

# LEASE

## 200 BOSTON POST RD UNIT 3

Orange, CT 06477



### PROPERTY DESCRIPTION

Discover an exceptional opportunity at this prime commercial property. Boasting a desirable location on Boston Post Road in Orange, CT, this space offers high visibility and abundant foot traffic for a wide range of retail and commercial uses. With ample parking and excellent signage opportunities, the property ensures maximum exposure for your business. The interior features a versatile layout, expansive windows for natural light, and high ceilings, creating a welcoming and adaptable space. This is a rare chance to establish your business in a prominent and well-connected location, with endless potential to attract customers and drive success.

### OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Number of Units:	21
Available SF:	1,681 SF
Lot Size:	88,626 SF
Building Size:	18,047 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	55	282	1,932
Total Population	153	741	4,807

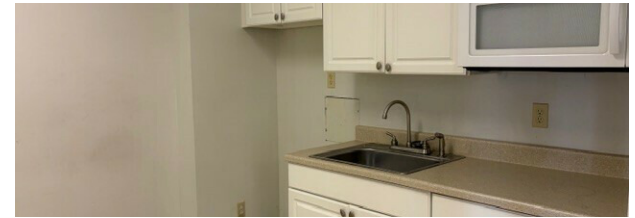
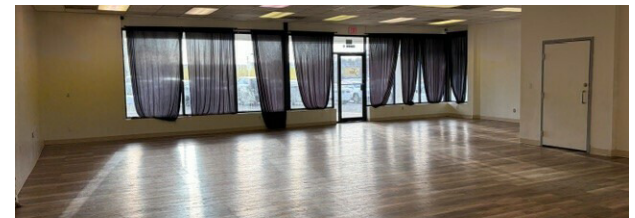
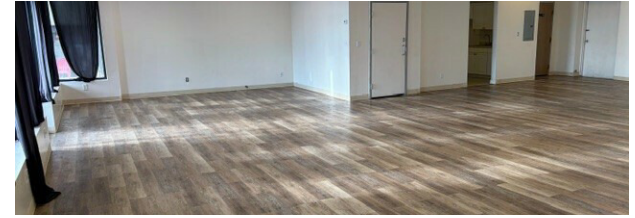
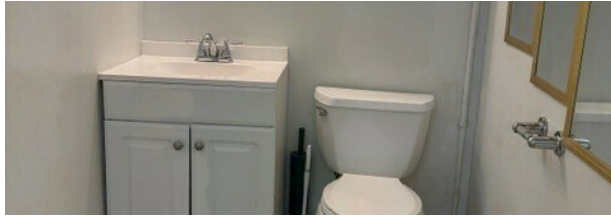
**Tom Cavaliere**  
(203) 907-7800



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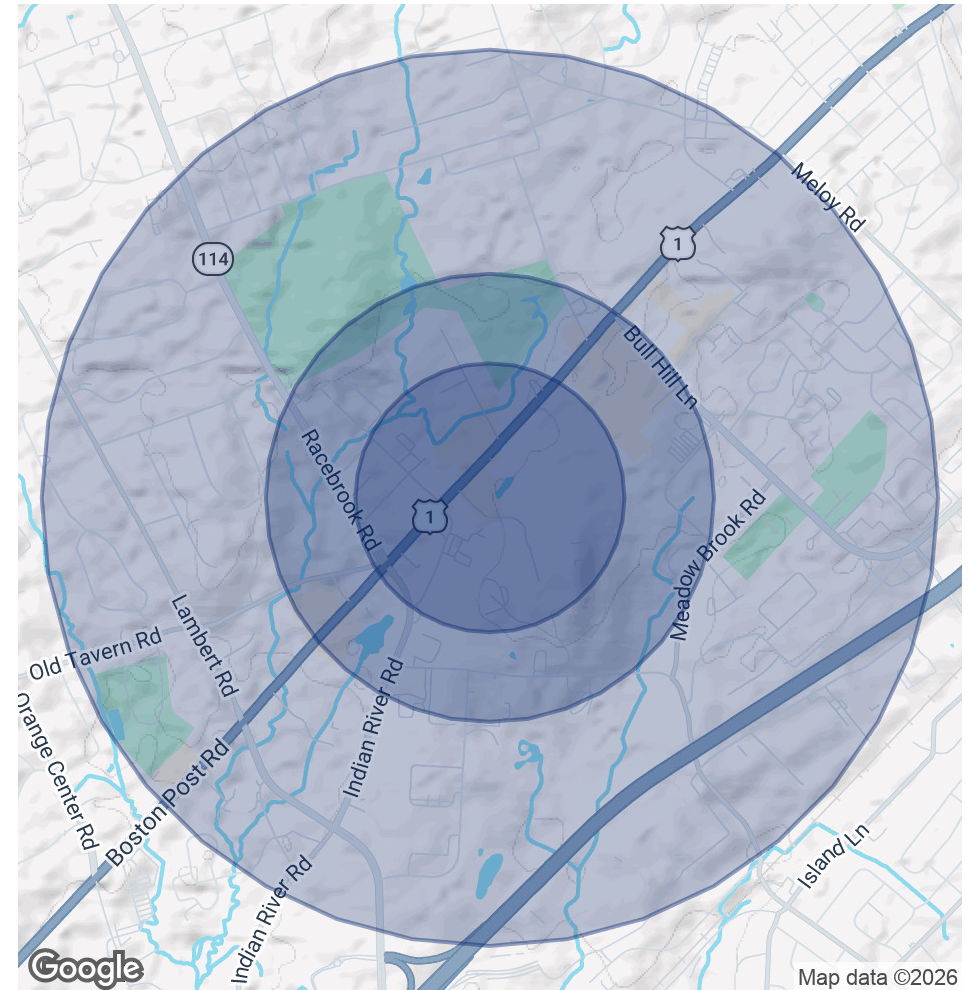
Orange, CT 06477

