



Ranked in Top 50  
Commercial Firms in U.S.



329-349 East Main Street, Branford, CT 06405

1,416± SF & 1,662± SF RETAIL / OFFICE SPACE | NEW CONSTRUCTION

LEASE RATE: \$35/SF Gross + Utilities

## HIGHLIGHTS

- New Construction Mixed-Use Building
- Street Level Retail / Office Availability
- East Main Street / Route 1 Location
- Residential Units Above Providing Built-in Customer Base & Foot Traffic
- Ideal for Retail, Boutique Services, Medical or Office Use
- ADT: 15,186±
- Convenient Access to I-95

Will Braun,  SIO   
Cell: 203-804-6001  
[wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

Nick Leone  
Cell: 203-903-6709  
[nleone@orlcommercial.com](mailto:nleone@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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

Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 1 OF 4



# FOR LEASE

**LEASE RATE: \$35/SF Gross + Utilities**

**329-349 East Main Street, Branford, CT 06405**

**NEW CONSTRUCTION RETAIL / OFFICE SPACE**



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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

Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | **PAGE 2 OF 4**

**LEASE RATE: \$35/SF Gross + Utilities**

**329-349 East Main Street, Branford, CT 06405**

**NEW CONSTRUCTION RETAIL / OFFICE SPACE**

**FOR LEASE** 

**O,R&L Commercial** is pleased to offer one of Branford's newest mixed-use developments for Lease located at 329 East Main Street, Branford, CT. This high-visibility, street-level commercial space is part of a newly constructed building featuring modern residential units above – creating a built-in customer base and consistent foot traffic. The property will also be anchored by a new Yale New Haven Urgent Care, driving daily traffic and increasing visibility for neighboring tenants. There are two Retail / Office spaces currently available consisting of 1,416± SF and 1,662± SF, ideal for a variety of retail, service, and professional office users. The space is brand new construction and will offer clean, modern finishes and the opportunity for tenant customization.

Located along the highly trafficked (15,186± Average Daily Traffic) East Main Street / Route 1 corridor, the property benefits from excellent visibility, strong demographics, and convenient access to I-95. This is a rare opportunity to establish your business in a premier, newly developed mixed-use asset in one of Branford's most desirable commercial areas.



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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

Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

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**



# FOR LEASE

**LEASE RATE: \$35/SF Gross + Utilities**

**329-349 East Main Street, Branford, CT 06405**

**NEW CONSTRUCTION RETAIL / OFFICE SPACE**

## BUILDING INFORMATION

**GROSS BLDG AREA:** Under Construction  
**AVAILABLE AREA:** 3,078± SF – Street Level  
**MINIMUM SF:** 1,416± SF  
**MAX CONTIGUOUS SF:** 1,662± SF  
**YEAR BUILT:** 2026

## MECHANICAL EQUIPMENT

**AIR CONDITIONING/HEAT:** Central

## SITE INFORMATION

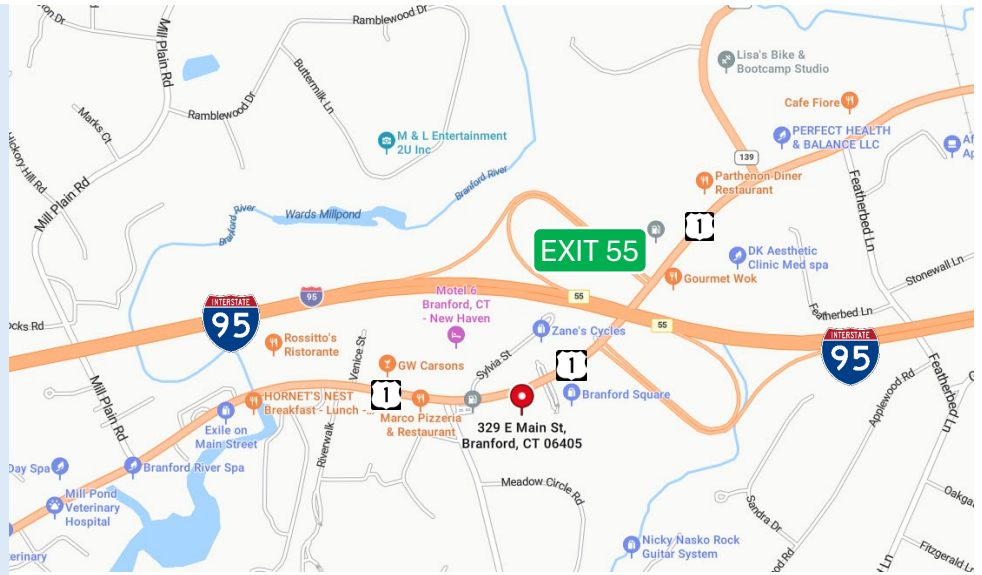
**PARKING:** Open  
**SIGNAGE:** Building  
**VISIBILITY:** Excellent  
**HWY ACCESS:** I-95  
**TRAFFIC COUNT:** 15,186± ADT

## UTILITIES

**SEWER/WATER:** Public Connected  
**GAS:** Yes

## EXPENSES

|                     |                                                                              |
|---------------------|------------------------------------------------------------------------------|
| <b>RE TAXES:</b>    | <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord |
| <b>UTILITIES:</b>   | <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord |
| <b>INSURANCE:</b>   | <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord |
| <b>MAINTENANCE:</b> | <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord |
| <b>JANITORIAL:</b>  | <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord |



**Will Braun,**    
Cell: 203-804-6001  
[wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

**Nick Leone**  
Cell: 203-903-6709  
[nleone@orlcommercial.com](mailto:nleone@orlcommercial.com)

**J. Richard Lee**  
Office: 203-643-1006  
[rlee@orlcommercial.com](mailto:rlee@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046  
2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882  
Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

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