

Prime Retail Space

1100 West Main Street (Route 1)
Branford, Connecticut



Available: Former Tommy's Wax Center 1,500 SF

DEMOGRAPHICS

<u>Radius</u>	<u>Population</u>	<u>Avg. Household Income</u>	<u>Median Age</u>
1 mile	8,154	\$96,704	46.2
3 miles	43,189	\$109,848	47.6
5 miles	105,721	\$111,053	41.6

- Prime retail space
- 1,500 SF freestanding location
- Signalized access next to Walgreens, FedEx, Kennedy Perkins Eye Care, Big Y and Khols
- Abundant parking
- Excellent visibility
- Traffic count is 22,800 CPD



PROTO  GROUP

110 Washington Avenue 4th Floor
North Haven, CT 06473

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1.31.2024

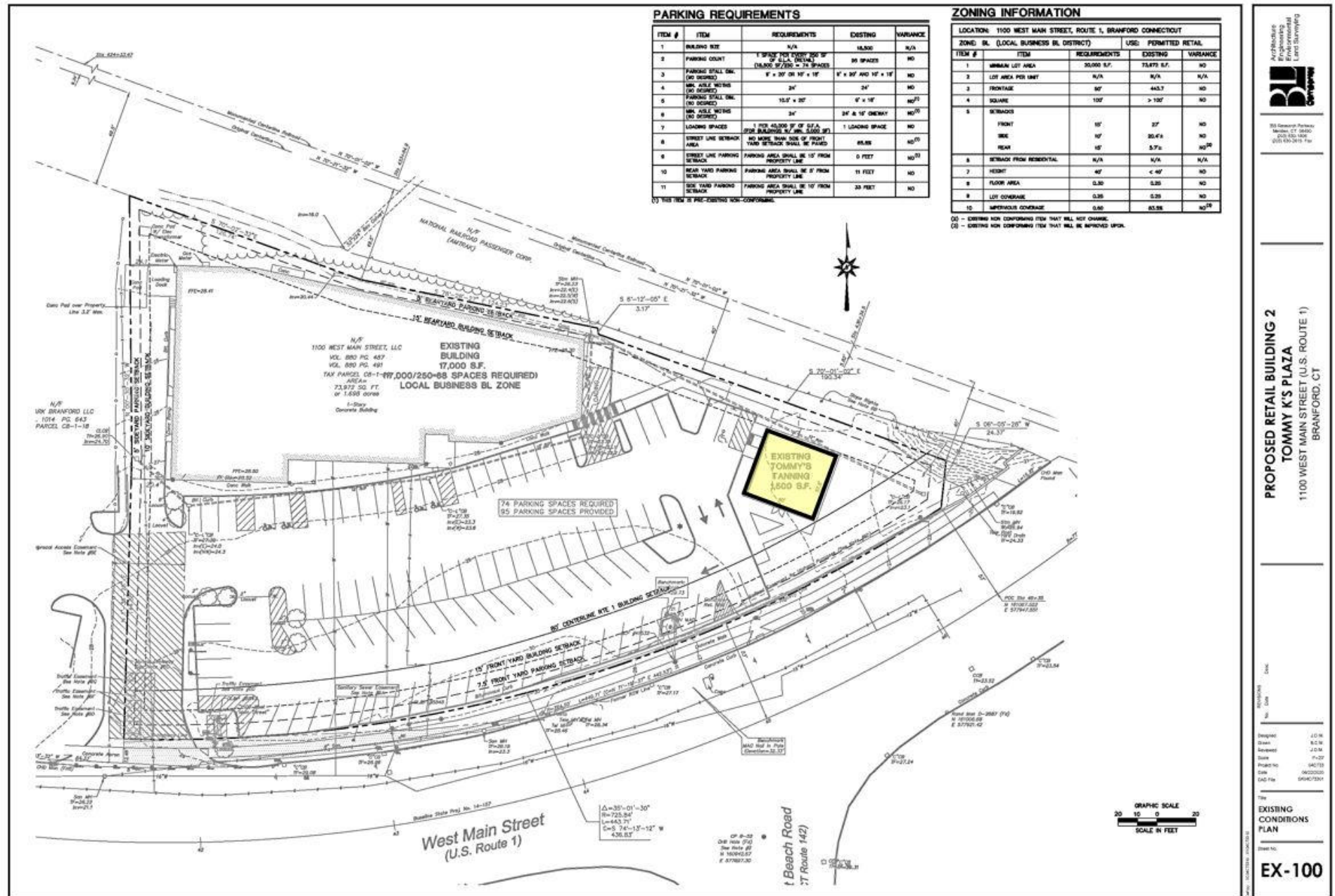
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Any information that is critical to a buying or leasing decision should be independently verified.

