

LEASE

236 BOSTON POST RD UNIT 3

Orange, CT 06477



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr
Building Size:	31,916 SF
Available SF:	3,380 SF
Lot Size:	100,765 SF
Number of Units:	17
Year Built:	1981
Zoning:	C-1

SPACE OVERVIEW

Prime Medical Office or Retail Space for Lease - Exceptional leasing opportunity offering **3,380 square feet** in a well-maintained retail center located at the highly traveled intersection of **Boston Post Road (Route 1)** in Orange. Positioned within a thriving medical corridor, this space offers outstanding visibility, strong signage opportunities, and exposure to approximately **23,082 cars per day**. The property provides convenient access to **I-95, Route 15, and the Milford & West Haven train station**, making it easily accessible for both employees and customers. Join an established tenant mix including **Yale Blood Draw Station, Yale New Haven Health Urgent Care, and New Solutions Pain Management**, creating consistent daily traffic and excellent synergy for medical, professional office, wellness, or select retail users. The center features ample on-site parking and a prominent location in one of Orange's most desirable commercial corridors, making it an outstanding opportunity to grow your business.

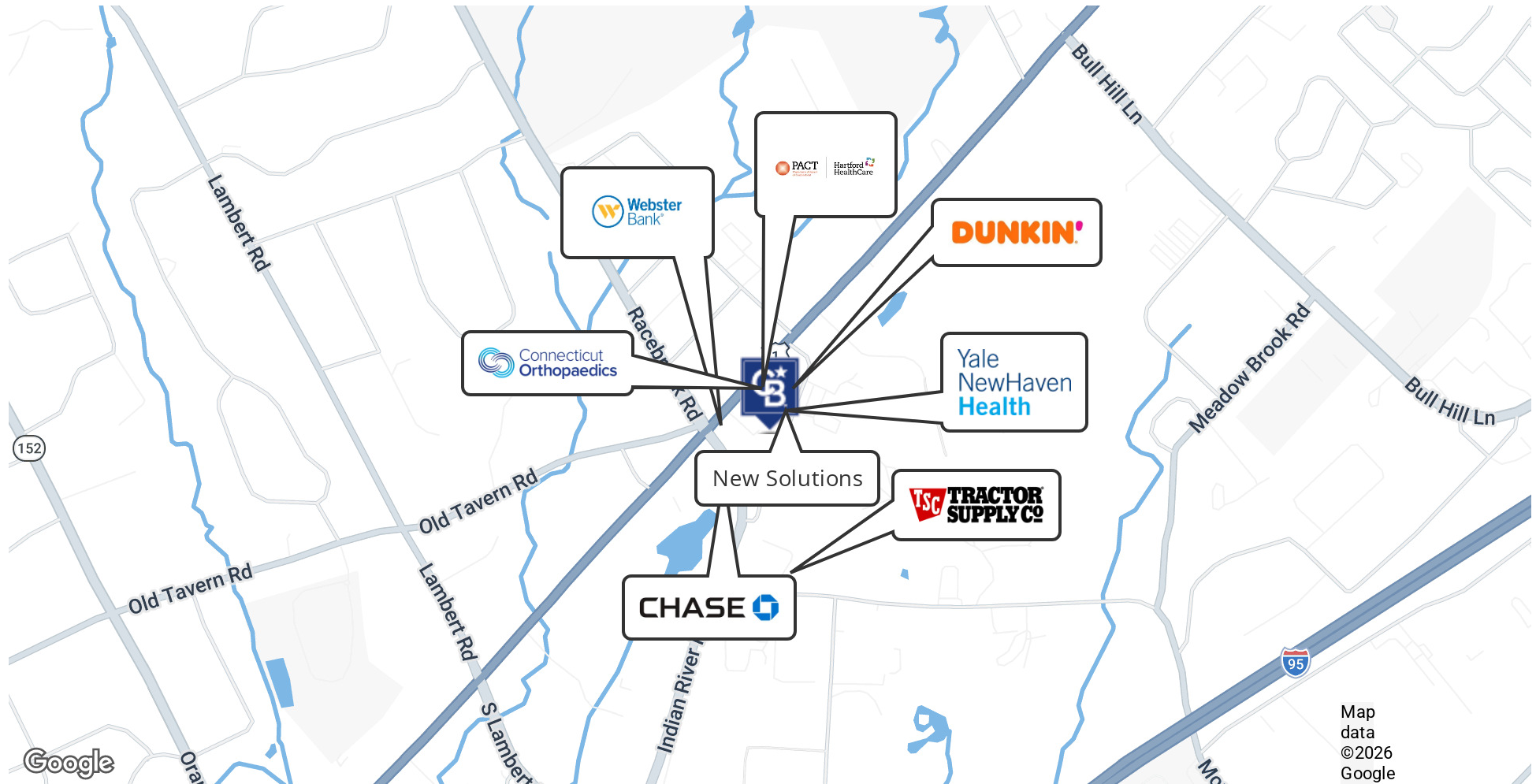
Tom Cavaliere
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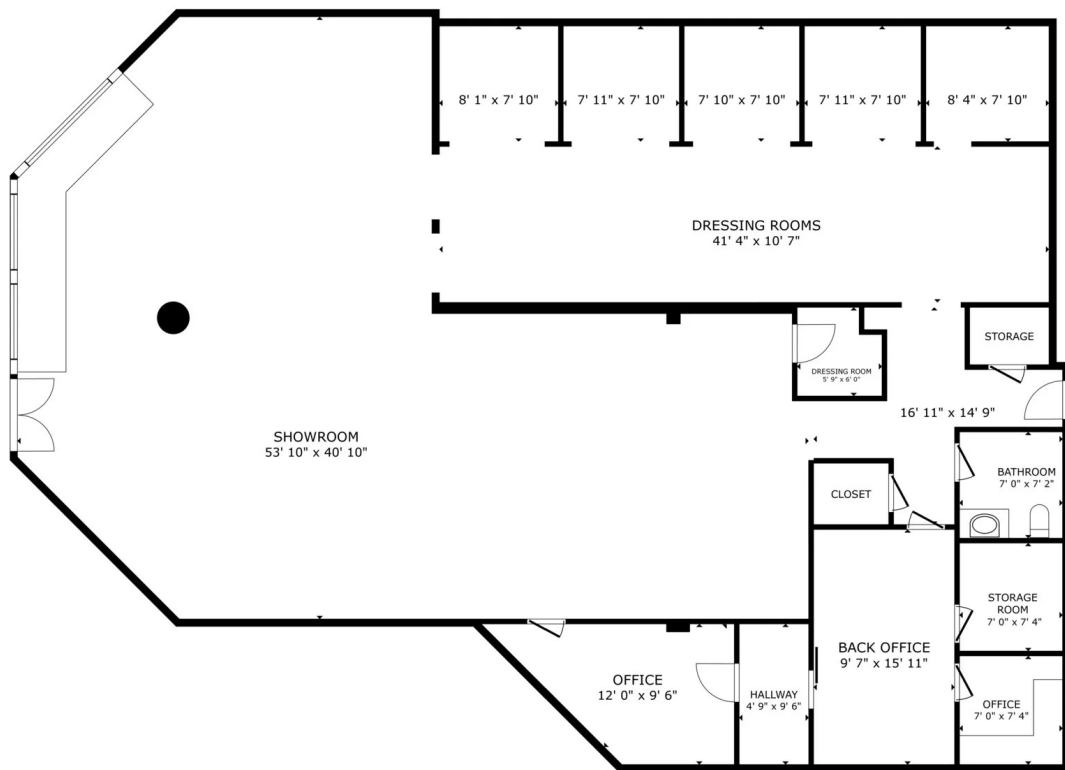
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FLOOR PLAN



