

## 232-242 Boston Post Road, Milford, CT 06460

Commercial Building for Lease: \$10.00/SF Gross + Expenses



**Prime Milford Location Available:** 5,750 SF commercial building for lease adjacent to Aldi Food Market in the Gloria's Shopping Center and a new Cumberland Farms service station. Direct access to property via Plains Road or from Boston Post Road. Building is situated with abundant parking in common.

0.3 miles from I-95, Exit 36, Plains Road and 2.4 miles to Route 15 (Merritt Parkway).

### The Site

<b>Space Available:</b>	5,750 SF
<b>Total Building Size:</b>	5,750 SF
<b>Land:</b>	4 acres in common
<b>Zoning:</b>	CDD-1
<b>Year Built:</b>	1950, renovated 1990
<b>Construction:</b>	Block/Brick
<b>Stories:</b>	One
<b>Tenancy:</b>	Multiple
<b>Floor:</b>	First

### Three Mile Demographics

<b>Population:</b>	53,223
<b>Median HH Income:</b>	\$84,066

### Features

<b>Traffic Count:</b>	12,900 daily volume
<b>Parking:</b>	In common
<b>Ceiling Height:</b>	13'
<b>Loading:</b>	One dock, 2 Drive-in doors

### Utilities

<b>Power:</b>	100 Amps
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### Five Mile Demographics

<b>Population:</b>	134,807
<b>Median HH Income:</b>	\$76,206

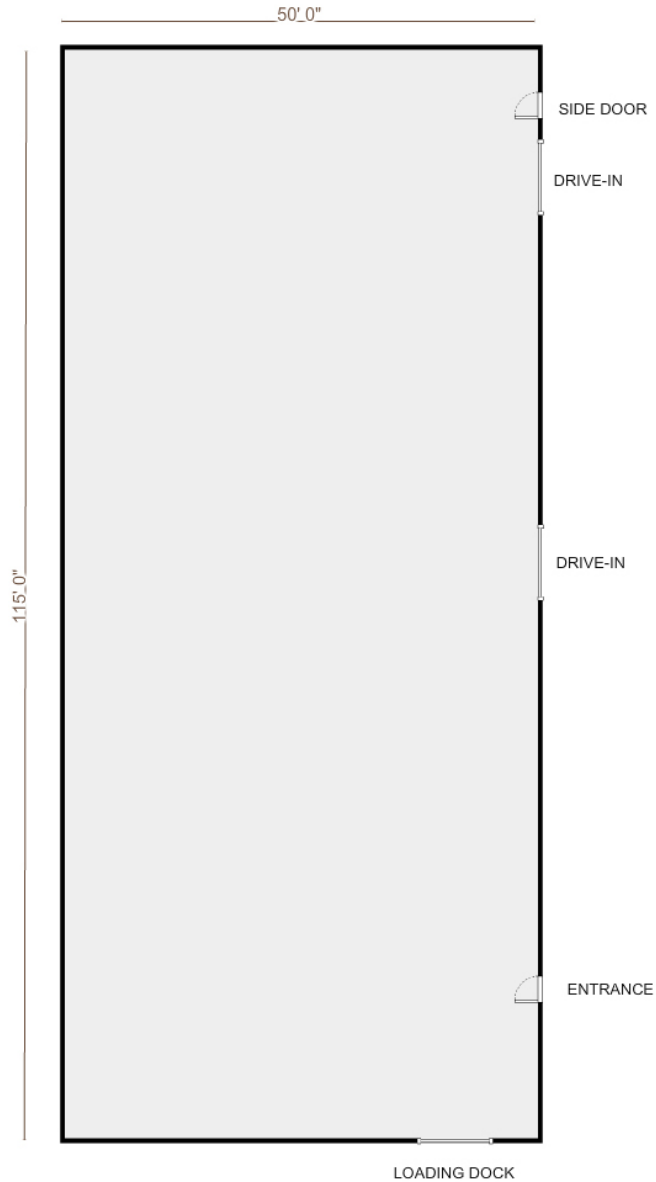
## Contact

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Floor Plan – NOT TO SCALE



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