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FOR LEASE

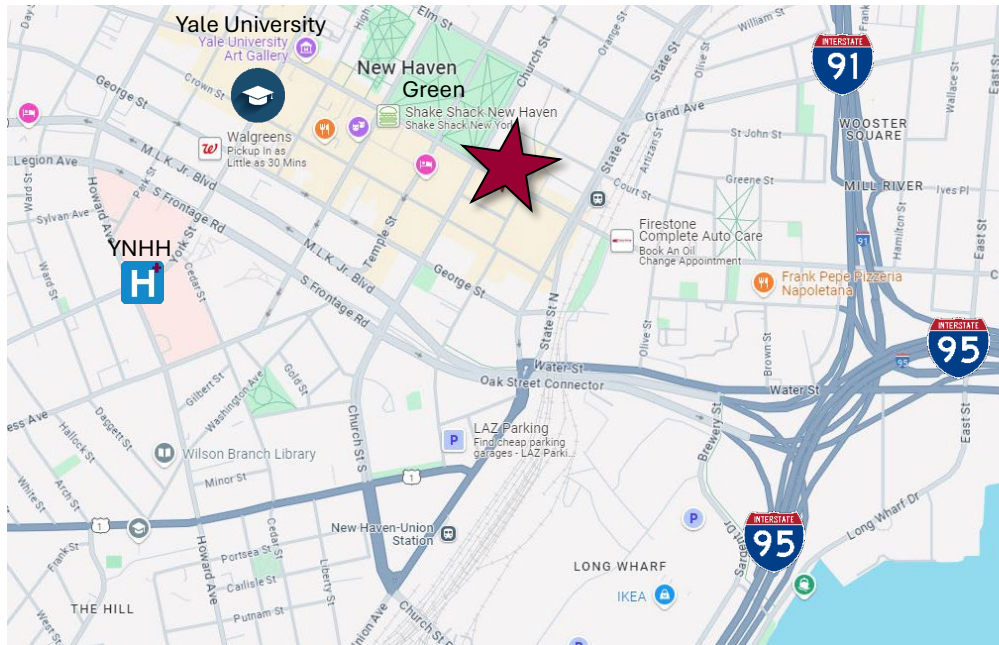
824 Chapel Street, New Haven, CT 06510

1,297± SF PRIME RETAIL SPACE – DOWNTOWN NEW HAVEN

LEASE RATE: \$25/SF NNN

HIGHLIGHTS

- Prime Downtown New Haven Location
- Situated on the edge of New Haven Green
- 1,297±SF Street-Level Retail Space
- Yale Community
- High Traffic & Visibility
- Adjacent to 162-Unit Student Housing Development Currently Under Construction
- Close Promimity to over 1,000 Residential Units Currently Under Construction
- Many Area Amenities Nearby



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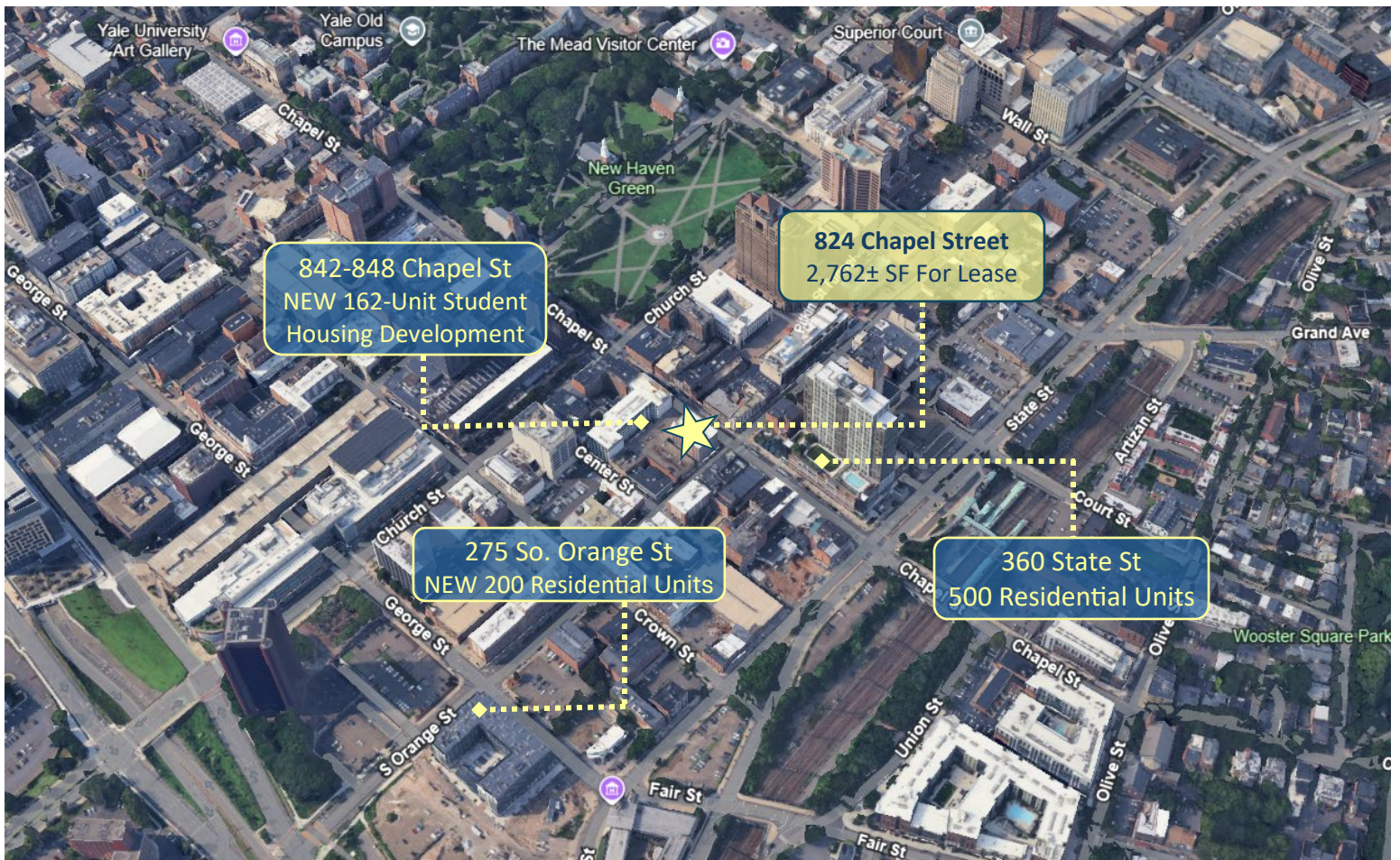