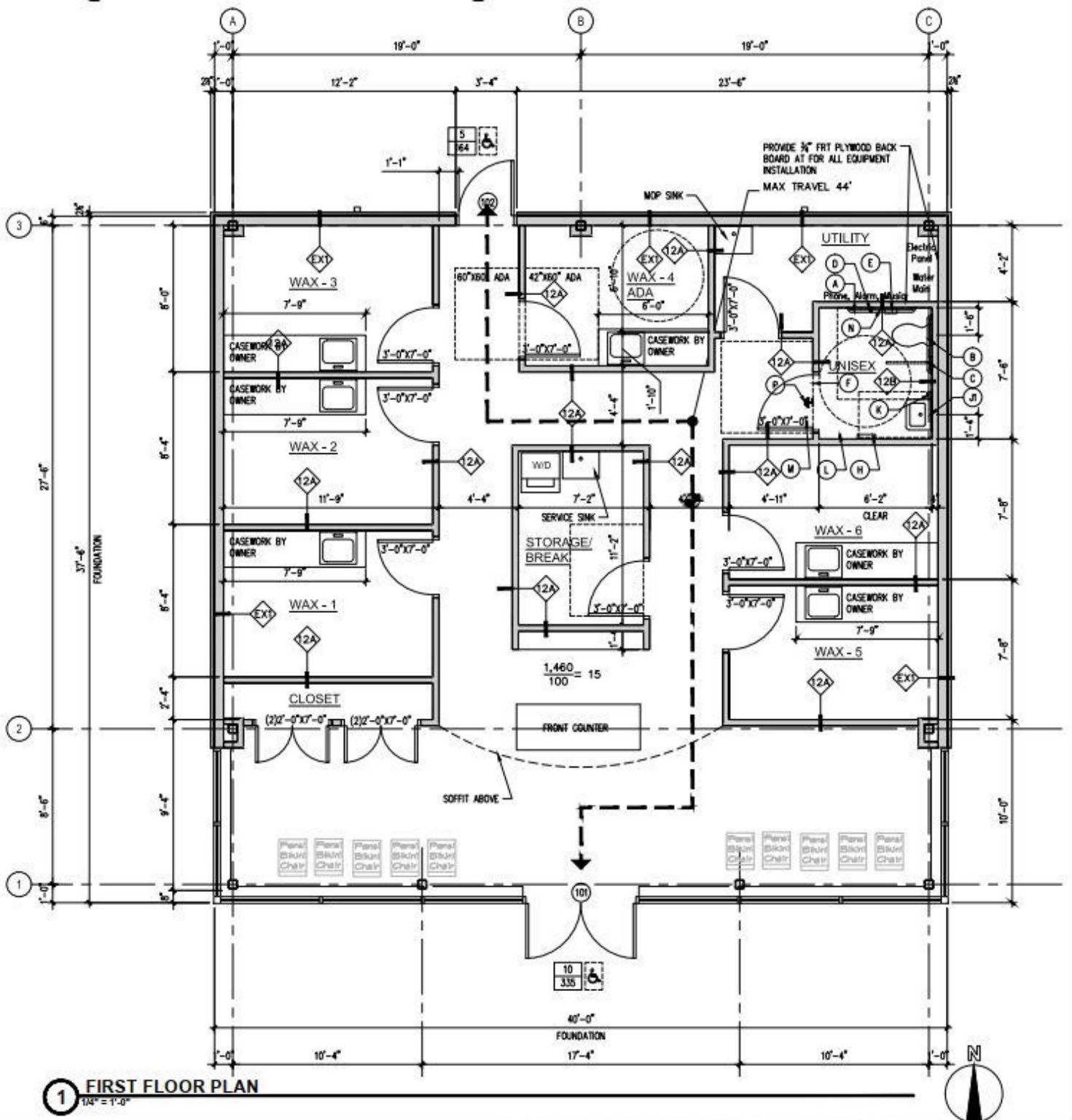
110 Washington Avenue 4th Floor North Haven, CT - Tel 203.234.6371 - Fax 203.234.6372

