



116 BOSTON POST ROAD

Orange, Connecticut

Property Features:

- › One of the best intersections in the market
- › Prominent signalized corner of Bull Hill Lane and the Boston Post Road
- › Great visibility on the Boston Post Road (Route 1) with traffic counts at approximately 44,100 cars per day
- › Co-tenants include: Verizon Wireless, David's Bridal and others
- › Area retailers include: Target, Home Depot, Best Buy, Kohl's, Stop & Shop and several other national retailers
- › Abundant on-site parking

Lease Details:

Size: 4,500± sf
2,250± sf
1,750± sf

Rent: \$19.00 psf nnn
Available Immediately

Area Demographic:

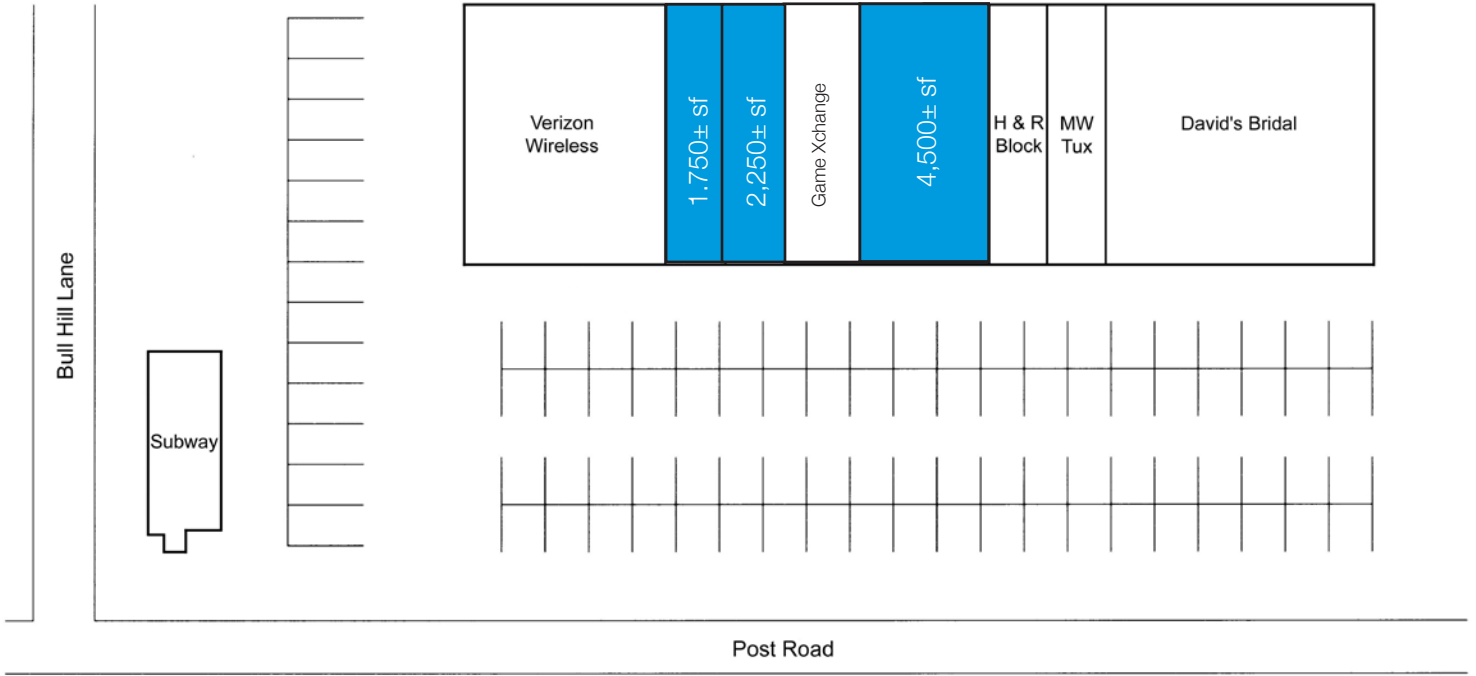
Radius	Population	Avg HH Income
1 mile	7,194	\$76,446
3 miles	71,518	\$71,811
5 miles	188,653	\$70,915


For More Information:

Jason Wuchiski, Senior Vice President | T: 203.653.1737 | jwuchiski@rhysre.com
Michael Weiner, Senior Associate | T: 203.653.1738 | mweiner@rhysre.com

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 = Available



	1 mile	3 miles	5 miles
Population: 2009			
Total Population	7,194	71,518	188,653
Male Population	48.8%	48.3%	48.6%
Female Population	51.2%	51.7%	51.4%
Median Age	38.0	39.5	35.4
Population Density (per sq. mi.)	2,290.0	2,529.4	2,402.0
Employees	7,138	38,748	136,978
Establishments	428	3,219	9,849
Income: 2009			
Median HH Income	\$56,698	\$57,456	\$52,540
Per Capita Income	\$29,562	\$28,818	\$28,519
Average HH Income	\$76,446	\$71,811	\$70,915
Households: 2009			
Total Households	2,740	27,501	70,727
Average Household Size	2.61	2.54	2.47
Household Growth 1990 - 2000	-15.4%	-0.4%	0.0%
Housing: 2009			
Owner Occupied Housing Units	55.0%	61.7%	53.1%
Renter Occupied Housing Units	37.0%	30.5%	37.1%
Vacant Housing Units	8.0%	7.8%	9.7%
Race: 2009			
White	55.0%	73.3%	63.1%
Black	26.8%	14.8%	22.8%
American Indian, Eskimo, Aleut	0.2%	0.2%	0.3%
Asian	8.7%	4.3%	4.9%
Hawaiian or Pacific Islander	0.2%	0.1%	0.1%
Other	5.2%	4.4%	5.5%
Multirace	3.9%	3.0%	3.2%
Ethnicity: 2009			
Hispanic	16.0%	13.0%	14.9%
Non-Hispanic	84.0%	87.0%	85.1%