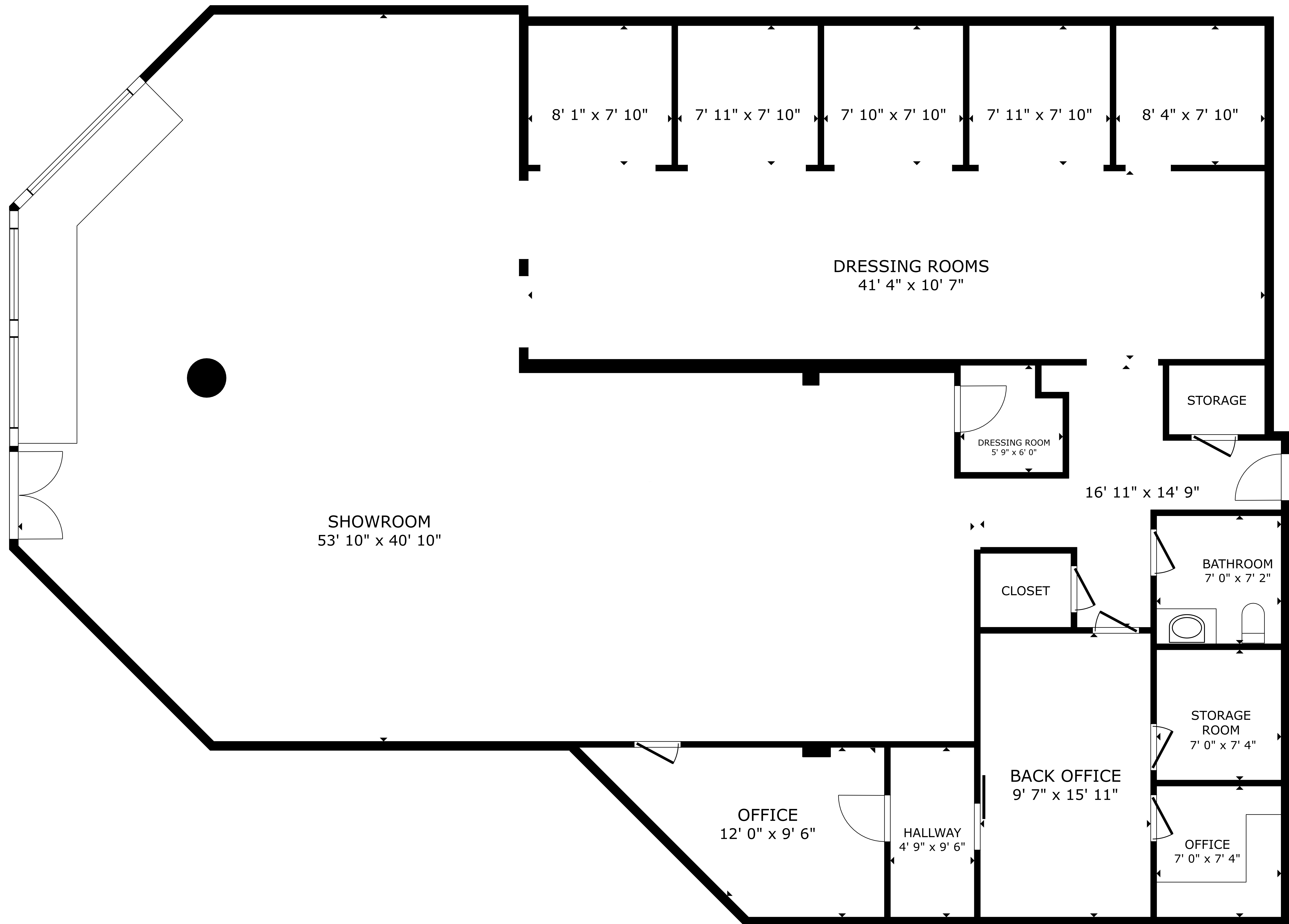
GROSS INTERNAL AREA
FLOOR PLAN 3,380 sq.ft.
TOTAL : 3,380 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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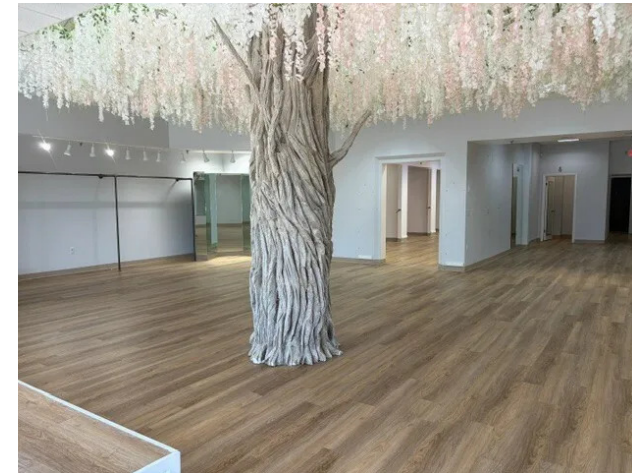
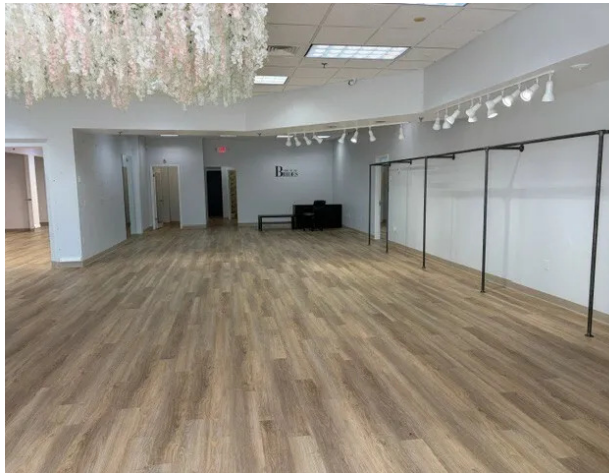
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