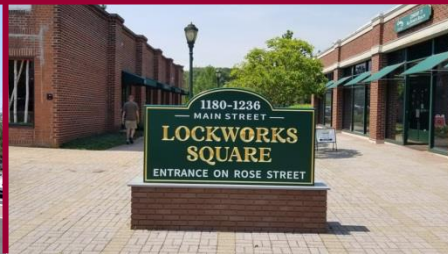


LEASE RATE
\$20/SF Gross + Utilities

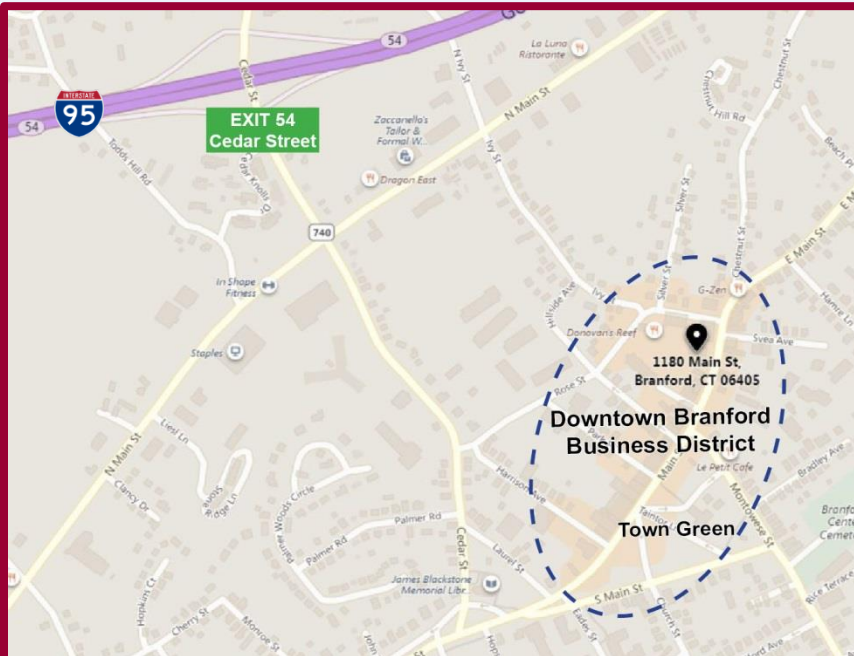
RETAIL / OFFICE SPACE 1,618± AVAILABLE FOR LEASE

Lockworks Square, 1180-1236 Main Street, Branford, CT 06405



O,R&L Commercial is pleased to offer 1,618± SF of Retail / Office space located on Main Street in Branford, CT in the highly visible Lockworks Square plaza. The property is located in a recently restored 35,600± SF multi-building neighborhood center within walking distance to town hall, town green and Branford's numerous restaurants and shops. Main Street in Branford with its lovely downtown district is a destination spot for the surrounding shoreline communities with well-known businesses including Ashley's Ice Cream, Common Grounds, the Shoreline Café, Donovan's Reef, the iconic Blackstone Library and more. Lease Rate: \$20/SF Gross + Utilities.

Lockworks Square, Branford

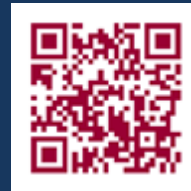


For more information contact:

FOR LEASE
1,618± SF

Rich Guralnick, CCIM
203-623-0922 (Cell)
203-643-1002 (Office)
rguralnick@orlcommercial.com

Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with us:



2 Summit Place
Branford, CT 06405
Tel: 203-488-1555
Fax: 203-315-4046



While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

www.orlcommercial.com

1,618± SF RETAIL / OFFICE SPACE FOR LEASE

Lockworks Square, 1180-1236 Main Street, Branford, CT 06405

LEASE RATE:
\$20/SF
Gross + Utilities

BUILDING INFORMATION:

GROSS BLDG AREA: 35,602± SF (4 Buildings)
AVAILABLE SPACE: 1,618± SF
WILL SUBDIVIDE TO: 1,618± SF
OCCUPANCY LEVEL: 95%
CONSTRUCTION: Masonry
ROOF TYPE: T&G / Rubber
YEAR BUILT: 1926 / 1993

SITE:

SITE AREA: 3 acres
SIGNAGE: Building
ZONING: IG-1
PARKING: 3.87/1,000, 135 spaces
VISIBILITY: Excellent
HWY ACCESS: I-95

UTILITIES:

SEWER: Public Connected
WATER: Public Connected
GAS: Public Connected

EXPENSES:

RE TAXES: () Tenant (X) Landlord
UTILITIES: (X) Tenant () Landlord
INSURANCE: () Tenant (X) Landlord
MAINTENANCE: () Tenant (X) Landlord
JANITORIAL: (X) Tenant () Landlord

MECHANICAL EQUIPMENT:

AIR CONDITIONING: Central Air
TYPE OF HEAT: Gas, Forced Air
ELECTRIC SERVICE: 200amp

TRAFFIC VOLUME: 8,500

TENANTS: Donovan's Reef Restaurant & Catering, Bailey & Scarano, CT Orthopedic Specialists, Branford Foot Care, H&R Block, Eye Physicians & Surgeons and others.

