

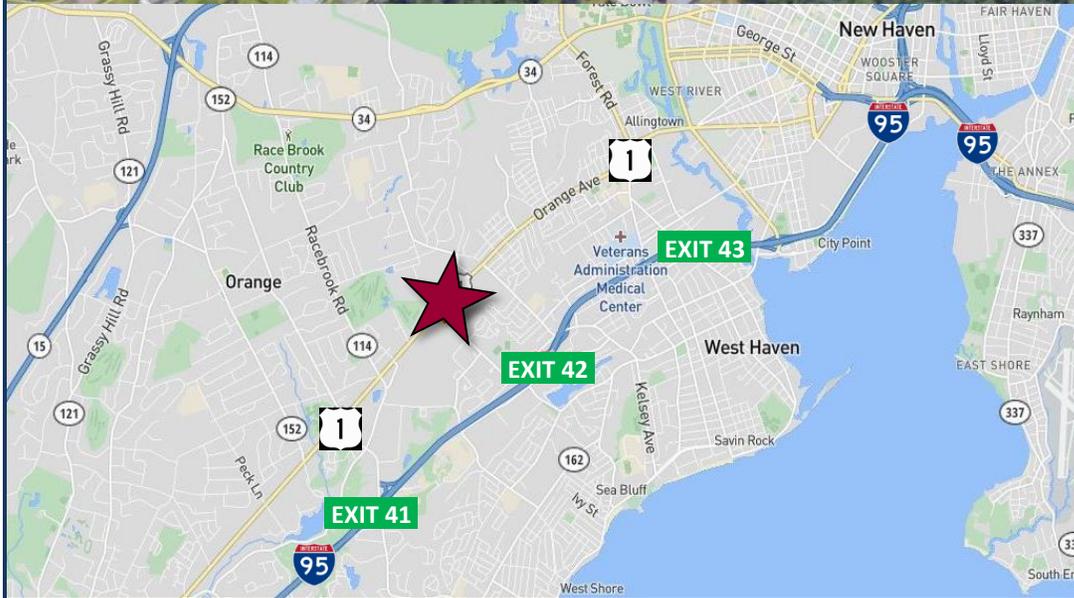
FOR LEASE | BUILD TO SUIT ON 4.17± ACRES IN C-1 ZONE | ADT: 22,872±
 ADJACENT TO AMAZON - BOSTON POST RD & CARLSON RD ACCESS



51 Carlson Road, Orange, CT 06477

Ranked in Top 50
 Commercial Firms in U.S.

LEASE RATE: Call Listing Broker for Pricing



- ### 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

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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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