



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

Brushy Hill Plaza, 4-12 Brushy Plain Road, Branford, CT 06405

1,290± SF Retail / Office Space in Active Neighborhood Shopping Center | Close to Highway

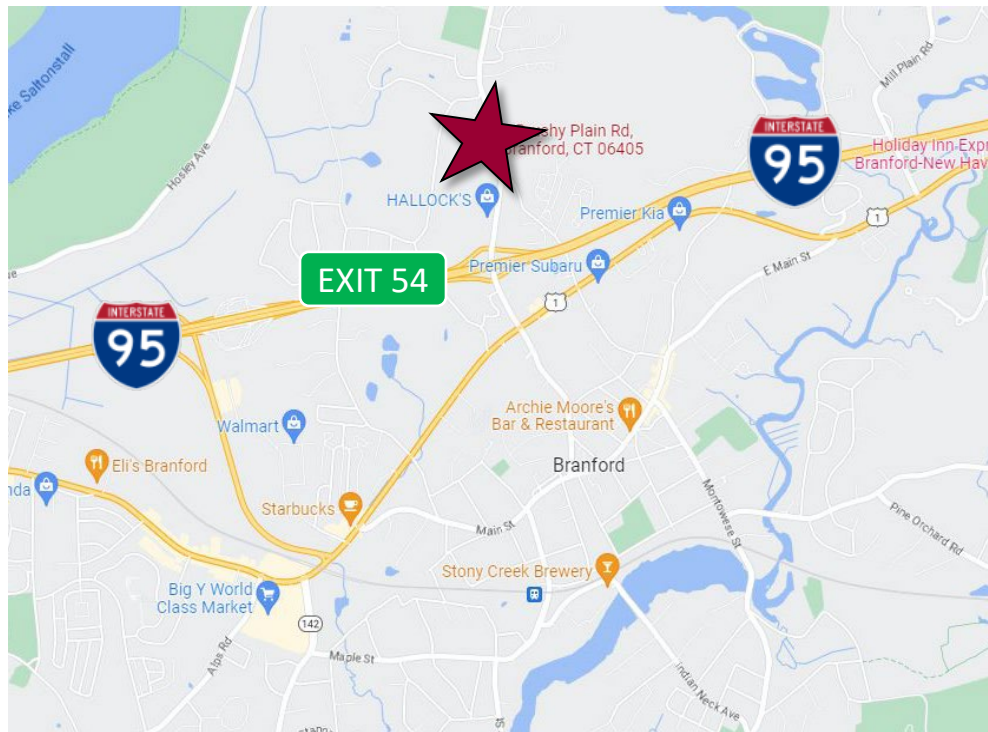
LEASE RATE: \$17/SF GROSS + UTILITIES

HIGHLIGHTS

- Active Neighborhood Retail Center
- 1 Suite Available for Lease
 - 1,290± SF - #112
- Surrounded by Residential Condominiums
- Central Air Throughout
- Zoning: BR
- Convenient to I-95 at Exit 54, Cedar Street

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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 | License: REB.0758300



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FOR LEASE



BUILDING INFORMATION

GROSS BLDG AREA: 9,760± SF

AVAILABLE AREA: 1,290± SF

OF FLOORS: 1

CONSTRUCTION: Wood Frame

YEAR BUILT: 1986

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

TYPE OF HEAT: Gas, Forced Air

SITE INFORMATION

SITE AREA: 4.47± SF

ZONING: BR

PARKING: Ample Open Parking

SIGNAGE: Building

VISIBILITY: Excellent

HWY ACCESS: I-95, Exit 54

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

EXPENSES

RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

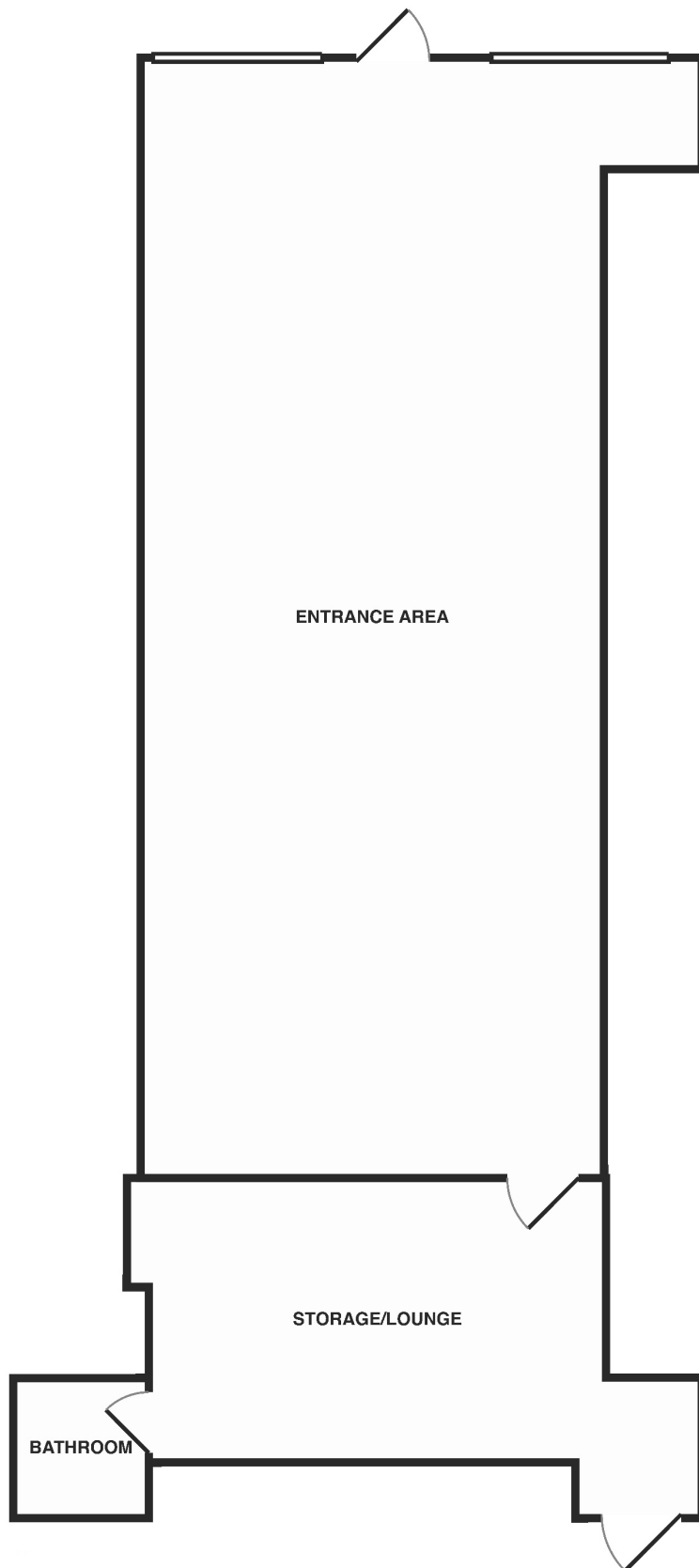
INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord

OTHER TENANTS:

Lion City Chinese Food Restaurant, Perkatory Coffee Shop, Salon J, Happy Tails Pet Grooming, Studio One Dance Center, Brushy Hill Laundry & Dry Cleaning & More



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