

FOR LEASE - 2,100 & 4,100 SF +/-

(2)- 2ND FLOOR OFFICE SUITES

317 Foxon Road, East Haven, CT



COLONIAL PROPERTIES



PROPERTY INFORMATION

Lease Rate: **\$15/SF NNN**
Available Space: **2,100 & 4,100 SF +/-**
Occupancy: **Immediate**
Parking: **Ample**
Traffic Count: **14,000 cars/day**

HIGHLIGHTS

- Building & road signage available
- Elevator available
- Units can be combined - 6,200 SF +/- total
- Excellent visibility, located on Route 80
- Co-Tenants Include: DOCS Urgent Care & Ophthalmic Consultants of Connecticut

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	5,796	43,482	154,451
Households	2,289	17,402	63,222
Avg. HH Income	\$81,674	\$73,111	\$78,567

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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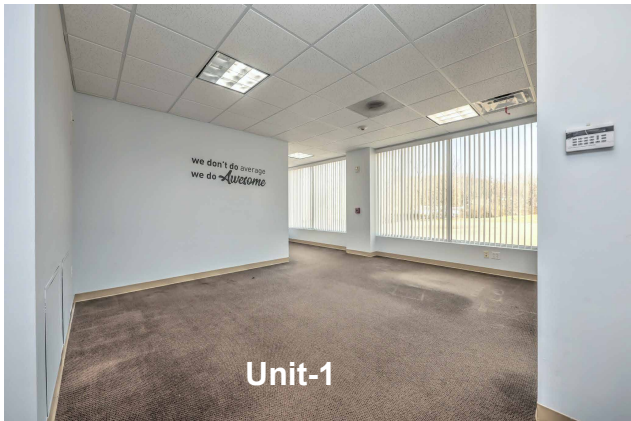
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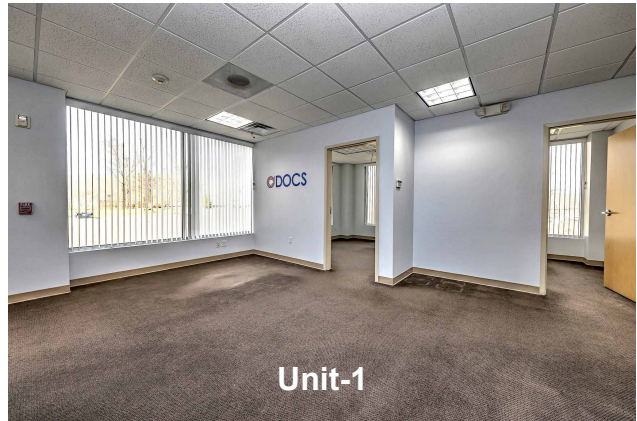
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2ND FLOOR



