

# NOW AVAILABLE FOR LEASE OR FOR SALE

104 Washington Avenue, North Haven, CT



## PROPERTY OVERVIEW

<b>ADDRESS</b>	104 Washington Ave. (Route 5), North Haven, CT 06473		
<b>BUILDING SIZE</b>	3,600 SF	<b>YEAR BUILT</b>	2000
<b>LOT SIZE</b>	0.52 acres	<b>PARKING</b>	17 spaces on-site
<b>ZONING</b>	CB20 (allows for many uses)	<b>TAXES</b>	\$11,009.28 (Current annually)

Basement storage space available

Easy access to Interstate-91 (Exit 11 & Exit 12)

High traffic retail corridor on Route 5

## ABOUT US

New England Retail Properties, Inc. is a full service commercial real estate development and brokerage company specializing in shopping center leasing, development and investment sales.

New England Retail Properties Inc.  
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### EXCLUSIVE BROKER

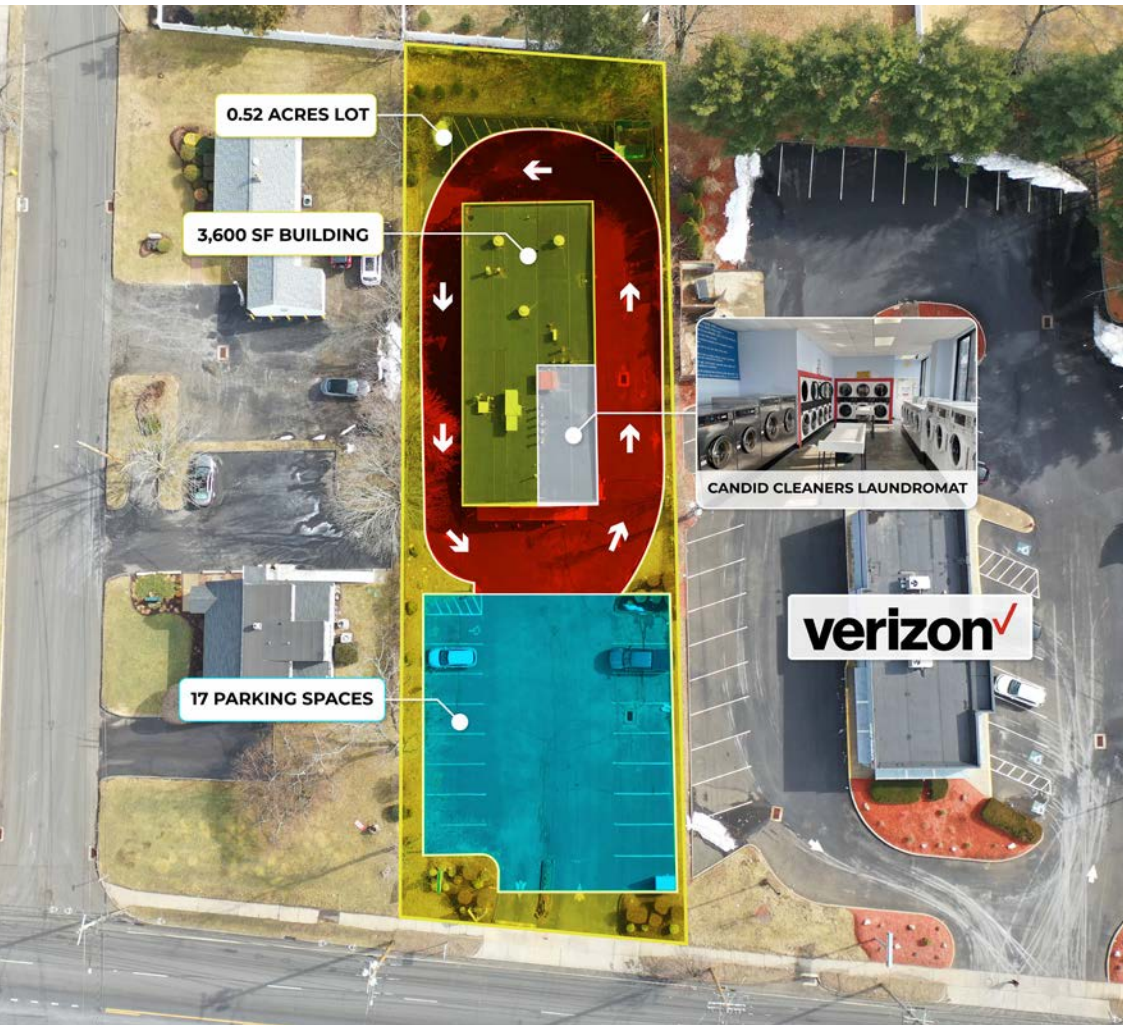
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**104 WASHINGTON AVE | NORTH HAVEN**



