

FOR LEASE | 1,200± SF RETAIL SPACE

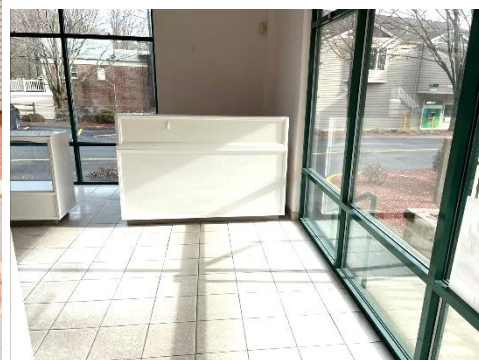
WESTWOODS CORNER | PRIME LOCATION ON ROUTE 10, HAMDEN

3490-3496 Whitney Ave, Hamden, CT

LEASE RATE: \$2,360/Month NNN

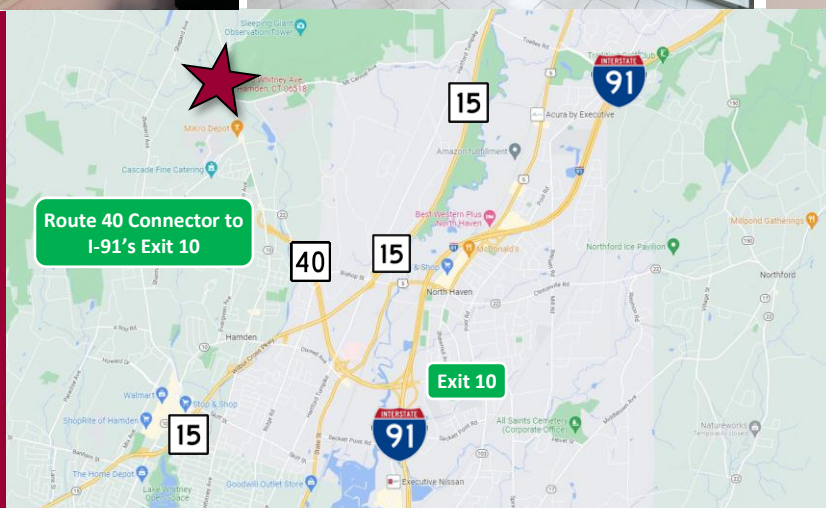
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Property Highlights

- Westwoods Corner – active neighborhood center
- 1,200± SF Retail space for Lease
- Central Air
- Bright, open concept space
- Ample parking
- Route 10 Location
- Signalized intersection
- ADT: 20,500+
- Close to Quinnipiac University & highways
- Many area amenities

For more information contact:

Phil Marshall | 203-643-1021 | pmarshall@orlcommercial.com

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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

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BUILDING INFORMATION

GROSS BLDG AREA (2 Bldgs) 22,000± SF Retail strip center
AVAILABLE AREA 1,200± SF
NUMBER OF FLOORS 2
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt Shingles
YEAR BUILT 1988

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

DIRECTIONS I-91 to Exit 10 to connector to
Whitney Ave. Corner of West
Woods and Whitney Ave.

SITE INFORMATION

SITE AREA 2.44± acres
ZONING T35T
PARKING Open, ample parking
SIGNAGE Building
VISIBILITY Excellent
FRONTAGE 300± Feet – Whitney Ave
HWY ACCESS I-91 & Route 15
TRAFFIC COUNT 20,500+ ADT

EXPENSES

RE TAXES ☒ Tenant ☐ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☒ Tenant ☐ Landlord
MAINTENANCE ☒ Tenant ☐ Landlord
JANITORIAL ☒ Tenant ☐ Landlord

TAXES

ASSESSMENT \$2,361,170
MILL RATE 55.48
TAXES \$130,997.72

COMMENTS Prime location on Route 10! 1,200±SF of bright and spacious, 2-level, open concept retail space for Lease located in Westwoods Corner. The property is situated at a signalized intersection near Quinnipiac University and major highways. Plenty of off-street parking for tenants and patrons. Average daily traffic on Route 10 is in excess of 20,500. **Other tenants in plaza include: Talbots and M&T Bank.**

