



**KNG**  
REALTY

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**FOR LEASE**

**AMPLE  
PARKING**



**835 GRAND AVE**  
NEW HAVEN CT

**2400 SF RETAIL SPACE**

EXCELLENT STREET VISIBILITY | GREAT SPOT FOR A RESTAURANT

## HIGHLIGHTS

- APPROX. 2,430 SF STOREFRONT/RETAIL SPACE IDEAL FOR RETAIL, OFFICE, CAFÉ, DELI, SPECIALTY FOOD, OR SERVICE USERS
- DEDICATED ON-SITE PARKING WITH APPROXIMATELY 12 SPACES
- STRONG FRONTAGE AND SIGNAGE EXPOSURE ALONG HEAVILY TRAVELED GRAND AVENUE WITH 39 FEET OF FRONTAGE
- REAR OVERHEAD DOOR FOR DELIVERIES
- PARTIALLY FIT OUT FOR MEAT MARKET

CONVENIENT ACCESS TO I-91



**KENNETH GINSBERG | 203-376-6266 | KEN@KNGREALTY.COM**

# 835 GRAND AVE NEW HAVEN CT



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POSITION YOUR BUSINESS FOR SUCCESS AT 835 GRAND AVENUE IN THE HEART OF NEW HAVEN'S ACTIVE GRAND AVENUE COMMERCIAL CORRIDOR. THIS HIGHLY VISIBLE ±2,430 SF RETAIL/COMMERCIAL SPACE OFFERS OUTSTANDING STREET FRONTAGE, STRONG DAILY TRAFFIC COUNTS, DEDICATED ON-SITE PARKING, AND CONVENIENT ACCESS TO I-91, DOWNTOWN NEW HAVEN, WOOSTER SQUARE, AND UNION STATION. SURROUNDED BY ESTABLISHED NEIGHBORHOOD RETAILERS, RESTAURANTS, AND DENSE RESIDENTIAL POPULATIONS, THE PROPERTY IS IDEALLY SUITED FOR RETAIL, OFFICE, MEDICAL, CAFÉ, SPECIALTY FOOD, SERVICE, OR CREATIVE COMMERCIAL USE. RARE SMALL-FORMAT AVAILABILITY COMBINED WITH EXCELLENT ACCESSIBILITY AND SIGNAGE EXPOSURE MAKES THIS AN EXCEPTIONAL LEASING OPPORTUNITY IN ONE OF NEW HAVEN'S MOST ESTABLISHED URBAN BUSINESS DISTRICTS.

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# PROPERTY FACTS

## 835 GRAND AVE

Total Building SF	2,400 SF
Available SF	2,400 SF
Year Built	1963
Ceiling Height	10'
Parking	Paved Lot
Stories	1
Overhead Doors	1
Building Use	Retail
Construction	Masonry
Roof	Flat/Rubber
Zoning	BA
Heat	Gas
Size	0.12 ac
Assessment	\$151,200
Mill Rate	39.40
Taxes / SF	\$2.48

ASKING PRICE

**\$4,400/MONTH NNN**

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