

LEASE

449 BOSTON POST RD

449 Boston Post Rd Orange, CT 06477



PROPERTY DESCRIPTION

Exceptional leasing opportunity on Route 1 / Boston Post Road in Orange at a signalized intersection with Home Depot, Bank of America, Olive Garden, and Leslie's Pool Supplies. This prominent 3,160 SF space features excellent visibility, large display windows, unobstructed building frontage, and exposure to 20,364 cars per day. The recently renovated property includes a new roof, new exterior paint, a new parking lot, and two new HVAC systems, with a new premier day care facility opening in the rear of the property, adding additional activity and synergy to the site. Located in the C-2 zone and formerly occupied by a retail kitchen supply store, the space can be delivered for tenant build-out or as a vanilla box. Rare opportunity to position your business on one of Orange's busiest commercial corridors.

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (MG)
Number of Units:	2
Available SF:	3,160 SF
Lot Size:	43,773 SF
Building Size:	13,660 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,250	20,741	55,339
Total Population	3,033	53,553	141,643
Average HH Income	\$139,515	\$134,533	\$118,315

Tom Cavaliere
(203) 907-7800



COLDWELL BANKER
COMMERCIAL
REALTY

449 Boston Post Road, Orange, CT 06477

\$18



Active		Retail	
Commercial For Lease		DOM / CDOM:	5 / 5
Listing ID :	24167848	County:	New Haven
Parcel Number:	1300183	Neighborhood:	N/A
		Is also for Sale/Lease:	/

Overview

Exceptional leasing opportunity on Route 1 / Boston Post Road in Orange at a signalized intersection with Home Depot, Bank of America, Olive Garden, and Leslie's Pool Supplies. This prominent 3,160 SF space features excellent visibility, large display windows, unobstructed building frontage, and exposure to 20,364 cars per day. The recently renovated property includes a new roof, new exterior paint, a new parking lot, and two new HVAC systems, with a new premier day care facility opening in the rear of the property, adding additional activity and synergy to the site. Located in the C-2 zone and formerly occupied by a retail kitchen supply store, the space can be delivered for tenant build-out or as a vanilla box. Rare opportunity to position your business on one of Orange's busiest commercial corridors.

Structural/Parking Information

Year Built:	1957	Construction:	Masonry
Number of Stories:		Roof:	Flat
Number of Units:	2	Foundation:	Concrete
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/	Ceiling Height:	
SqFt/SqFt Source:	13,660/Public Records	# of Restrooms:	
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:		Office SqFt:	
Total Parking Spaces:		Retail SqFt:	3160
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:		Warehouse SqFt:	
Commercial Features:		Residential SqFt:	
Exterior Features:		Additional SqFt Available:	
		Additional Space Available YN:	

Building Information

Present Use:	Tax Year:
--------------	-----------

Business Information

Business Name:	Year Business Established:
Number of Employees:	Seating Capacity:
Conforming Use:	Business Licenses:

Lease Information

Landlord Options:	Tenant Responsibilities:	All Utilities, Common Area Maintenance, Credit Check, Heat, Hot Water, Insurance, Janitorial Service, Liability Insurance, Maintenance/Repairs
Landlord Requirements:	Security Deposit Info:	2 Months
Landlord Responsibilities:	Build Out Allowance:	
Lease Info/Duration:	Monthly Lease \$:	
Potential Use:	Remaining Years on Lease:	

Utility Information

Heat Type/Fuel:	Hot Air/Natural Gas	Available Utilities:	Electric, Gas
Cooling:	Central Air	Electric Voltage:	
Hot Water System:		Electric Amperage:	
Water Service:	Public Water Connected	Electric Phases:	
Sewage System:	Public Sewer Connected	# of Electrical Services:	
Annual Sewer Fee/Assessment:			

Lot & Location

Acres:	0.97	Lot Description:	Level Lot
Zoning:	C-2	In Flood Zone:	
Location:	Suburban	Elevation Certificate:	
Road Frontage Description:	State Road	Available Documents:	None
Road Frontage Feet Approx:	141	Traffic Count:	

