



**TRUE**  
COMMERCIAL REAL ESTATE LLC

**53 BOSTON POST ROAD | ORANGE, CT**

## DEMOGRAPHICS

### POPULATION

1 mile: 8,150  
3 miles: 71,927  
5 miles: 187,622

### # HOUSEHOLDS

1 mile: 3,133  
3 miles: 27,254  
5 miles: 71,294

### AVG. HOUSEHOLD \$

1 mile: \$73,995  
3 miles: \$95,257  
5 miles: \$95,890



**AVAILABLE: 12,556-58,210 SF**

- Lighted access next to Target
- Plenty of parking
- Great visibility on high trafficked RT-1
- Flexible square footage available

**AREA RETAILERS:** Target, Burlington Coat, Edge Fitness, Guitar Center, Shop Rite, Kohl's and many others!

**A TRUE EXCLUSIVE...  
CALL FOR THE DETAILS!**

### AGENTS:

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#	TENANT	SQ. FT.
1	BEST BUY (PRE-LEASING)	45,654 SF
2	AVAILABLE	12,556 SF
5	Target - Now with CVS	
6	McDonald's	





# 53 BOSTON POST ROAD | ORANGE, CT | ORANGE PLAZA

**SITE**



AMAZON DISTRIBUTION



BOSTON POST ROAD 12,400 VPD

19,800 VPD

I-95 | 117,500 VPD

