



FOR SALE | Retail on Route 1 within 3.5± MSF Retail Corridor

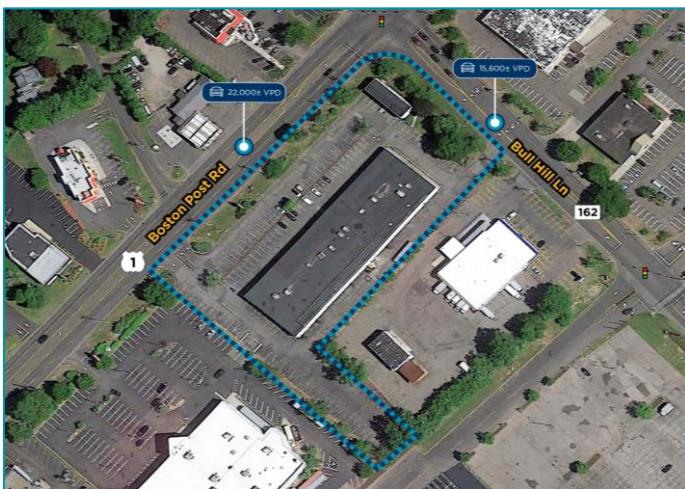
112-118 BOSTON POST ROAD

Orange, Connecticut

Cushman & Wakefield's Capital Markets Group is pleased to present for sale 112-118 Boston Post Road in Orange, Connecticut for \$5,500,000.

112-118 Boston Post Road is a 30,730± SF shopping center comprised of a main strip building and a separate retail pad located within the well-established Boston Post Road (Route 1) Retail Corridor, 1.5± miles from Exits 41 and 42 of Interstate 95. The Center is 96% leased to eight tenants with a weighted average lease term of 6.35 years and is anchored by David's Bridal (8,600 SF—tenant since 1997).

The Center sits on a 3-acre site that provides a parking ratio of 6.35/1,000 SF and has 480± of frontage on the Boston Post Road (24,500± VPD) at its signalized intersection with Bull Hill Lane (245± frontage/13,100± VPD). 112-118 Boston Post Road benefits from a combination of quality national tenants, the surrounding density of retail on Route 1 and Bull Hill Lane, and its strategic location within a supply constrained, established 3.5± MSF regional drawing retail corridor.



Address	112-118 Boston Post Road, Orange, CT 06477	
Site Area	3.01± acres	
Frontage	Route 1	480±
	Bull Hill Lane	245±
Parking	195 surface spaces (6.35/1,000 SF)	
Building RSF	Strip Building	29,430± SF
	Retail Pad	1,300± SF
	Total RSF	30,730± SF
Demised Spaces	9 demised spaces	
Occupancy	96% occupied	
Sale Price	\$5,500,000	

For more information, please contact:

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112-118 BOSTON POST ROAD

Orange, Connecticut

- **Income Stability with Upside Potential** 112-118 Boston Post Road, which is 96% leased to eight tenants with varying lease expirations, benefits from long-term leases with its anchor tenants and upside potential via the lease-up of the available space
- **High Degree of Visibility & Convenient Access** The Center's buildings are prominently set on the corner of a signalized intersection and are accessible from both the Boston Post Road (480'±—24,500± VPD) and Bull Hill Lane (245'±—13,100± VPD), providing tenants with a high degree of visibility and enabling ease of access
- **Ample Parking** The property has a total of 195 parking spaces, providing a substantial parking ratio of 6.35/1,000 SF
- **Situated within 3.5± MSF Regional Drawing Retail Corridor** 112-118 Boston Post Road is located within the heart of the heavily travelled Route 1 Retail Corridor that features a broad mix of shopping centers, mini-malls, individual stores and a variety of higher-end restaurants that draw a large consumer base
- **Daytime Population & Demographics** The center benefits from a strong daytime population provided by the surrounding corporate and education campuses and an average housing income of \$90,759 within a 3-mile radius

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