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 2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882
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CHAPEL STREET



LEASE RATE: \$25/SF NNN

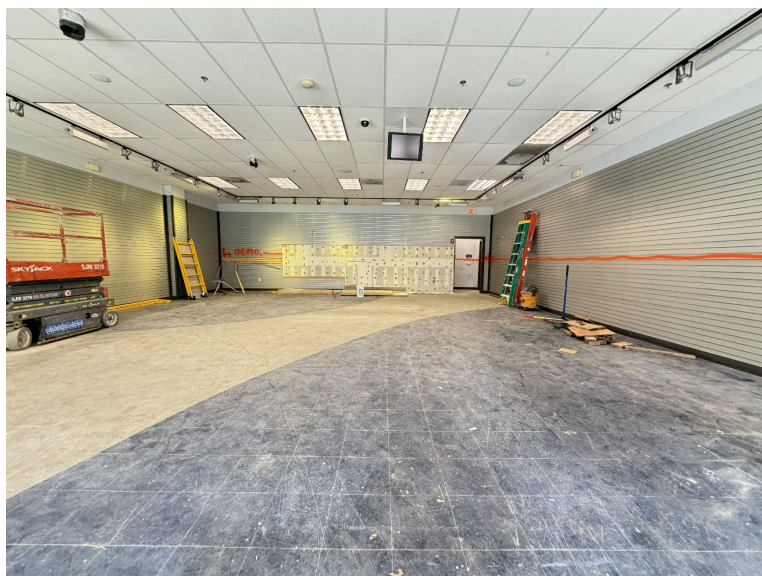
824 Chapel Street, New Haven, CT 06510

1,297± SF PRIME RETAIL SPACE

FOR LEASE



O,R&L Commercial is pleased to offer 1,297± SF of street-level Retail space for Lease in the heart of downtown New Haven's vibrant Chapel Street corridor. One of the highest trafficked and developing areas of the city, 824 Chapel Street is directly adjacent to a new 162-unit student housing development currently under construction. A popular dessert concept, Sunny Daes, has recently opened next door further enhancing foot traffic and neighborhood energy. The building is within walking distance to the New Haven town green, Yale University's campus and Yale New Haven Hospital plus downtown parking garages and public transportation close by make this an outstanding opportunity for tenants seeking a prominent downtown presence in a rapidly evolving area. Additionally, one block away is the ever popular Elm City Market, along with the 360 State high-rise consisting of 500 residential apartments.



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While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 3 OF 4

BUILDING INFORMATION

GROSS BLDG AREA: 10,639± SF
AVAILABLE AREA: 1,297± SF
OF FLOORS: 1 Floor Street-Level Space in 2-Story Building
CONSTRUCTION: Masonry
ROOF TYPE: T&G Rubber
YEAR BUILT: 1900 – Renovated Presently

MECHANICAL EQUIPMENT

AIR CONDITIONING: Partial
HEAT: Oil/Gas, Forced Air

SITE INFORMATION

SITE AREA: 0.51± Acre
ZONING: BD1
PARKING: Street Parking, *Private Parking Available
SIGNAGE: Building
HWY ACCESS: I-95 & I-91

UTILITIES

SEWER/WATER: Public Connected
GAS: Yes

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord

DIRECTIONS:

I-95 to Exit 47 toward Martin Luther King Blvd / Downtown New Haven to Oak St Connector to Church St to Chapel St.



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