

# 1,659 SF plus 1,467 SF Lower-Level

1920 Dixwell Avenue | Hamden, CT

Drive-Through Retail Pad Opportunity



# 1,659 SF plus 1,467 SF Lower-Level Retail Space Available

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# For Lease

CBRE presents 1920 Dixwell Avenue, now enhanced with a two-level tenant configuration based on the attached architectural plan. The ±1,659 SF main level offers prime customer-facing retail or QSR operations, while the ±1,467 SF lower-level provides substantial storage, prep, or support space. This layout offers exceptional operational efficiency for tenants requiring large support areas without expanding their front-of-house footprint.

## + Total Square Feet Available

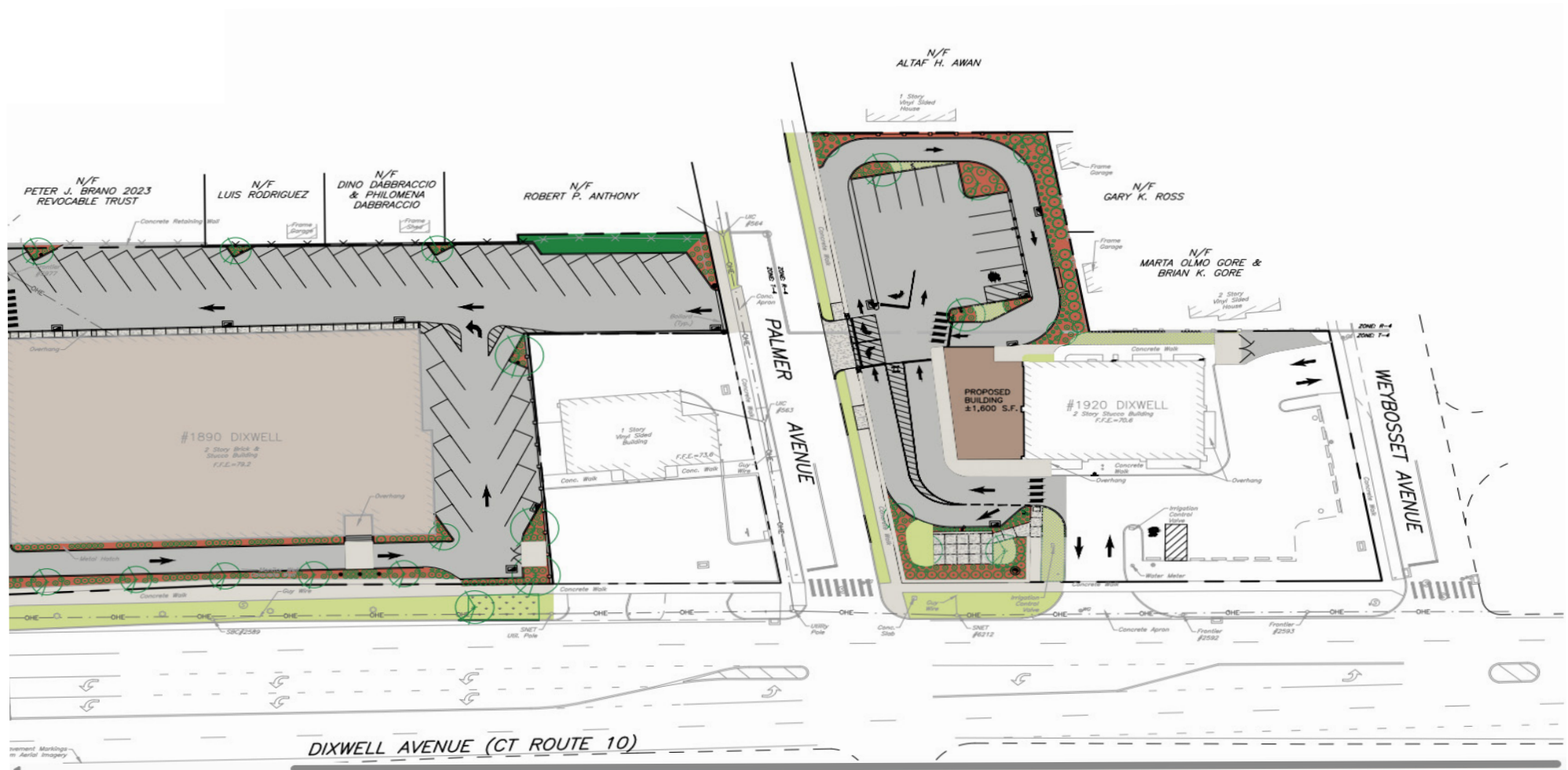
- 1,659 SF (Main Level)
- 1,467 SF (Lower-Level)