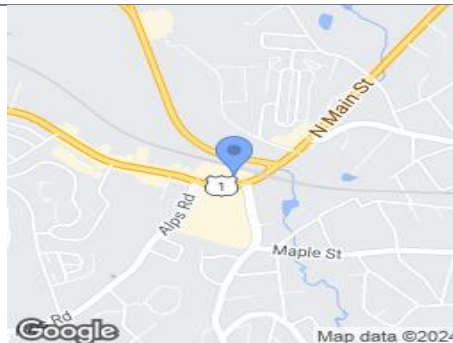


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1100 West Main Street, Branford, CT 06405Status: **Active**List Price: **\$32.00****Lease Price Desc.: For An Undefined Time Period**County: **New Haven**MLS#: **170622013****Commercial For Lease**Sub Property Type(s): **Retail**Last Update: **01/31/2024**Orig. List Price: **\$32.00**Days On Market: **0**Recent: **01/31/2024 : NEW**[Walkscore: Get More Info](#)**Description of the Property Containing the Space For Lease**

Location:	Highway Access, Suburban, Strip Center	Fronts On:	State Road
Acres:	1.70	In Flood Zone:	
Zoning:	BL	Elevation Certificate:	
Year Built:	1987	Conforming Use:	
	Number of Units: 5	Number of Tenants:	5

Description of the Space For Lease

Present Use:		Potential Use:	
Stories:	1	Overhead Doors:	
	Ceiling Height:	ADA Compliant:	Yes
	Restrooms:	Loading Docks:	

Features

Lot Description:	Level Lot		
Construction:	Masonry, Metal		
Foundation:	Slab	Flooring:	Concrete, Tile
Roof:	Flat, Membrane		
Handicap Features:			
Commercial Features:			
Exterior Feat:	Pole Sign		
Avail. Documents:	Brochure, Demographic Data		

Utility Information

Available Utilities:	Electric, Gas		
Electrical Voltage:	240	Electrical Amperage:	200
Heat Type:	Hot Air, Fueled By: Natural Gas	Electrical Phases:	3
Cooling:	Central Air	# of Electrical Services:	
Water & Sewer Service:	Public Water Connected, Sewage System: Public Sewer Connected		

Parking Information

Covered Spaces:		Uncovered Spaces:	95	Total Spaces:	95
Parking Spaces Per 1000 Sq. Ft.		Parking Description:	Paved, Off Street Parking, Unassigned Parking		

Square Foot Information

Total Square Feet:	20,000	Square Foot Source:	Public Records	Space is Subdividable:	Yes
Industrial Square Feet:		Office Square Feet:		Residential Square Feet:	
Retail Square Feet:	1,500	Warehouse Square Feet:		Additional Space Available:	

Lease Information

Monthly Lease Amount:		Buildout Allowance Available:	
Landlord Options:			
Landlord Requirements:	References Required, Security Deposit, Lease Required, Net-Net-Net Lease		
Lease Duration:	Flexible Lease Terms	Security Deposit:	
Tenant Responsibility:	All Utilities, Common Area Maintenance, Janitorial Service, Liability Insurance, Security System, Trash Service		
Landlord Responsibility:	Capital Improvements, Property Management, Roof Maintenance, Structural Maintenance		

Public Remarks

High profile retail space, former Tommy's Wax Center - 1,500 SF freestanding building. Signalized access, abundant parking field. Building and pylon signage. Net charges estimated to be \$7.10 PSF. Property shares traffic signal with Big Y and Kohl's.

Marketing History

Current List Price:	\$32.00	Last Updated:	01/31/24	DOM:	0
Previous List Price:	\$32.00	Entered in MLS:	01/31/24	CDOM:	0
Original List Price:	\$32.00	Listing Date:	01/31/24	Expiration Date:	

Showing & Contact Information

Showing Inst:	Call listing broker	Date Available:		Bank Owned:	
Lockbox:	None/	Owners Phone:		Occupied By:	Tenant
Owner:	Withheld				
Directions:	I95 exit 53 right on Route 1 next to Walgreens opposite Big Y				

Listing & Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease**

Service Type: **Full Service**

Sign: **Yes**

Buyer's Agent Comp.: **\$1**

Additional Compensation Info: **Call broker for brokerage fees**

Listing Distribution Authorizations

The List Office has authorized distribution to: [RPR](#), [Homes.com](#), [Homesnap](#), [IDX Sites](#), [Realtor.com](#), [immoviewer](#)
The List Agent has **not authorized listing distribution to any SmartMLS authorized location.**

** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. **

Listing Agent/Broker Information			
List Agent:	Louis Proto (PROTOLO)	Lic.#: REB.0754233	Phone: (203) 234-6371
	Website:		Email: proto@theprotogroup.com
List Office:	Proto Group LLC The (PROT30)		Phone: (203) 234-6371
	Website:		

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