Unit-1



Unit-1



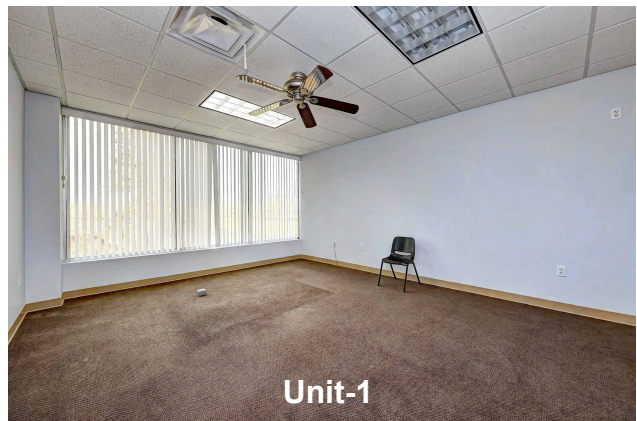
Unit-1



Unit-1



Unit-1



Unit-1

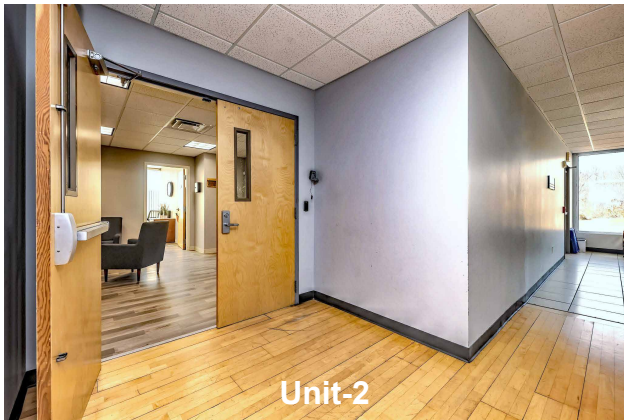
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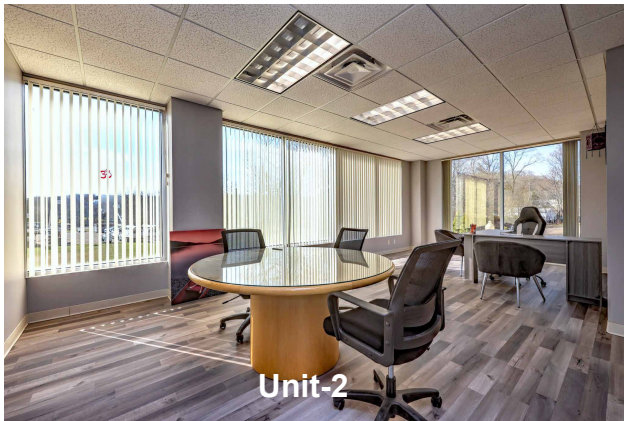
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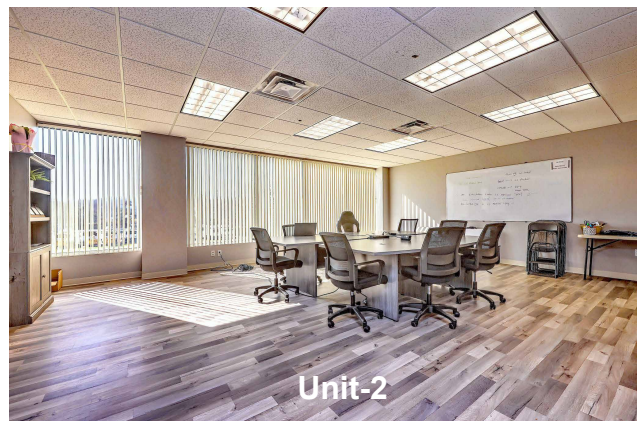
Unit-2



Unit-2



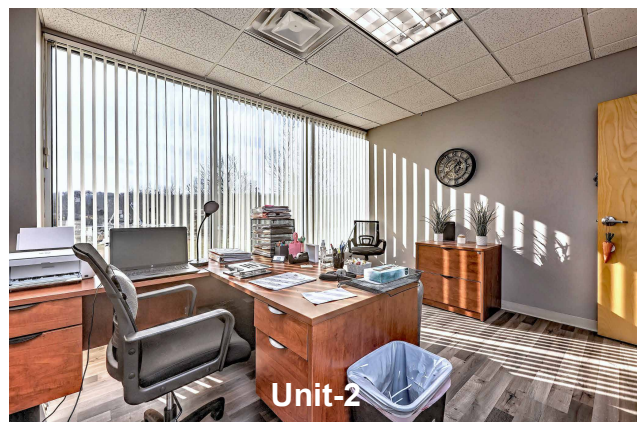
Unit-2



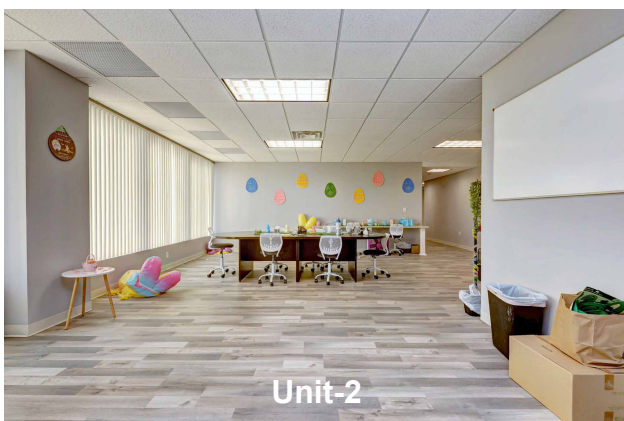
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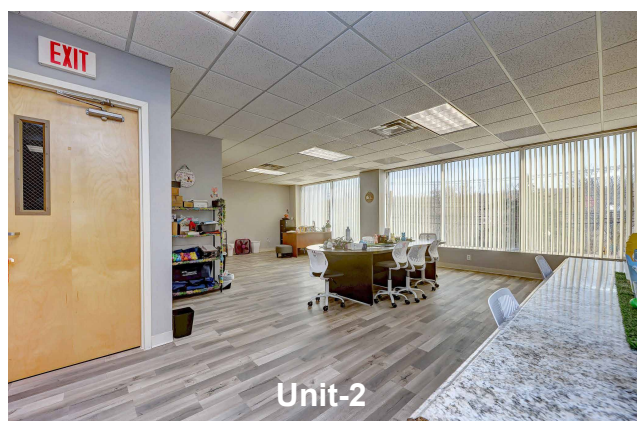
Unit-2



