



FOR LEASE

READY FOR BUILDOUT

LEASE RATE: \$17.00/SF NNN
+/- 1,645 SQUARE FEET

EAST STREET SHOPS
EAST GRANBY, CT
CO-LOCATED W PLANET FITNESS & LAZY FARE

CHOZICK REALTY, INC.
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MOVE IN READY SPACE AVAILABLE



- Corner Location
- Asking Rate \$17/SF NNN



EAST STREET SHOPS

+/- 1,645 SQUARE FEET



East Street Shops offers a rare opportunity to lease a vanilla box commercial space within East Granby's premier retail center. Positioned among a strong lineup of best-in-class tenants, the property has established itself as an upscale neighborhood destination serving both local residents and regional visitors alike. The center's attractive presentation, quality tenancy, and strategic location create an environment that supports long-term tenant success while offering businesses a polished and professional setting to operate from.

The available suite consists of approximately 1,645 square feet and is being delivered as a turnkey vanilla box, allowing an incoming tenant to significantly reduce upfront construction costs. With electrical service, HVAC, ADA-compliant restrooms, and finished walls and ceilings already in place, the space provides an ideal foundation for a wide range of retail, office, medical, wellness, boutique, or service-oriented uses. Rather than investing heavily in infrastructure improvements, tenants can focus on branding, merchandising, and interior customization tailored to their concept.

East Street Shops continues to evolve as a vibrant commercial destination, with exciting momentum underway at the center. Lazy Fare, a new restaurant concept is scheduled to open this summer, bringing renewed energy and anticipated foot traffic that will further enhance the overall tenant mix and customer draw. This upcoming addition reflects the continued investment and confidence in the property while reinforcing the center's position as a sought-after retail location in the market.



The property benefits from exceptional visibility along heavily traveled Route 20, with monument signage opportunities that provide strong brand exposure to passing traffic throughout the day. Ample on-site parking ensures ease of access for customers and employees, while immediate access to Interstate 91 and close proximity to Bradley International Airport make the location highly convenient. For brokers and prospective tenants touring the market, East Street Shops represents a compelling opportunity to secure space within an established, high-quality retail environment that continues to gain momentum. The combination of upscale presentation, strong co-tenancy, regional accessibility, and new tenant activity positions the center as one of the area's most attractive commercial offerings.





CONTACT DETAILS

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