

West Haven Shopping Center

901 Orange Ave. ♦ West Haven, Ct 06516



Retail Space For Lease

901 Orange Avenue, West Haven, CT

This property enjoys high-visibility, with excellent frontage on Orange Avenue (Boston Post Road/US-1), in a heavily trafficked area of West Haven, CT. Only a 1/2 mile from The University of New Haven Campus.

Building Size:	33,000 Square Feet
Available:	21,000 Rentable Square Feet, Can be Subdivided
Lease Term:	5-10 Years
Rental Rate:	Negotiable NNN
Parking:	150 Spaces (4.5/1,000 SF)
Signage:	Lighted pylon

Exclusive Leasing Agent:
Michael Schaffer
C.A. White, Inc. Brokerage
203-777-6891
Email ♦ michael@cawhite.com

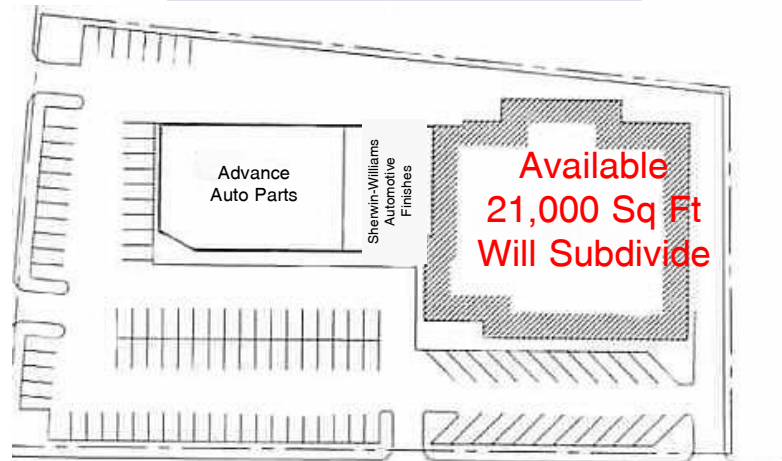
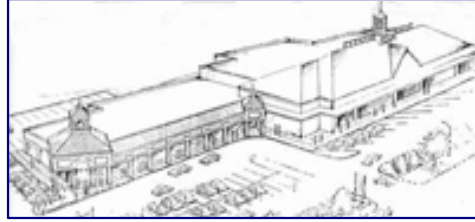
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The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

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Great location available along US Route #1 901 Orange Avenue, West Haven, CT 06516

Prime retail location totaling 33,000 SF along the Miracle Mile, US Route #1.
21,000 Sq. Ft Available

Demographics

- Population: 141,661 in 3 miles, 227,609 in 5 miles, and 435,375 in 10 miles
- Estimated Average Household Income: \$56,149 within 5 miles
- High Traffic Location - 22,000 cars per day
- 150 Parking Spaces
- Other tenants include Advance Auto Parts and Sherwin-Williams Automotive Finishes
- 21,000 Square Feet, Will Subdivide

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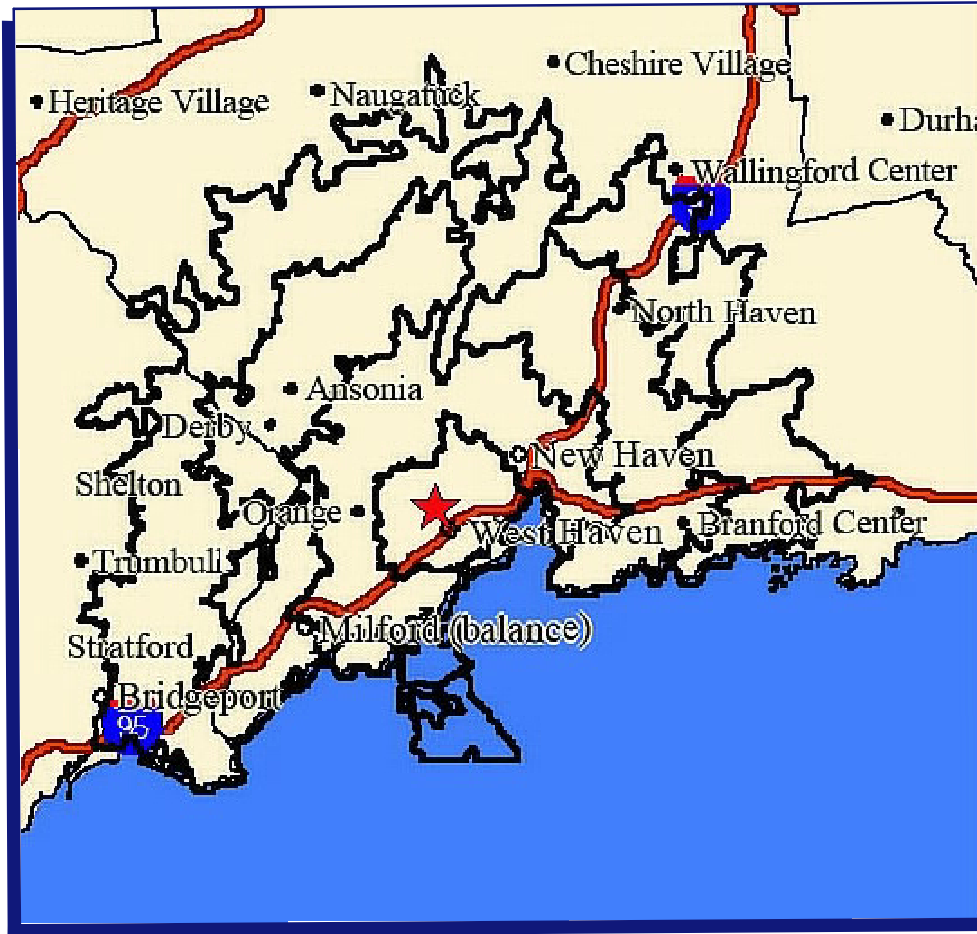
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Drive Time Map



Legend

5,10,15,20 Minute Drive

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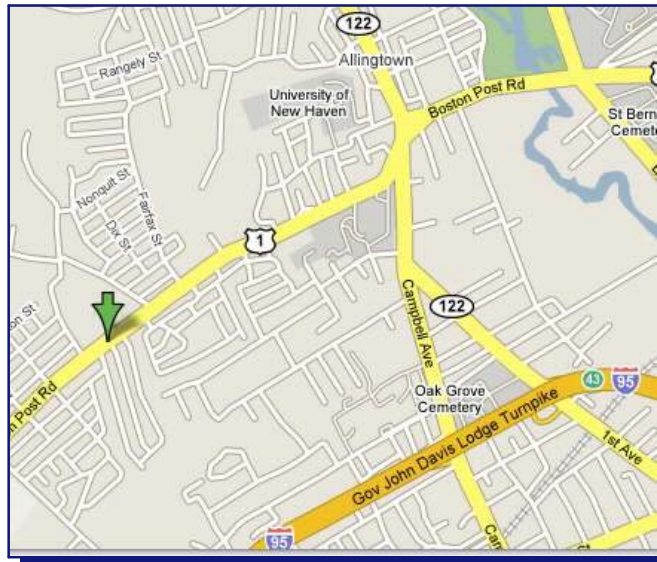
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