

131 Boston Post Road

ORANGE, CONNECTICUT

For Lease - Build to Suit

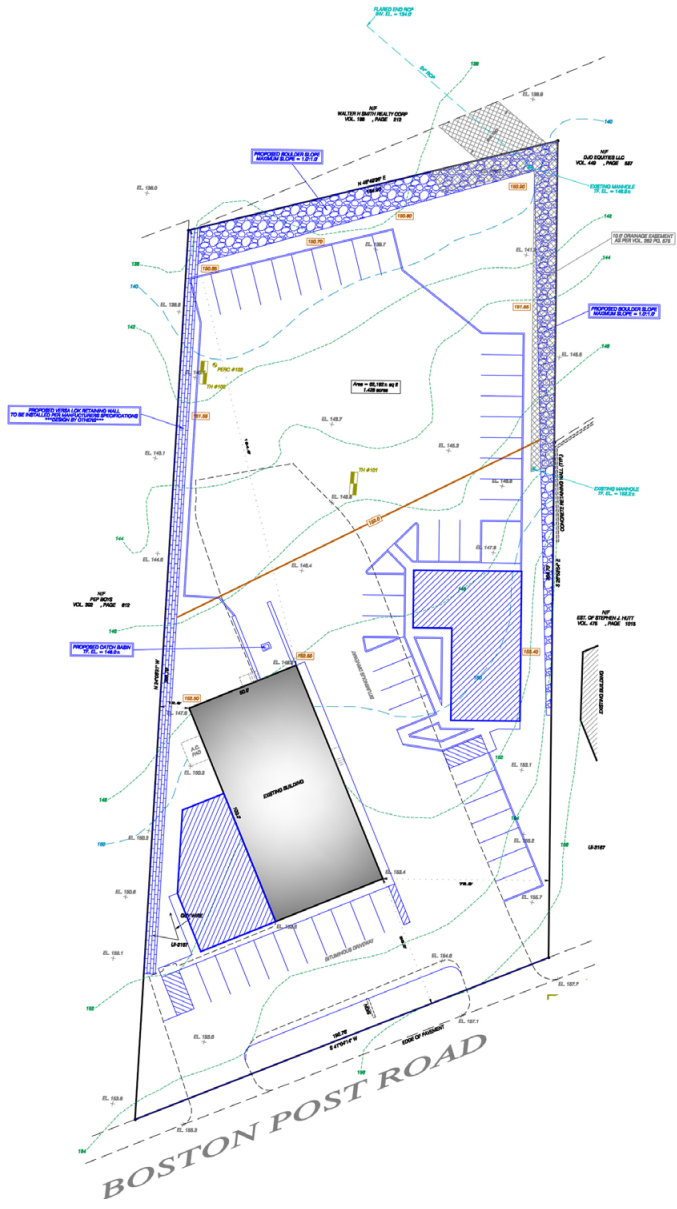


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- An additional 4,500 sf of building space available on the parcel
- 5,000 sf former Bedding Barn turning into a Ring's End home improvement store located on busy Rt. 1 corridor
- Also proposed restaurant pad of 2,542 sf with drive thru



Location	131 Boston Post Road, Orange, CT		
Size	4,500 SF		
Price	Call for details		
Area Retail	Pep Boys, Popeye's, Chuck E. Cheese's, Dollar Tree, Walgreens, Supercuts, PetSmart, Family Dollar, Best Buy, Starbucks, David's Bridal, Savers, Kohl's, Supercuts, Harbor Freight Tools, Burlington, GNC, CVS, Target, ShopRite & Burger King		
Traffic Counts	24,500 VPD on Rt-1		
Demographics	1 mile	3 miles	5 miles
Population	6,612	72,464	189,011
Households	2,528	27,166	71,268
Avg. HH Income	\$77,759	\$88,527	\$88,548
Daytime Pop.	5,191	32,451	132,587