Walk Score® : 51 Somewhat Walkable - Some errands can be accomplished on foot

Listing Information

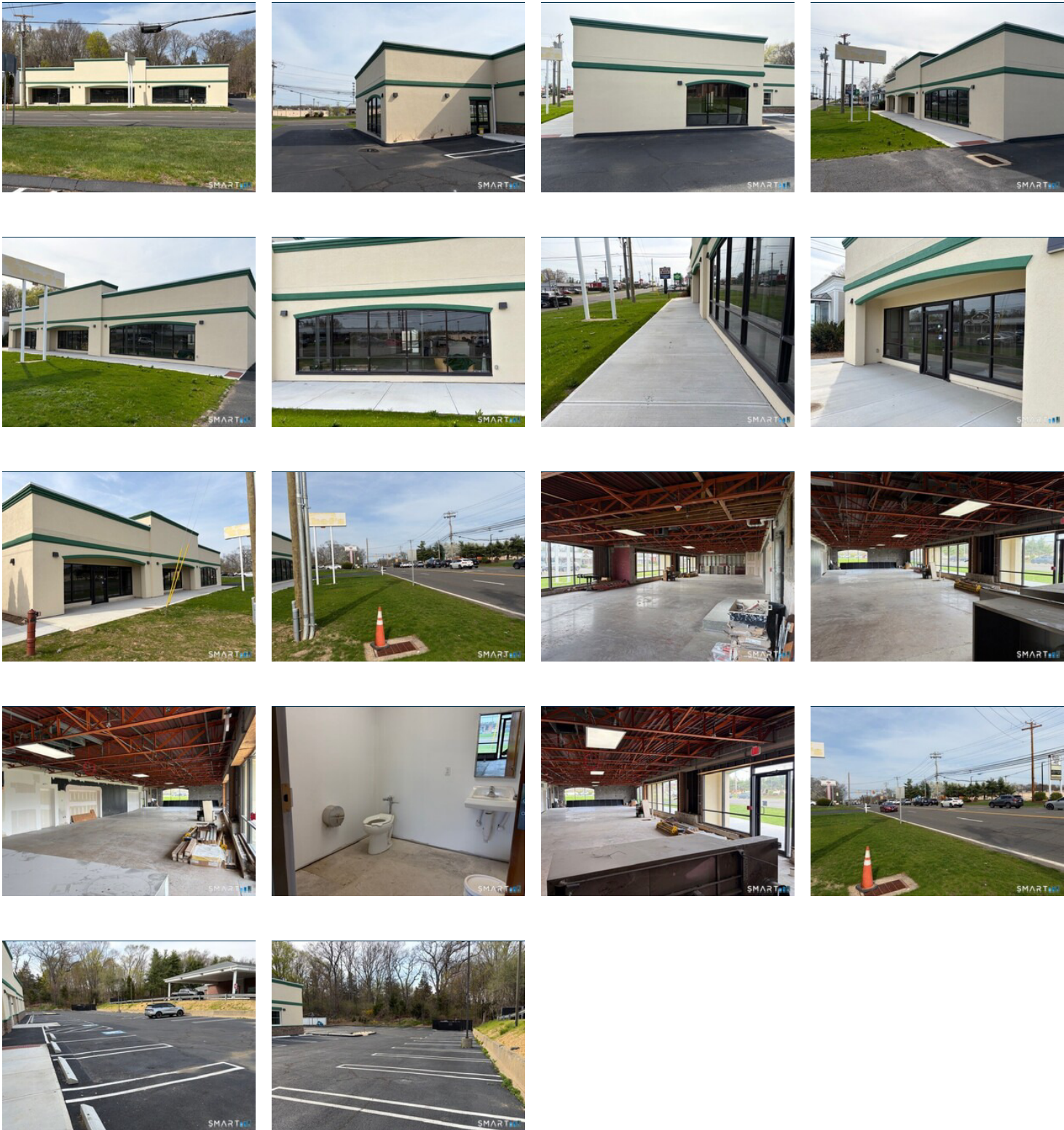
Directions:	Rt 1	Date Available:	Negot
Sign:	Yes	Potential Short Sale / Comments:	/
		The following items are not included in this sale:	

