

# ORANGE, CT

538 BOSTON POST ROAD, ORANGE, CT 06477



## PROPERTY TYPE

Retail

## AVAILABLE SQUARE FOOTAGE

6,032 + 7,551 SF

## PRICE PER SQUARE FOOT

Negotiable NNN

## NETS

\$1.30 CAM

\$2.39 RET

\$0.40 INS

**\$4.09 Total**

## TRAFFIC COUNT

21,000 ADT

A great space positioned between national retailers in a signalized shopping center, this property is located in Southern Connecticut's strongest retail district. Adjacent to Raymour & Flanigan; among DSW Shoe Warehouse, TJ Maxx, Starbucks and Applebee's; and adjacent to Trader Joes, this regional market serves over 333,000 people in a 7-mile radius. Average Daily Traffic (ADT) is almost 21,000 cars a day. Other retailers in the market include Costco, Target, and Barnes & Noble.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	53,385	134,296	277,839
AVG HH Income	\$87,474	\$72,360	\$63,958
Total HH	20,968	50,278	106,112

## NICOLE DEROSE

Leasing Specialist  
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## TREVOR EDKIN

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## SCOTT MILNAMOW

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**Raymour & Flanigan®**  
REAL ESTATE

OVER 13 MILLION SQUARE FEET  
OF REAL ESTATE SPACE

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