## + Traffic Count

- 42,200 VPD on Dixwell Avenue

## + Location

- Excellent visibility and access from Dixwell Avenue

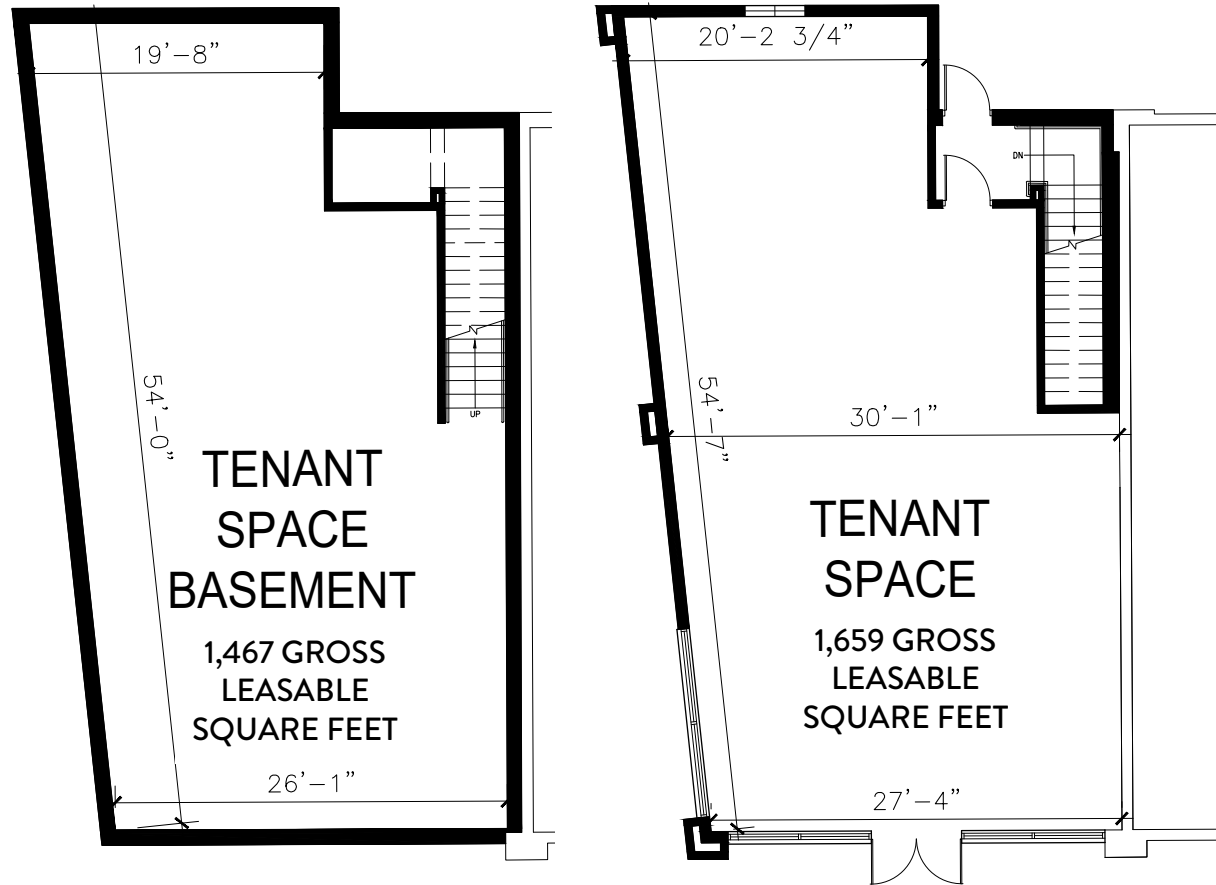


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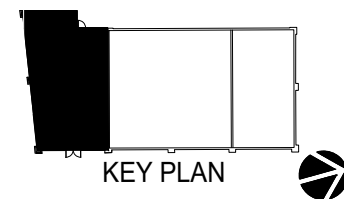
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## Floor Plans



## 1920 DIXWELL AVENUE TENANT LEASE PLANS

NOT TO SCALE



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## Aerial



## Contact Us

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