Property Management

Property Management Type:	Property Manager:
Property Management Company:	Property Manager Phone/Email:
Property Management Company Phone:	/

Marketing History

List Price:	\$18	Entered in MLS:	04/16/2026
Previous List Price:	\$18	Contract Effective Date:	04/16/2026
Original List Price:	\$18	Start Marketing Date:	04/16/2026
Price Last Updated:		Listing Last Updated:	04/16/2026
List Price as % of Assessed Value:		Sale Financing:	



Prepared By: Tom Cavaliere Lic.#:REB.0110396 | Coldwell Banker Realty | Office: (203) 795-6000 | 04/21/2026 11:02 AM

Information contained in this SmartMLS listing has been compiled from various sources, all of which may not be completely accurate. SmartMLS makes no warranty or representation as to the accuracy of listing information. All information that influences a decision to purchase a listed property should be independently verified by the purchaser. Copyright 2026 SmartMLS, Inc. All Rights Reserved.

Prepared By: Tom Cavaliere Lic.#:REB.0110396 | Coldwell Banker Realty | Office: (203) 795-6000 | 04/21/2026 11:02 AM

LEASE

449 BOSTON POST RD

449 Boston Post Rd Orange, CT 06477

Property Type	Retail
Property Subtype	Street Retail
APN	13-1-3
Building Size	13,660 SF
Lot Size	43,773 SF
Year Built	1957
Number of Floors	1
Number of Buildings	1

Exceptional leasing opportunity on Route 1 / Boston Post Road in Orange at a signalized intersection with Home Depot, Bank of America, Olive Garden, and Leslie's Pool Supplies. This prominent 3,160 SF space features excellent visibility, large display windows, unobstructed building frontage, and exposure to 20,364 cars per day. The recently renovated property includes a new roof, new exterior paint, a new parking lot, and two new HVAC systems, with a new premier day care facility opening in the rear of the property, adding additional activity and synergy to the site. Located in the C-2 zone and formerly occupied by a retail kitchen supply store, the space can be delivered for tenant build-out or as a vanilla box. Rare opportunity to position your business on one of Orange's busiest commercial corridors.



- High visibility location on Boston Post Rd
- Spacious, open layout for flexible retail use
- Modern storefront with large display windows
- High traffic area with strong consumer demographics
- Close proximity to major highways and thoroughfares
- Surrounded by established national and local retailers
- Accessible to residential neighborhoods for customer convenience