Unit-2



Unit-2



Unit-2

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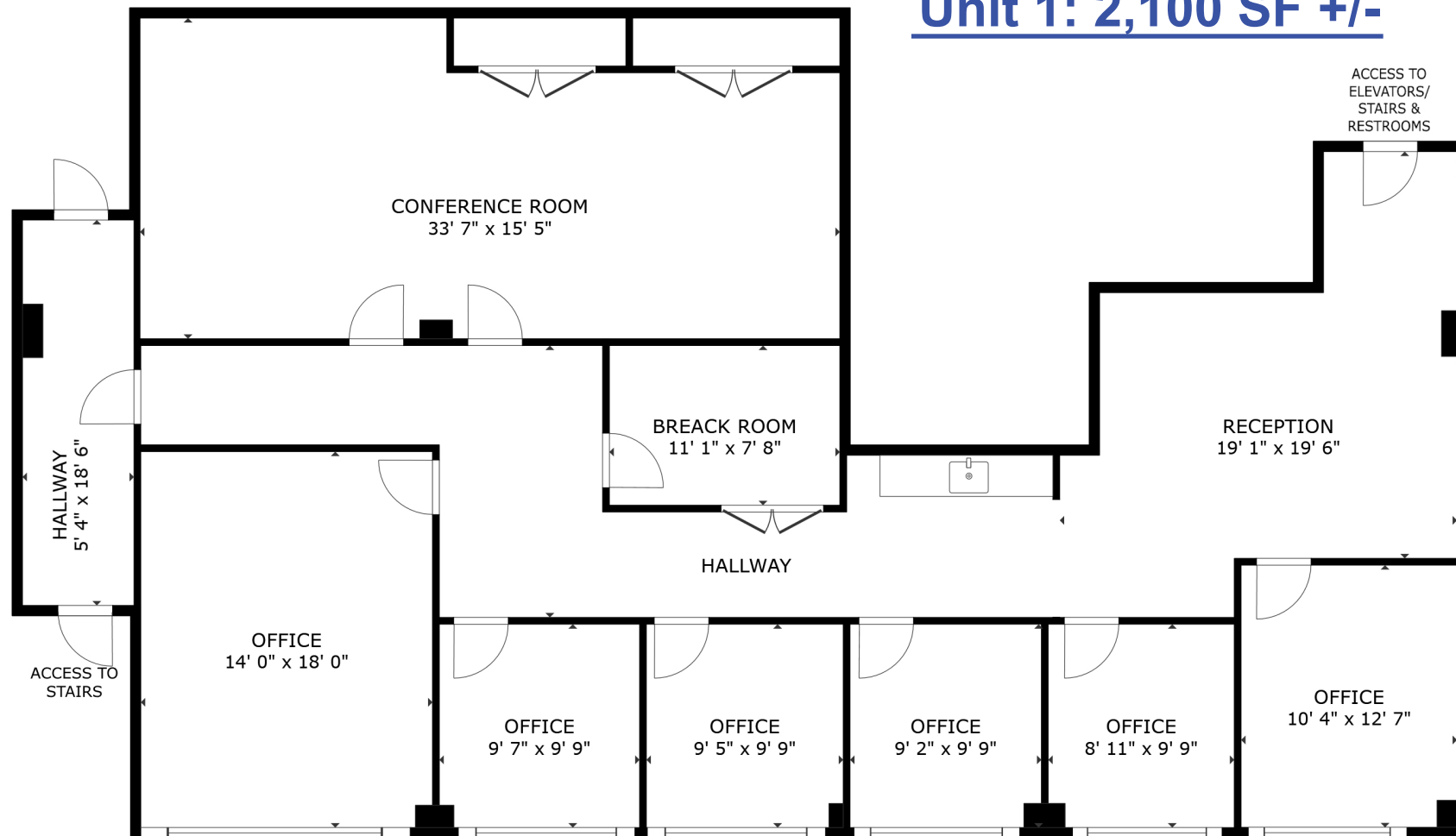
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Unit 1: 2,100 SF +/-



