



TRUE
COMMERCIAL REAL ESTATE LLC

99-101 ORANGE STREET | NEW HAVEN, CT



AVAILABLE: 5,000 SF

WILL SUBDIVIDE!

- Fully built-out restaurant space with equipment in place.
- 7+ million SF of occupied office space within a 1-Mile Radius.
- Easy access to I-95 and I-91.
- Close proximity to municipal parking lots with additional street parking.
- Over 34,000 college students within a 3 mile radius.
- Can be converted to dry retail use.

AREA RESTAURANTS AND RETAILERS: Barcelona, Brother Jimmy's, Tikkaway Grill, CVS, Dollar Tree, Barcade, Bar, Louie's Lunch, 116 Crown, Cask Republic, Geronimo, Harvest, Mecha Noodle Bar, Olive & Oil, Bow Tie Cinemas, CVS, Starbucks, Foot Locker, T-Mobile, AT&T, Shake Shack, T-Mobile, The Shops at Yale and many more.

**A TRUE EXCLUSIVE...
CALL FOR THE DETAILS!**

AGENTS:

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Tyler Lyman

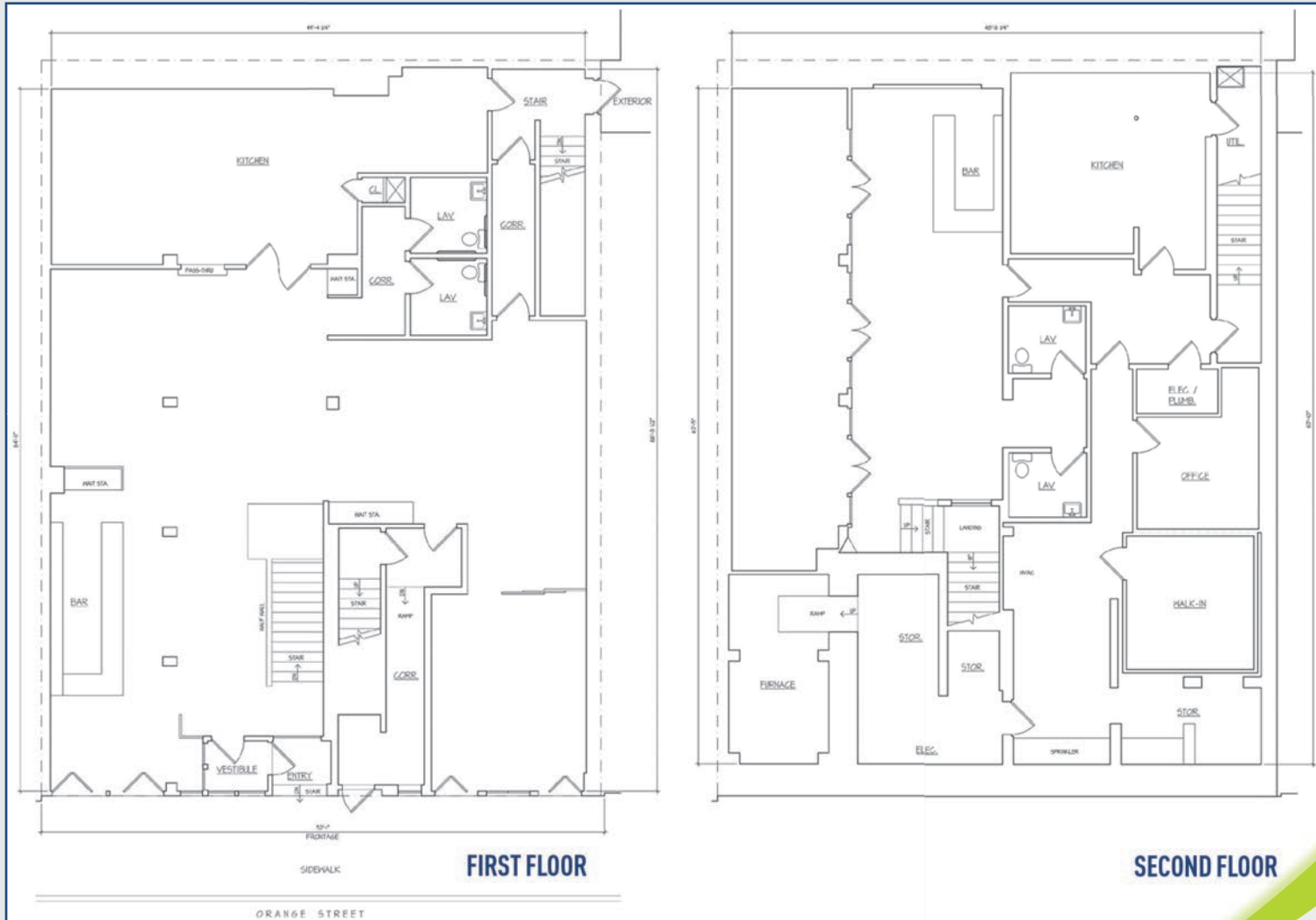
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DEMOGRAPHICS

POPULATION

1 mile: 34,023
 3 miles: 165,908
 5 miles: 263,158

HOUSEHOLDS

1 mile: 13,122
 3 miles: 62,544
 5 miles: 101,705

AVG. HOUSEHOLD \$

1 mile: \$64,294
 3 miles: \$80,100
 5 miles: \$89,189

TOTAL EMPLOYEES

1 mile: 21,081
 3 miles: 50,854
 5 miles: 82,708





99-101 ORANGE STREET | NEW HAVEN, CT

- 1 Yale University - Old Campus
- 2 Yale University - Cross Campus
- 3 Yale Law School
- 4 The Shops at Yale
- 5 Yale Sports and Recreation
- 6 School of Drama
- 7 School of Architecture
- 8 School of Art
- 9 Adams Center for Musical Arts
- 10 New Haven Public Library
- 11 City Hall
- 12 Connecticut Financial Center
- 13 Gateway Community College
- 14 Crown Street Garage
- 15 Yale Medical Campus
- 16 Yale New Haven Hospital
- 17 Graduate School
- 18 School of Engineering and Applied Science
- 19 School of Management
- 20 The Novella
- 21 360 State Street Apartments
- 22 New Haven Towers
- 23 New Haven Green
- 24 Suites at Yale New Haven
- 25 The Study at Yale Hotel
- 26 The Washington
- 27 College & Crown Apartments
- 28 OMNI Hotel
- 29 New Haven Hotel
- 30 Temple Square Apartments
- 31 George Street Garage
- 32 38 Crown Street Apartments
- 33 Residences at Ninth Square
- 34 State Street Station