Tom Cavaliere
(203) 907-7800



LEASE

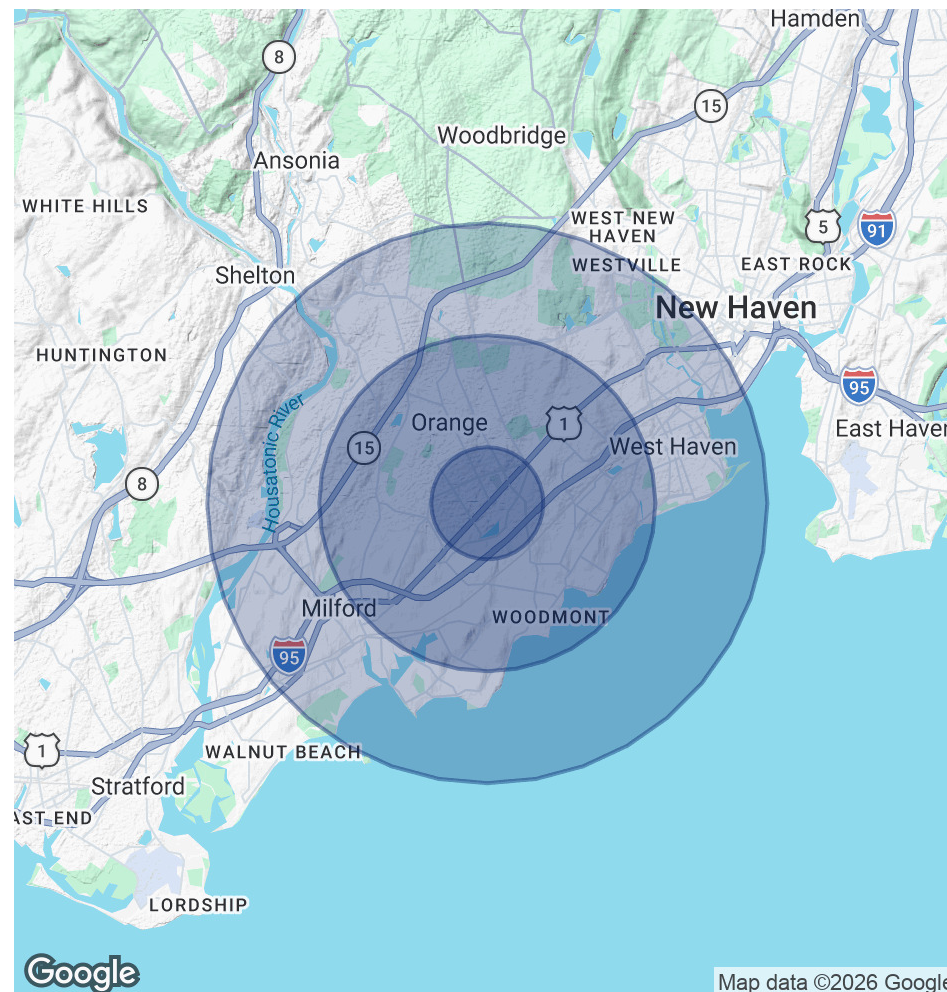
449 BOSTON POST RD

449 Boston Post Rd Orange, CT 06477

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,033	53,553	141,643
Average Age	50	43.2	41.5
Average Age (Male)	49.4	41.2	39.7
Average Age (Female)	50	44.9	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,250	20,741	55,339
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$139,515	\$134,533	\$118,315
Average House Value	\$395,266	\$381,196	\$368,338

2023 American Community Survey (ACS)



Tom Cavaliere
(203) 907-7800



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

449 BOSTON POST RD

449 Boston Post Rd Orange, CT 06477



Tom Cavaliere
(203) 907-7800



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

449 BOSTON POST RD

449 Boston Post Rd Orange, CT 06477



TOM CAVALIERE

Comm Broker Associate

tom.cavaliere@cbmoves.com

Direct: (203) 907-7800

CT #REB.0110396

PROFESSIONAL BACKGROUND

Tom Cavaliere is a seasoned Broker Associate with Coldwell Banker Realty, bringing over four decades of expertise to the Connecticut real estate market. Since earning his broker's license in 1978, Tom has built a trusted reputation as an advisor to buyers, sellers, developers, investors, and commercial clients throughout the Greater New Haven and Valley regions. His career spans every sector of real estate: commercial investment sales, leasing, residential brokerage, new construction, and complex land development projects, making him a versatile resource for clients seeking strategic, data-driven guidance. Widely regarded for his deep knowledge of land acquisition and development, Tom has collaborated with builders, developers, engineers, and construction firms for nearly 40 years, helping bring numerous residential and commercial projects to life. His background also includes extensive experience in both residential and commercial appraisal, and he has served as an expert witness in valuation matters, delivering precise, court-ready testimony grounded in decades of market insight.

Tom is a Graduate, REALTOR® Institute (GRI) designee and has been honored as a Connecticut Magazine Five Star Professional every year since 2012. Earlier in his career, he co-owned and operated a multi-million-dollar real estate firm with multiple offices across Greater New Haven before joining Coldwell Banker Realty in 2017. His client-first philosophy, strategic approach, and long-standing relationships continue to drive exceptional outcomes for his clients.

Coldwell Banker Commercial Realty

236 Boston Post Rd. Fl 2

Orange, CT 06477

Tom Cavaliere

(203) 907-7800



COLDWELL BANKER
COMMERCIAL
REALTY