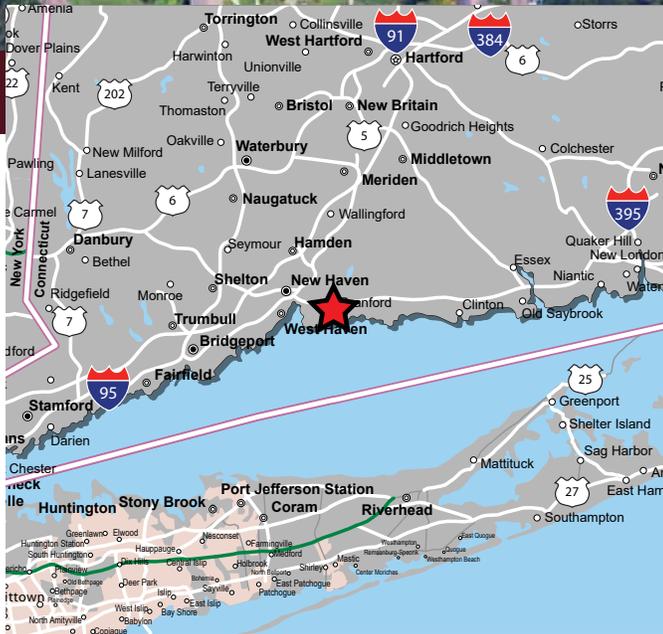


RETAIL OPPORTUNITY

845 West Main Street (Route 1), Branford, Connecticut



PROPERTY HIGHLIGHTS

- » 6,200 SF Available
- » End Cap Space
- » Conveniently Located on Route 1
- » Excellent Visibility & Access
- » Zoning - Local Business (LB)
- » Multiple Uses Allowed
- » Large Parking Field
- » Densely Populated Trade Area



RETAIL OPPORTUNITY

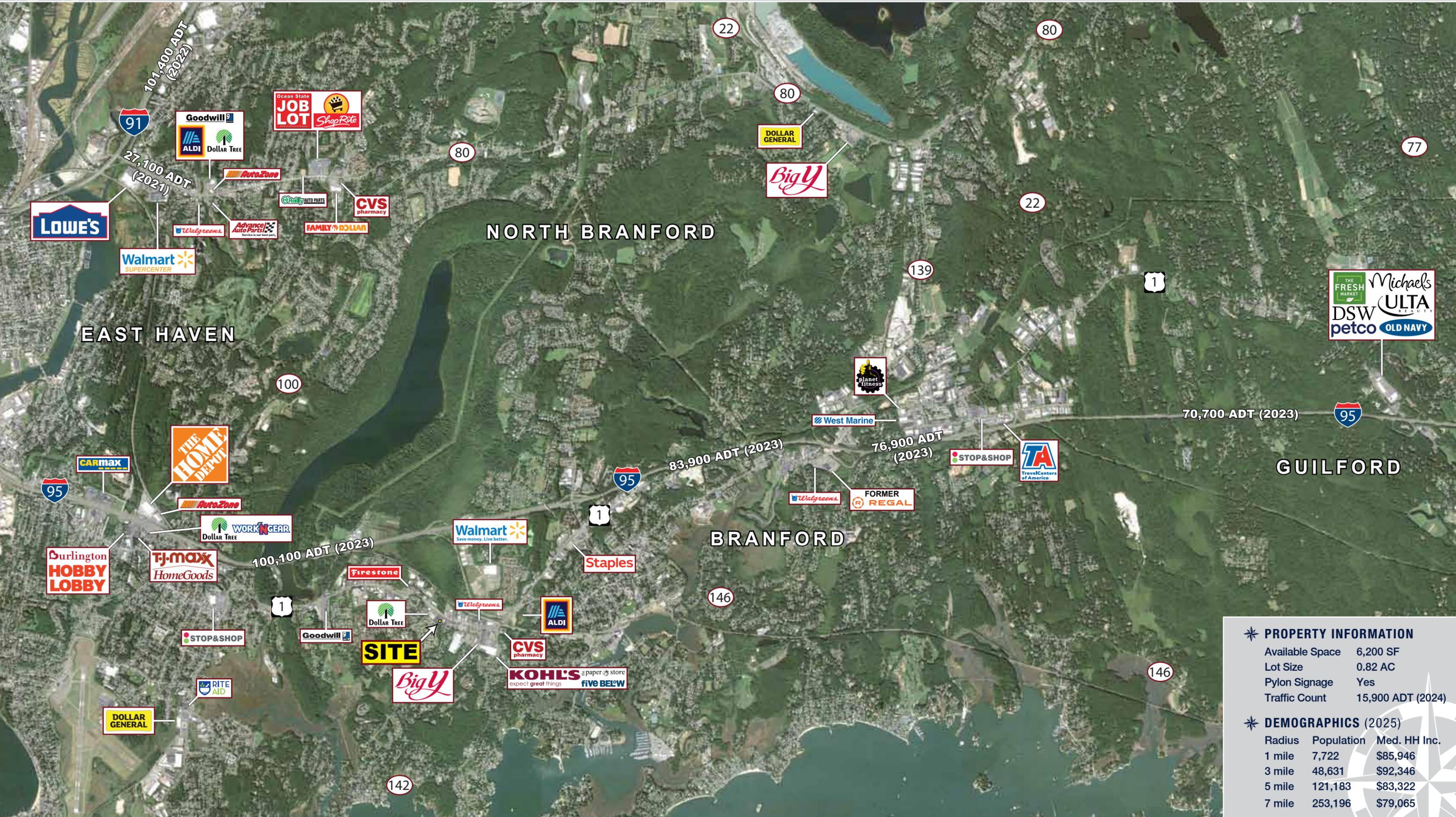
845 West Main Street (Route 1), Branford, Connecticut



EASTERN
RETAIL PROPERTIES



Gordon Brothers



* PROPERTY INFORMATION		
Available Space	6,200 SF	
Lot Size	0.82 AC	
Pylon Signage	Yes	
Traffic Count	15,900 ADT (2024)	
* DEMOGRAPHICS (2025)		
Radius	Population	Med. HH Inc.
1 mile	7,722	\$85,946
3 mile	48,631	\$92,346
5 mile	121,183	\$83,322
7 mile	253,196	\$79,065



Retail Opportunity - 845 West Main Street (Route 1), Branford, Connecticut



EASTERN
RETAIL PROPERTIES



**Gordon
Brothers**

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