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 2,113 sq.ft.
TOTAL : 2,113 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



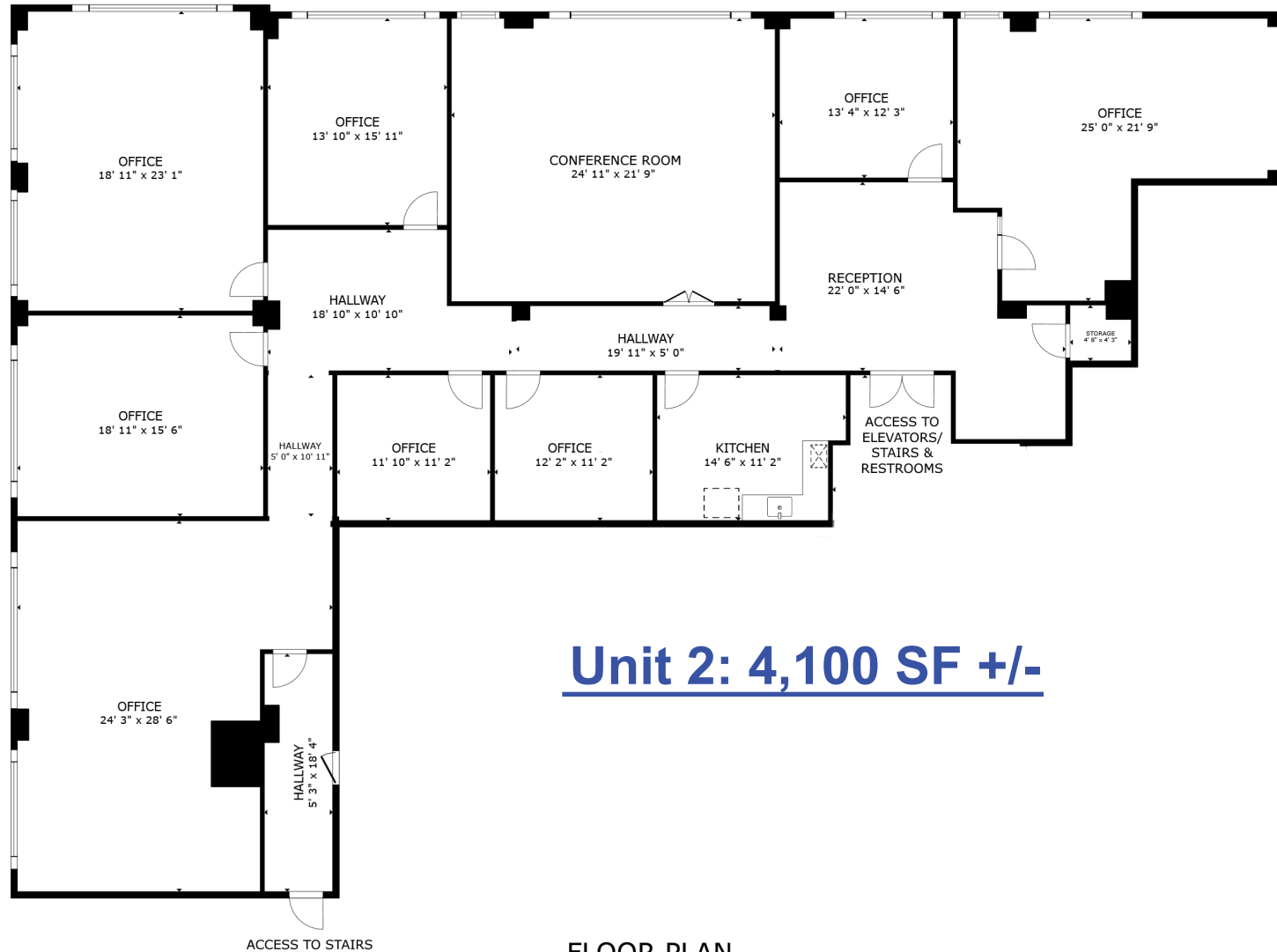
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Unit 2: 4,100 SF +/-

FLOOR PLAN