

**OR  
&L**  
COMMERCIAL

Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

329-349 East Main Street, Branford, CT 06405

1,416± SF & 1662± SF RETAIL / OFFICE SPACE | NEW CONSTRUCTION

LEASE RATE: \$35/SF Gross + Utilities

## HIGHLIGHTS

- New Construction Mixed-Use Building
- Street Level Retail / Office Availability
- East Main Street / Route 1 Location
- Residential Units Above Providing Built-in Customer Base & Foot Traffic
- Ideal for Retail, Boutique Services, Medical or Office Use
- ADT: 15,186±
- Convenient Access to I-95

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[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 1 OF 4

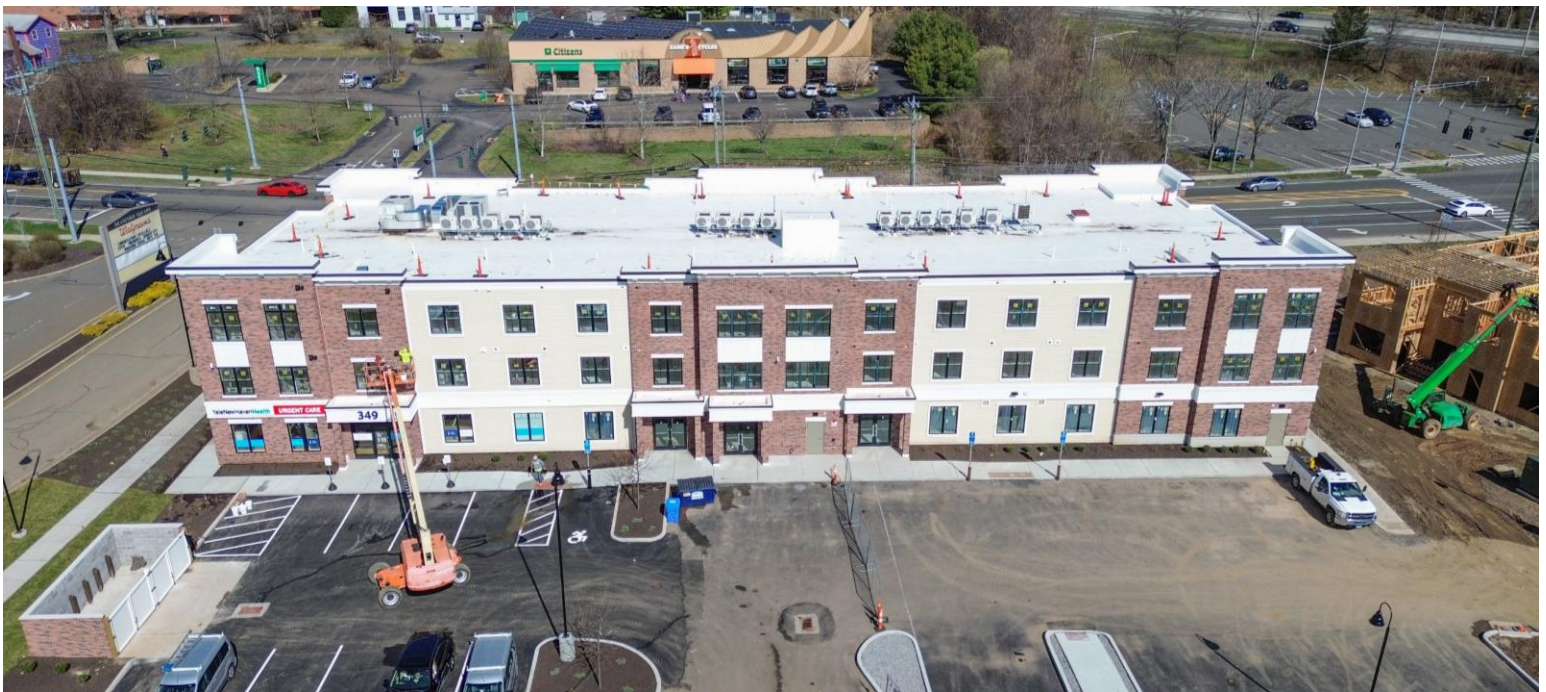
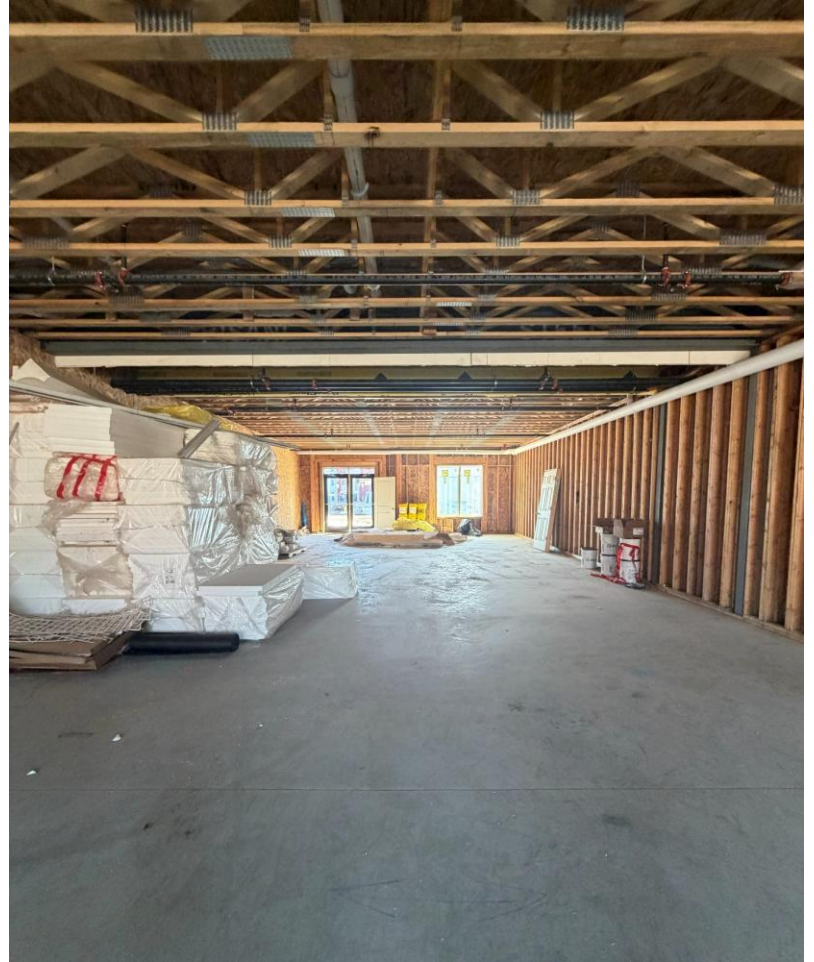