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	153	741	4,807
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	55	282	1,932
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$114,748	\$105,943	\$98,138
Average House Value	\$419,888	\$376,396	\$346,686

2020 American Community Survey (ACS)



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200 Boston Post Road , Unit# 3, Orange, CT 06477

\$20



**Active** Retail

**Commercial For Lease**

Listing ID : **24152858**  
 Parcel Number: **2386472**

DOM / CDOM: **98 / 98**  
 County: **New Haven**  
 Neighborhood: **N/A**  
 Is also for Sale/Lease: **/**

**Overview**

Discover a prime commercial space in a highly sought-after Route 1 location. Featuring an impressive 40-foot display window, this storefront offers outstanding visibility to over 23,032 vehicles per day. Located in a busy strip mall with ample on-site parking, the space is in move-in condition and ready for your business to thrive. Don't miss this opportunity to secure a presence in one of the area's most high-traffic commercial corridors.

**Structural/Parking Information**

Year Built: **1986**  
 Number of Stories:  
 Number of Units:  
 Number of Tenants:  
 ADA Compliant/Handicap Features: **/**  
 SqFt/SqFt Source: **1,681/Owner**  
 Space is Subdividable:  
 Covered Parking Space:  
 Uncovered Parking Space:  
 Total Parking Spaces:  
 Parking Spaces per 1,000 SqFt:  
 Garage/Parking Info:  
 Commercial Features:  
 Exterior Features:

Construction: **Masonry**  
 Roof: **Flat**  
 Foundation:  
 Flooring:  
 Ceiling Height:  
 # of Restrooms:  
 # of Loading Docks:  
 # of Overhead Doors:  
 Office SqFt:  
 Retail SqFt:  
 Industrial SqFt:  
 Warehouse SqFt:  
 Residential SqFt:  
 Additional SqFt Available:  
 Additional Space Available YN:

**Building Information**

Present Use:

Tax Year:

**Business Information**

Business Name:  
 Number of Employees:  
 Conforming Use:

Year Business Established:  
 Seating Capacity:  
 Business Licenses:

**Lease Information**

Landlord Options:  
 Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Net-Net-Net Lease**  
 Landlord Responsibilities:  
 Lease Info/Duration: **Three Years, Four Years, Five Years**  
 Potential Use:

Tenant Responsibilities: **All Utilities, Common Area Maintenance, Credit Check, Insurance, Janitorial Service**  
 Security Deposit Info: **2 Months Security Deposit**  
 Build Out Allowance:  
 Monthly Lease \$:  
 Remaining Years on Lease:

**HOA**

Home Owner's Assoc.: **No**  
 Association Amenities:  
 Association Fee / Frequency: **/**

Association Fee Provides:  
 Special Assessments / Details: **/**

**Utility Information**

Heat Type/Fuel: **Hot Air/Natural Gas**  
 Cooling: **Central Air**  
 Hot Water System:  
 Water Service: **Public Water Connected**  
 Sewage System: **Public Sewer Connected**  
 Annual Sewer Fee/Assessment:

Available Utilities: **Electric, Gas**  
 Electric Voltage:  
 Electric Amperage:  
 Electric Phases:  
 # of Electrical Services:

**Lot & Location**

Acres:	<b>1.98</b>	Lot Description:	
Zoning:	<b>C-1</b>	In Flood Zone:	
Location:	<b>Urban, Strip Center</b>	Elevation Certificate:	
Road Frontage Description:	<b>State Road</b>	Available Documents:	<b>None</b>
Road Frontage Feet Approx:		Traffic Count:	

Walk Score® : 54 Somewhat Walkable - Some errands can be accomplished on foot

**Listing Information**

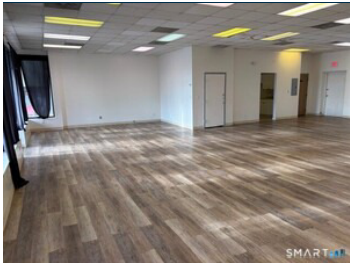
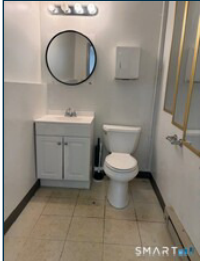
Directions:	<b>RT 1</b>	Date Available:	<b>asap</b>
Sign:	<b>Yes</b>	Potential Short Sale / Comments:	<b>/</b>
		The following items are not included in this sale:	

**Property Management**

Property Management Type:		Property Manager:	
Property Management Company:		Property Manager Phone/Email:	<b>/</b>
Property Management Company Phone:			

**Marketing History**

List Price:	<b>\$20</b>	Entered in MLS:	<b>02/05/2026</b>
Previous List Price:	<b>\$20</b>	Contract Effective Date:	<b>02/05/2026</b>
Original List Price:	<b>\$20</b>	Start Marketing Date:	<b>02/05/2026</b>
Price Last Updated:		Listing Last Updated:	<b>02/05/2026</b>
List Price as % of Assessed Value:		Sale Financing:	



Prepared By: Tom Cavaliere Lic.#:REB.0110396 | Coldwell Banker Realty | Office: (203) 795-6000 | 05/14/2026 11:53 AM

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