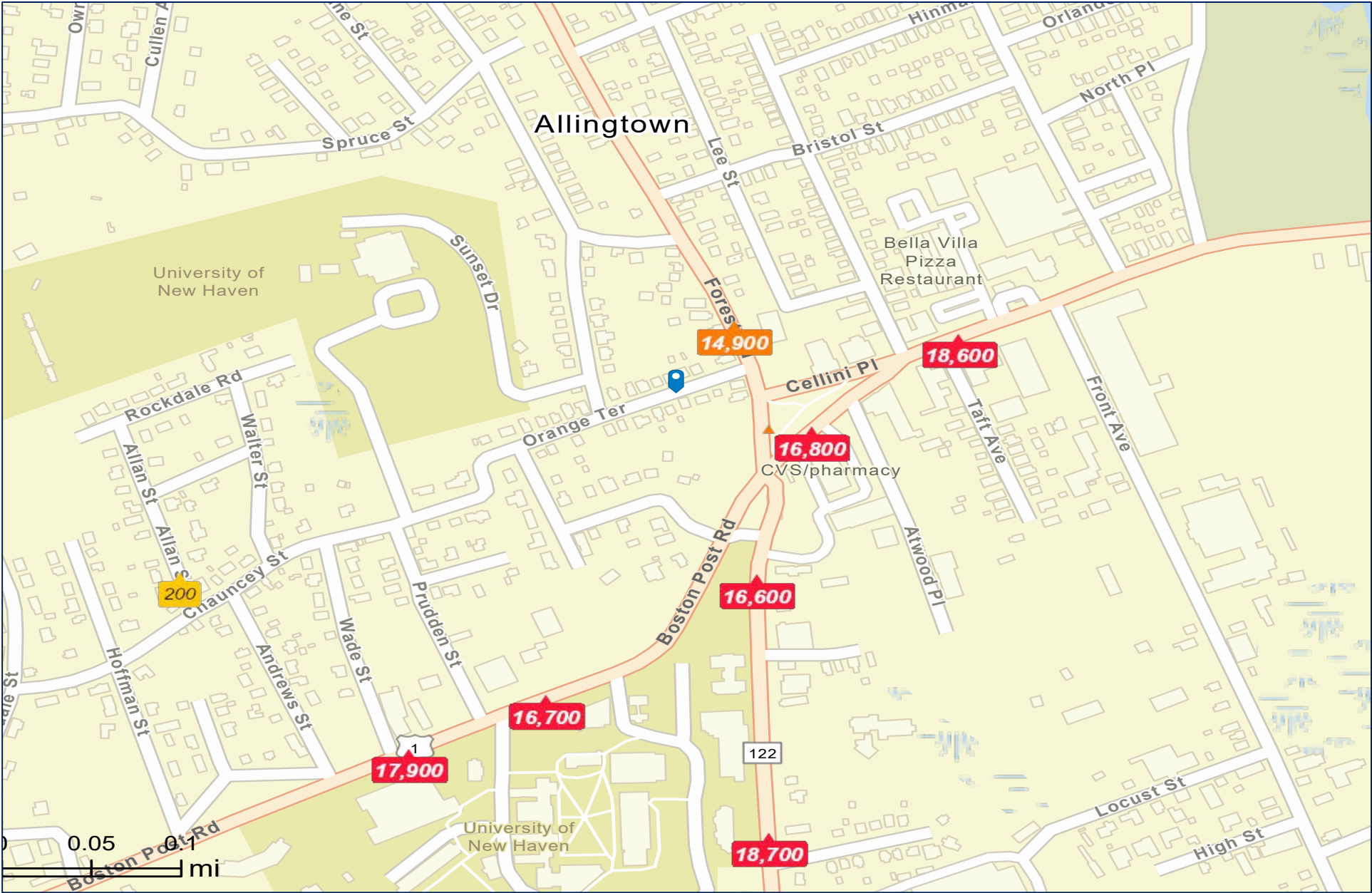
COMPETITION MAP



CAMPUS DEVELOPMENT MAP



TRAFFIC COUNT MAP



DEMOGRAPHICS



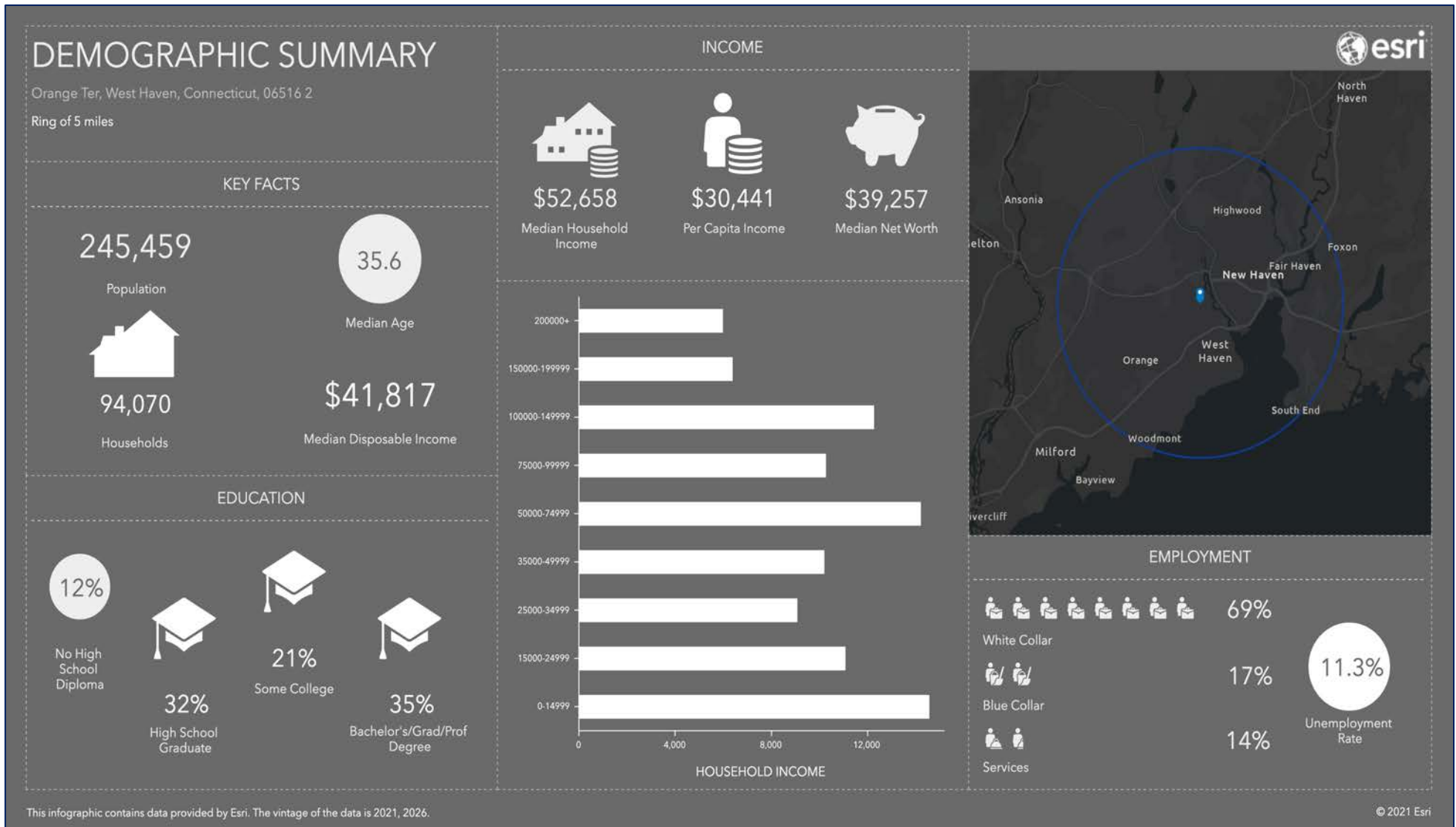
DEMOGRAPHIC – MILE 1



DEMOGRAPHIC – MILE 3



DEMOGRAPHIC – MILE 5



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