



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

LAKEVIEW CENTER
LAST UNIT AVAILABLE FOR LEASE
2,850 SF

RETAIL / MEDICAL / OFFICE/CAR DEALERSHIP

221 W. Main St (Rte 1), Branford, CT 06405



Lease: \$16 / SF NNN

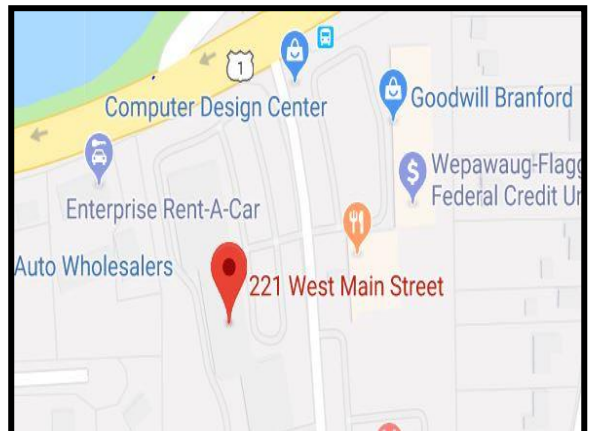
Unit #8 - 2,850 SF available
50 Additional Parking spaces
(add'l cost)

Join Shoreline Health, Day Care
& Phantasm Gaming

Open space with two offices and
a bathroom



- 2,850 SF
- Retail or Medical/Professional office
- Possible Car Dealership/Rental 50 excess striped parking spaces in rear (add'l cost)
- Newly Renovated (Parking, Paint, Roof, HVAC, Landscaping, Lighting)
- Route 1 Signalized Location
- Great Parking - 9/1,000



Houlihan Lawrence Wareck D'Ostilio

New Haven * Milford * Woodbridge * Branford * Old Saybrook



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

Property Information

Total Building SF	33,376 +/- SF
Available SF	2,850 +/- SF
Year Built	1987
Ceiling Height	14' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Wet & Dry
Loading Dock	0
Overhead Door	1
Construction	Wood Frame
HVAC	Forced Air/Central AC
Electric Service	Multiple - 10 individual services
Gas	Yes
Column Spacing	N / A
# of Floors	1
Parking	241 +/-
Bathrooms	Multiple HC
Frontage	112' +/-
Zoning	BL
Assessment	\$1,896,000
Environmental	TBD
Mill Rate	28.92
Taxes	\$54,832.00
Taxes / SF	\$1.64

Lakeview Center 221 West Main St, Branford, CT

Last Unit #8 – 2,850+/- SF – Open floor plan with excess parking in this newly renovated center. New Roof, Paint, Parking Lot, Landscaping. Signalized location on Route 1 with high traffic count. 50 additional parking space available at additional cost. Possible car dealership or rental agency.

Broker has an ownership interest in property.

Ken Ginsberg
 Broker
 (203) 376-6266
 ken@kngrealty.com



174 Cherry Street
 Milford CT 06460
 (203) 701-4848

This document has been prepared by HLWD Commercial for advertising and general information only. HLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HLWD Commercial and/or its licensor(s). ©2018. All rights reserved.