

FOR LEASE - 3,600 SF +/- RETAIL/FLEX SPACE

West River Plaza | 39 Elm Street, West Haven, CT



COLONIAL PROPERTIES



UNIT INFORMATION

Lease Price: \$15/SF NNN(\$5.50 ±)

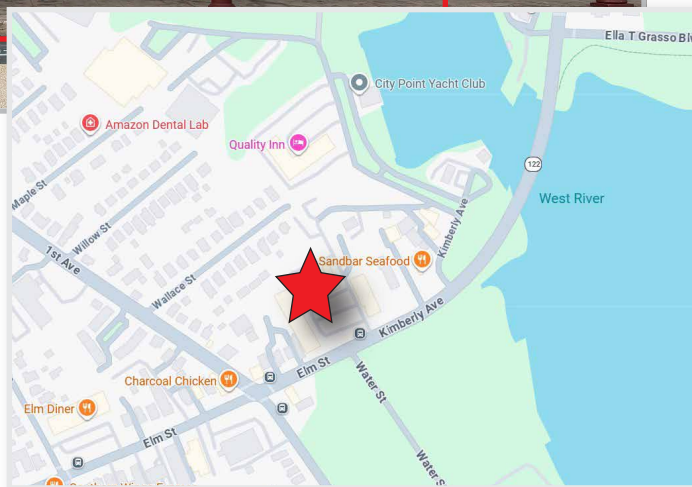
Available Space: 3,600 SF +/-

Occupancy: Immediate

Parking Spaces: Ample on-site pkg.

HIGHLIGHTS

- 3,600 SF +/- retail space in strip center
- Walk-in cooler in place- ready for beverage, or food service use
- Exterior building signage & pylon available
- 25,259 +/- cars per day on Elm Street
- Minutes to I-95, exit 43 and Downtown New Haven



DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	24,500	96,400	231,800
Households	9,900	36,800	87,600
Avg. HH Income	\$87,800	\$96,600	\$108,900

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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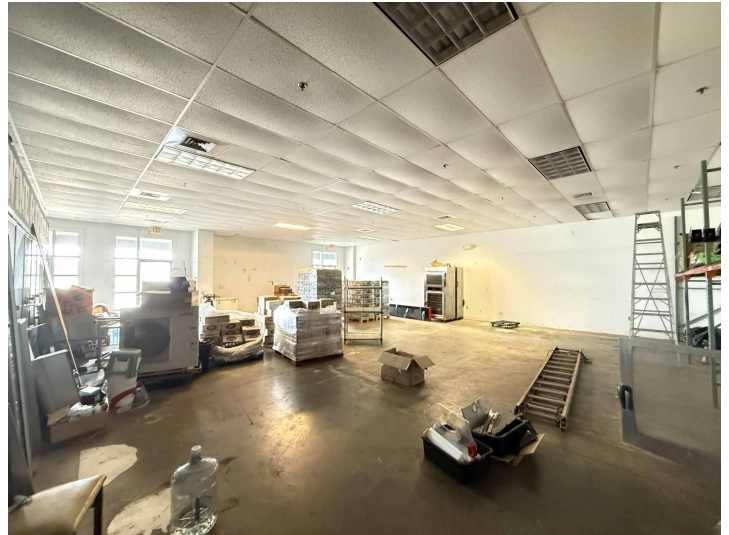
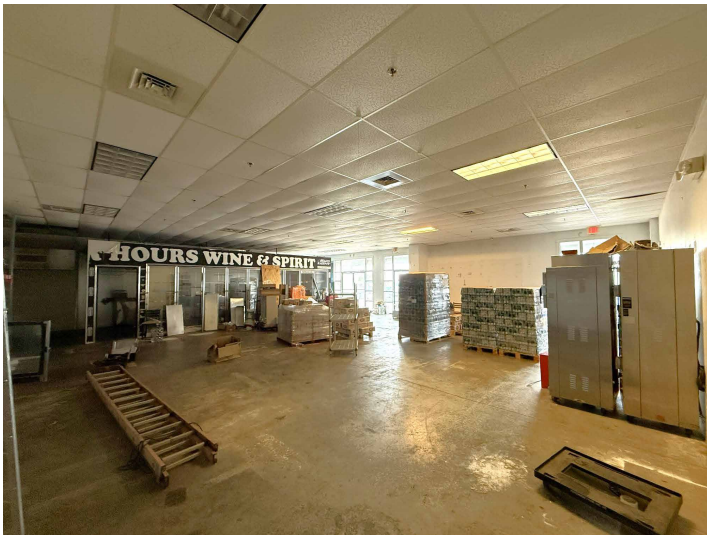


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PROPERTY DESCRIPTION:

Prime retail opportunity on high-traffic Elm St (25,259 VPD) in West Haven. This 3,600 SF space is located within a strip center and was most recently operated as a package store, retaining a fully intact walk-in cooler — a major infrastructure advantage for a beverage, grocery, deli, or QSR user looking to avoid costly build-out. Available immediately with exterior and pylon signage in place for maximum visibility on one of the city's busiest commercial corridors.



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