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**O,R&L Commercial** is pleased to offer one of Branford's newest mixed-use developments for Lease located at 329 East Main Street, Branford, CT. This high-visibility, street-level commercial space is part of a newly constructed building featuring modern residential units above – creating a built-in customer base and consistent foot traffic. The property will also be anchored by a new Yale New Haven Urgent Care, driving daily traffic and increasing visibility for neighboring tenants. There are two Retail / Office spaces currently available consisting of 1,416± SF and 1662± SF, ideal for a variety of retail, service, and professional office users. The space is brand new construction and will offer clean, modern finishes and the opportunity for tenant customization.

Located along the highly trafficked (15,186± Average Daily Traffic) East Main Street / Route 1 corridor, the property benefits from excellent visibility, strong demographics, and convenient access to I-95. This is a rare opportunity to establish your business in a premier, newly developed mixed-use asset in one of Branford's most desirable commercial areas.



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**BUILDING INFORMATION**

**GROSS BLDG AREA:** Under Construction - TBD  
**AVAILABLE AREA:** 3,078± SF – Street Level  
**MINIMUM SF:** 1416± SF – Street Level  
**MAX CONTIGUOUS SF:** 1662± SF  
**YEAR BUILT:** 2026

**MECHANICAL EQUIPMENT**

**AIR CONDITIONING/HEAT:** Central

**SITE INFORMATION**

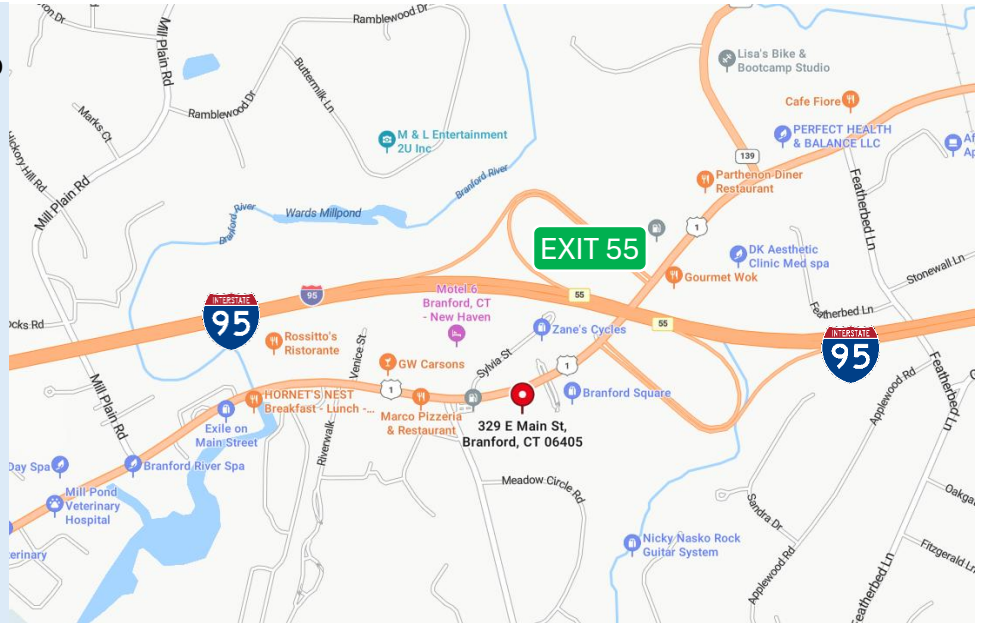
**PARKING:** Open  
**SIGNAGE:** Building  
**VISIBILITY:** Excellent  
**HWY ACCESS:** I-95  
**TRAFFIC COUNT:** 15,186± ADT

**UTILITIES**

**SEWER/WATER:** Public Connected  
**GAS:** Yes

**EXPENSES**

- RE TAXES:**  Tenant  Landlord
- UTILITIES:**  Tenant  Landlord
- INSURANCE:**  Tenant  Landlord
- MAINTENANCE:**  Tenant  Landlord
- JANITORIAL:**  Tenant  Landlord



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