

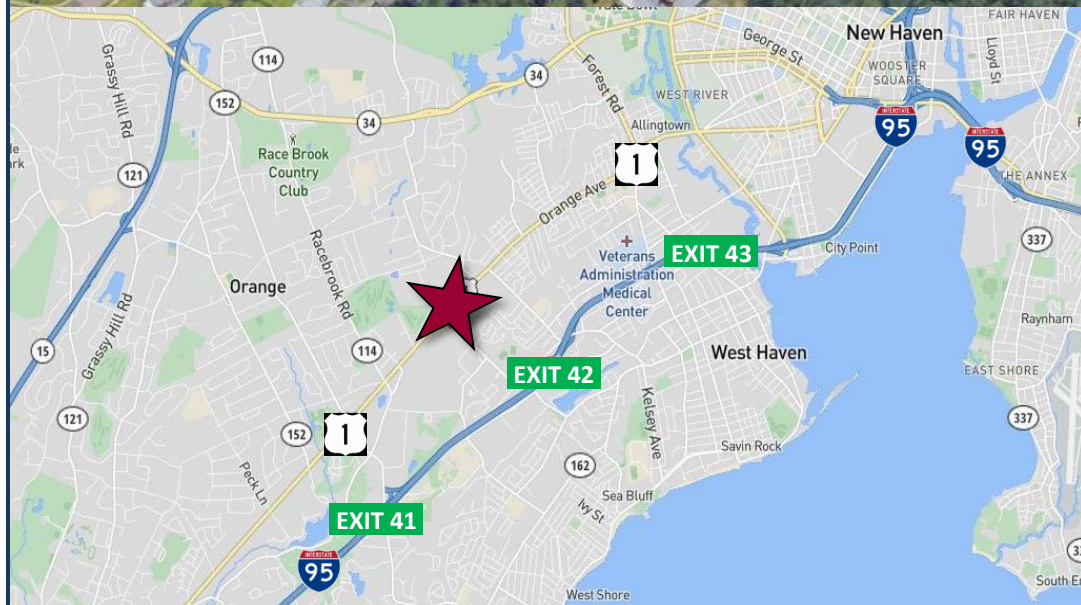
FOR LEASE | BUILD TO SUIT ON 4.17± ACRES IN C-1 ZONE | ADT: 22,872±  
 ADJACENT TO AMAZON - BOSTON POST RD & CARLSON RD ACCESS

51 Carlson Road, Orange, CT 06477

LEASE RATE: Call Listing Broker for Pricing

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&L**  
 COMMERCIAL

Ranked in Top 50  
 Commercial Firms in U.S.



### Property Highlights

- 4.17± Acres of Land for LEASE
- Strong retail corridor
- Surrounded many national retailers
- ADT: 22,872±
- C-1 Zone
- Permitted Uses
  - Restaurants
  - Retail Stores, Shops, Services
  - Banks & Financial Institutions
  - Professional Offices
  - Motor Vehicle Stations/Garages
  - Manufacturing & Assembly
  - Veterinary Hospitals
  - Hotels/Motels & more
- Many area amenities

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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## PROPERTY INFORMATION

BUILDING/MAP ADDRESS 51 Carlson Rd  
TOTAL SITE AREA 4.17± Acres  
NUMBER OF LOTS 1  
MAX BLDG COVERAGE 25%  
SITE IMPROVEMENTS Water, Sewer & Gas at road

## SITE INFORMATION

TOPOGRAPHY Level  
ZONING C-1  
VISIBILITY Excellent  
FRONTAGE 286' on Carlson Rd.  
HWY ACCESS 1.1 miles to I-95  
TRAFFIC COUNT 22,872± - Route 1

## UTILITIES

SEWER Yes  
WATER At road  
GAS At road

## TAXES

ASSESSMENT \$1,006,900  
MILL RATE 32.59  
TAXES \$32,914.87

Demographics - Subject Property	1 Mile	3 Mile	5 Mile
2020 Total Population	9,757	77,436	197,328
Average Household Income	\$67,370	\$83,925	\$86,019
2020 Households	3,769	28,747	74,205
Median Age	37.20	38.30	36.30
Total Specified Consumer Spending	\$80.8 Million	\$1.8 Billion	\$5.1 Billion

**AREA RETAIL** Surrounded by many national retailers: Walgreens, Burlington, Target, Best Buy, Town Fair Tire, McDonalds, Taco Bell, Pet Smart and more.

**COMMENTS** Build to Suit Opportunity: 4.17± Acres of land for Lease on the Boston Post Road/Route 1 in the town of Orange with average daily traffic in excess of 22,872 vehicles per day. The property is surrounded by many national retailers and is 1 mile to I-95 exit 42.

**DIRECTIONS** I-95 to Exit 42 for Saw Mill Rd, right onto Saw Mill Rd, left onto Meloy Rd, left onto U.S. Rt. 1. Carlson Rd Access: I-95 to Exit 42 for Saw Mill Rd, left onto Saw Mill Rd, right onto Carlson Rd.

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