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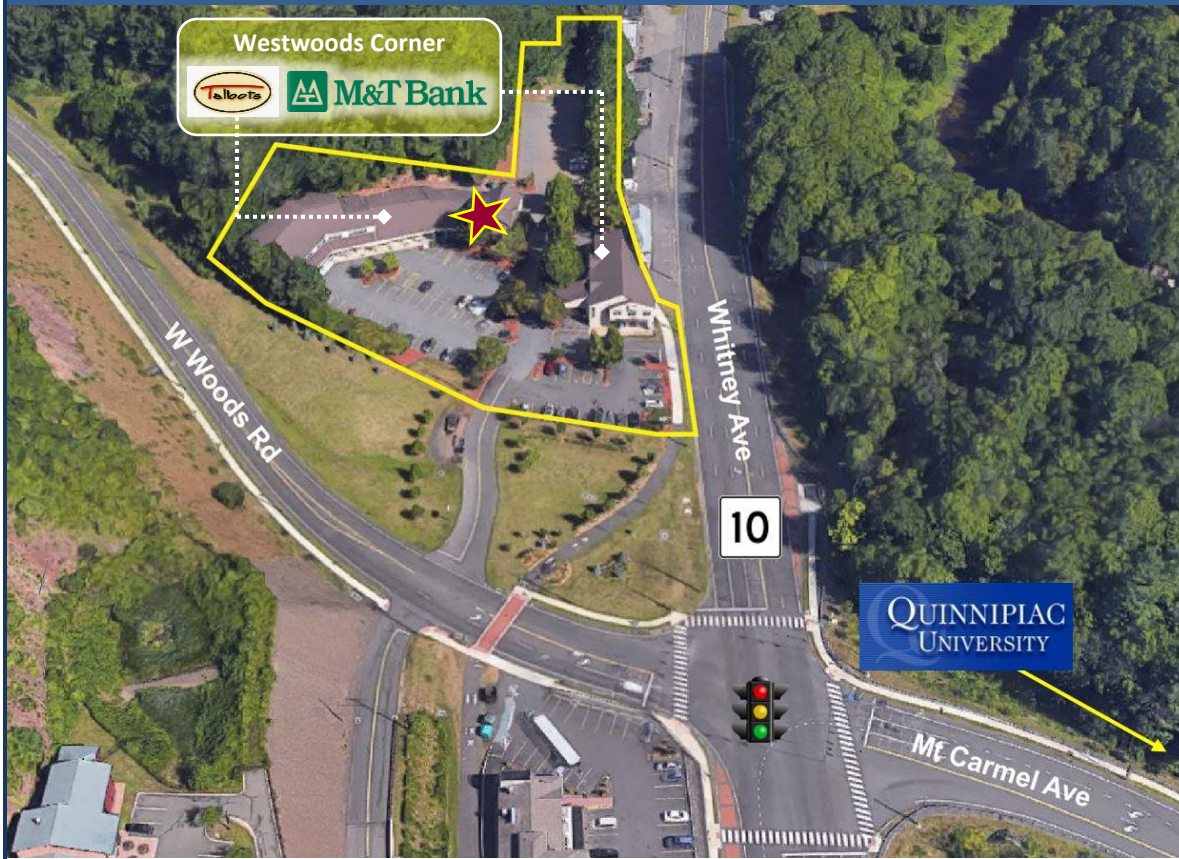
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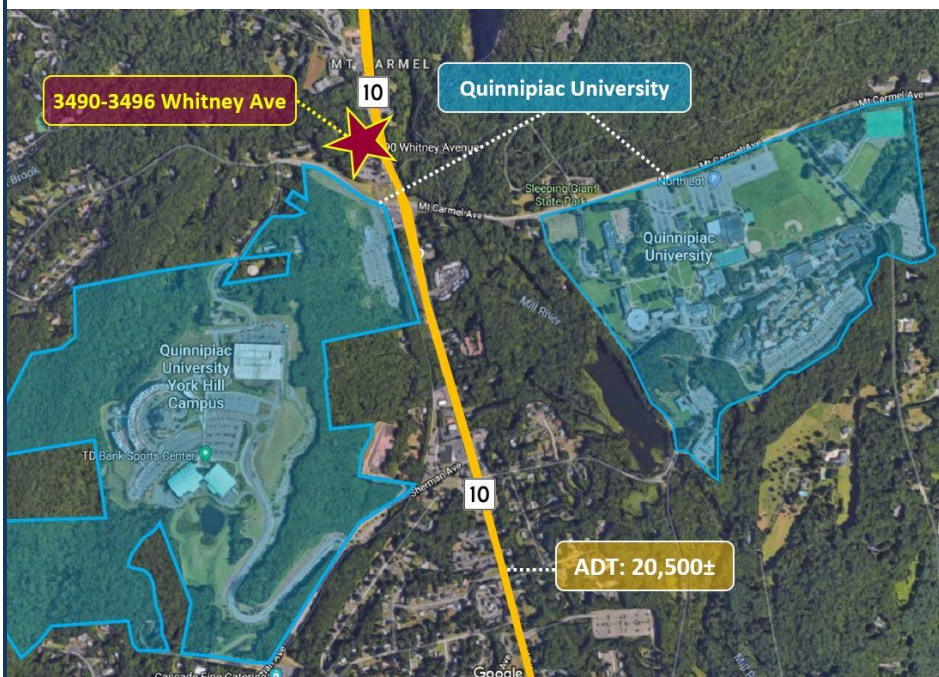


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