



770 CHAPEL STREET NEW HAVEN CT 06510
1,000 SF - FORMER DUNKIN DONUTS LOCATION
SECONDS FROM I-91 & I-95

PRIME DOWNTOWN LOCATION

- PRIME DOWNTOWN NEW HAVEN LOCATION
- 1,000 SF STREET-LEVEL RETAIL SPACE
- FORMER DUNKIN' LOCATION
- EXCELLENT STOREFRONT VISIBILITY
- ABUNDANT NATURAL LIGHT
- REAR SECURED PARKING
- HEAVY DAYTIME PEDESTRIAN TRAFFIC
- ON CT TRANSIT BUS ROUTE
- WALKING DISTANCE TO YALE UNIVERSITY
- MINUTES TO I-91 & I-95
- CLOSE TO UNION STATION & STATE STREET STATION
- SURROUNDED BY RESTAURANTS, RETAIL, OFFICES, AND GOVERNMENT BUILDINGS
- AVAILABLE IMMEDIATELY



LEASE PRICE
\$3,000 PER MONTH
GROSS + UTILITIES

FOR LEASE
Contact us today

KEN GINSBERG | +203-376-6266 | KEN@KNGREALTY.COM

Total SQFT	1,000 SF
Available SF	1,000 SF
Year Built	1900
Ceiling Height	10'
City Water/Well	City
City Sewer/Septic	City
Construction	Masonry
Roof Structure	Flat (Tar & Gravel)
# of Floors	1
Heat	Forced Air/Gas
A/C	A/C Packages
Parking	Rear
Bathrooms	1
Frontage	42' +/-
Mill Rate	38.5
Taxes/SF	\$1.70

PRIME STREET LEVEL RETAIL SPACE AVAILABLE
AVAILABLE AT \$3000 PER MONTH PLUS UTIL. PLENTY OF NATURAL LIGHT AND
SECURED PARKING AT REAR OF BUILDING. HEAVY DAYTIME FOOT TRAFFIC! JUST STEPS
AWAY FROM SHORELINE AND STATE STREET TRAIN STATION, YALE
UNIVERSITY, & AN ABUNDANCE OF SHOPS AND RESTAURANTS. ON BUS
ROUTE.