

Great Opportunity at Below Market Rate - 3310 Post Road, Southport, CT
 Freestanding Retail Building for Lease at: \$25.00/SF Gross + Utilities



Freestanding retail building for lease in Southport, CT, with superb visibility on the Post Road (Route 1): Approximately 2,200 SF single story building set forward on the Post Road with 30 feet of street frontage. Off-street parking for 6 cars. Zoned DCD (Designed Commercial District) allows for many uses.

Near top national retailers including Verizon, Baskin Robbins, Dunkin' Donuts, Subway, HomeGoods, Michaels Arts & Crafts, and Stop & Shop. Next to Town Fair Tire and across the street from Peoples United Bank. Minutes to I-95, Exit 19, and the Southport Metro North Train Station.

The Site

Space Available:	Approximately 2,200 SF
Land:	0.20 acres
Zoning:	DCD (Designed Commercial District)
Year Built:	1937, remodeled 2015
Stories:	Single
Tenancy:	Single

Features

Traffic Count:	20,488 daily average
Parking:	Off street for 6 cars
Amenities:	Two restrooms Signage

Utilities

Water/Sewer:	City/city
Heating:	Gas

Three Mile Demographics

Population:	38,232
Median HH Income:	\$146,546

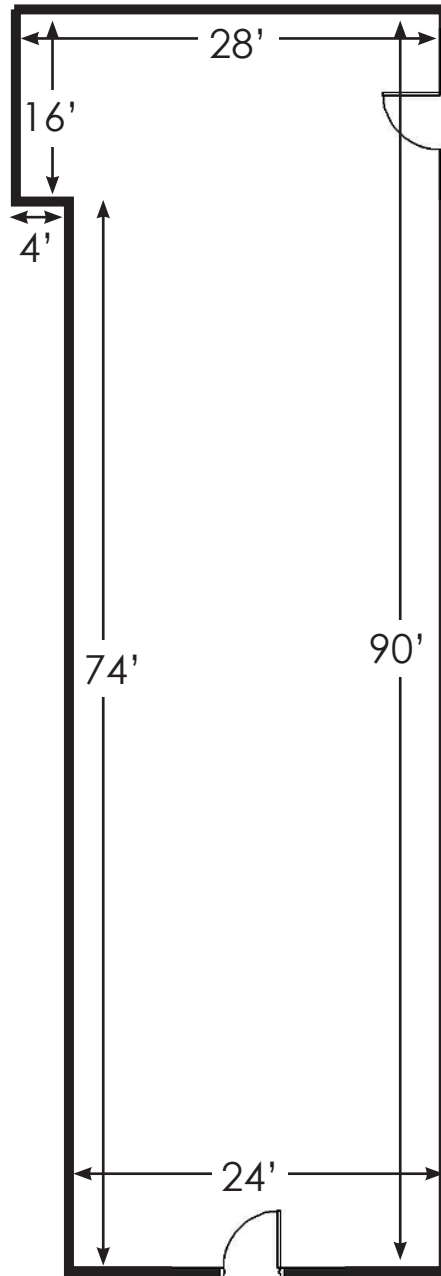
Five Mile Demographics

Population:	100,734
Median HH Income:	\$104,792

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Floor Plan: 2,200 SF approximate



NOT TO SCALE

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