COMMENTS: Lockworks Square: 35,602± SF neighborhood center located on Main Street in the town of Branford. 1,618± SF Retail / Office space available for Lease.

DIRECTIONS: I-95 Exit 54 to Cedar Street to Main Street to Lockworks Square.

Property Highlights

- Main Street location
- 1,618± SF available
- 35,602± SF neighborhood center
- Shoreline destination location
- 135 parking spaces
- Zoning: IG-1
- High pedestrian & vehicle traffic

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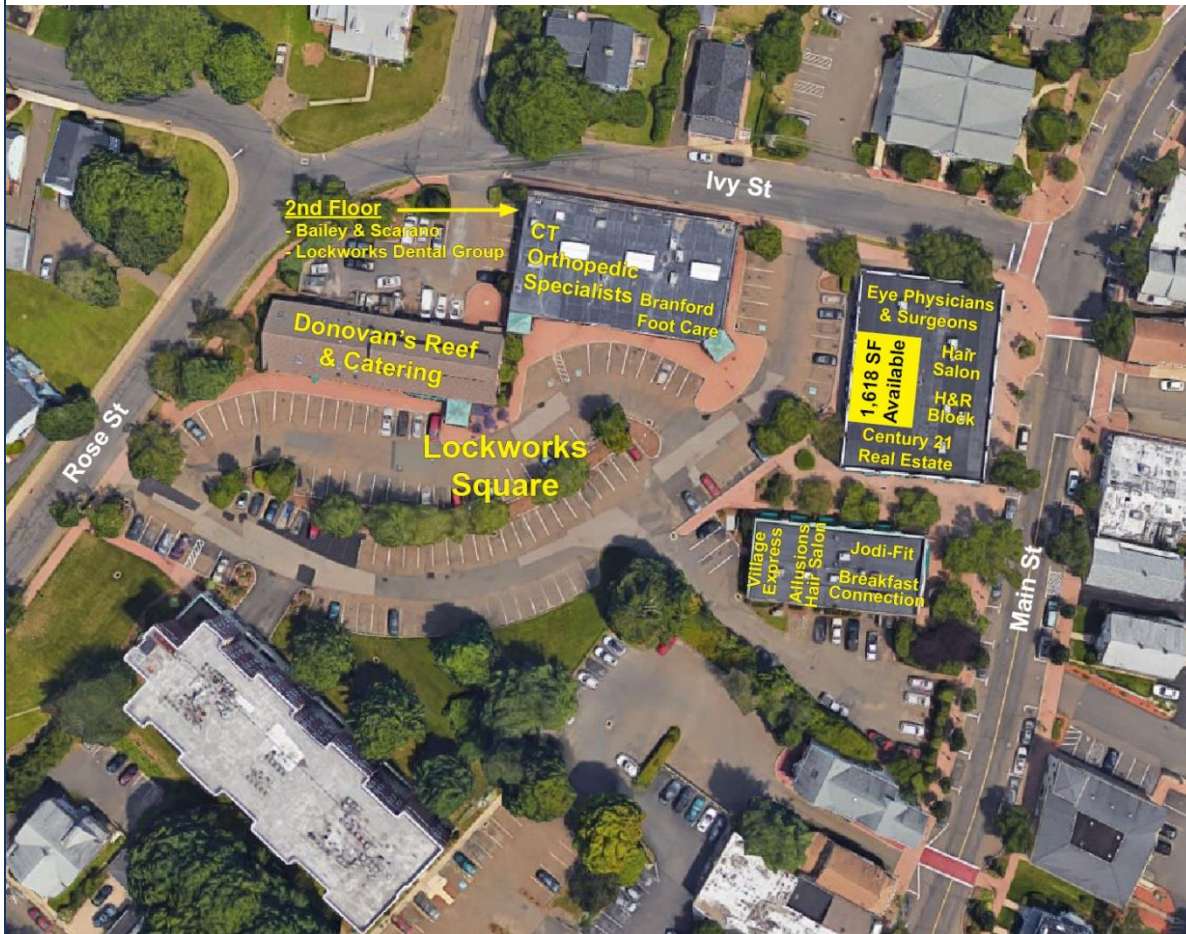
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