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**WASHINGTON AVE | ROUTE 5**



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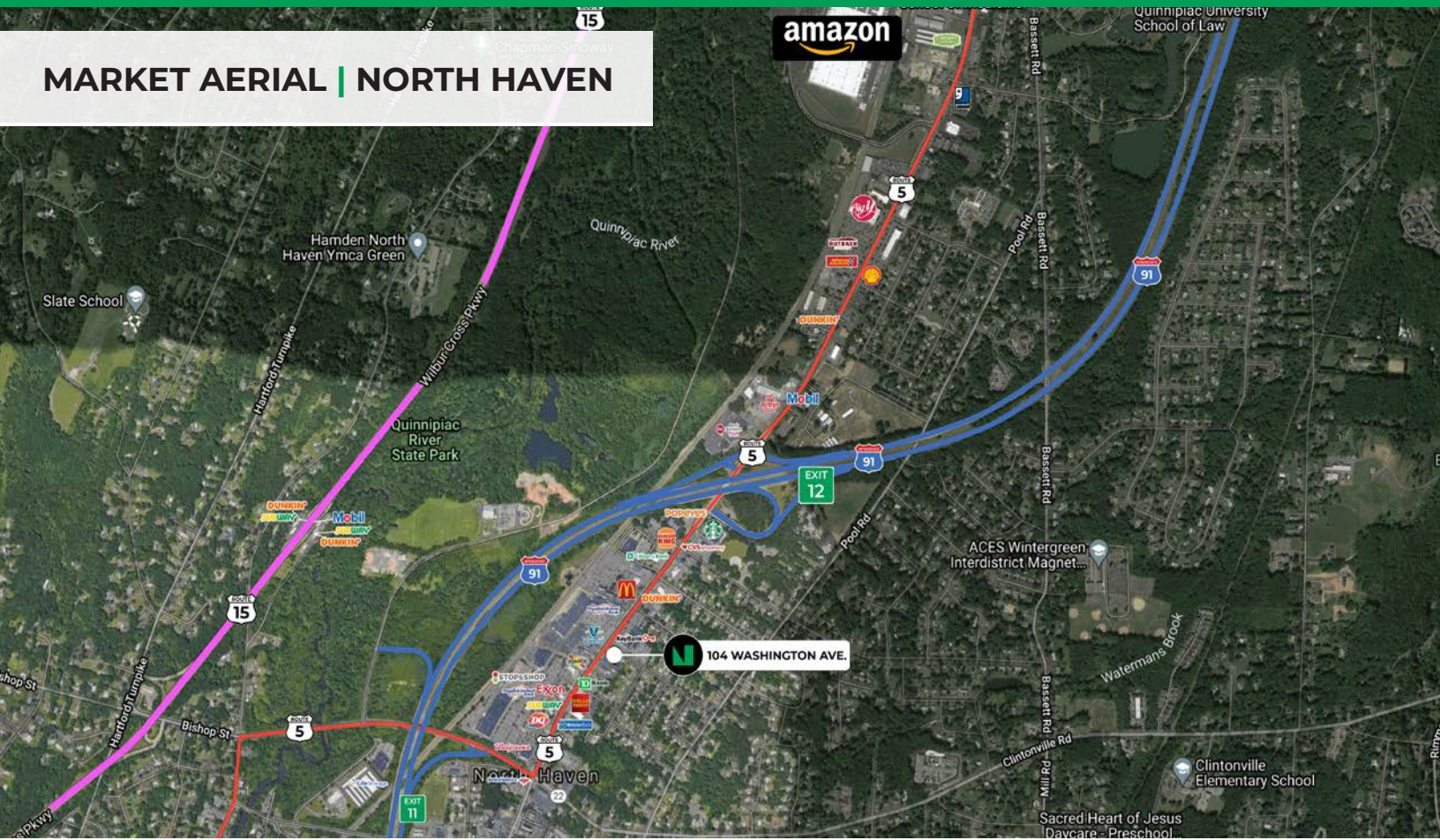
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**MARKET AERIAL | NORTH HAVEN**



**DEMOGRAPHICS**

**3 MILES**

**5 MILES**

**10 MILES**

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	39,148	110,840	446,506
TOTAL # OF HOUSEHOLDS	15,316	44,624	175,353
AVG. HOUSEHOLD INCOME	\$110,960	\$106,298	\$99,367

**TRAFFIC COUNTS**

WASHINGTON AVENUE	20,865 VPD
INTERSTATE-91	85,589 VPD



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