



New England
Retail Properties, Inc.

NOW AVAILABLE FOR SALE OR LEASE



MATT HALPRIN

EXCLUSIVE BROKER

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Former Smithland Supply/Agway Pet & Garden Center

11 Whitewood Lane, North Branford, CT 06471

11 WHITEWOOD LN | NORTH BRANFORD



PROPERTY DETAILS | For Sale or Lease

Address	11 Whitewood Ln, North Branford, CT 06471
Main Building Size	17004 SF
Greenhouse Size	756 SF
Office Building Size	3,600 SF
Total Size (GLA)	21,360 SF
Year Built	1990
Lot Size	3.11 Acres
Zoning	B1
Parking	58 on-site spaces
Use Type	Retail, medical, or restaurant

Sale/Lease Details

Taxes (Annual)	\$36,468.96
Sale Price	\$3,000,000
Asking Rent	\$250,000
Lease Type	Pure Net (Tenant pays all expenses)

Highlights

- Located in a high traffic area, just off Rte. 80 with over 11,900 VPD
- Easy highway access; 4.2 miles, 8 minutes to I-95
- \$162,928 average household income within a 3-mile radius
- Location services neighboring towns such as Branford, Guilford, and New Haven



HIGHWAY ACCESS

Approximately 4.2 miles,
8 minutes to Interstate-95



DEMOGRAPHICS

Estimated population of
over 43,800 within 5-miles



TRAFFIC COUNTS

Strong Traffic counts with
over 11,912 vehicles per day

PROPERTY PHOTOS | 11 Whitewood Lane, North Branford, CT



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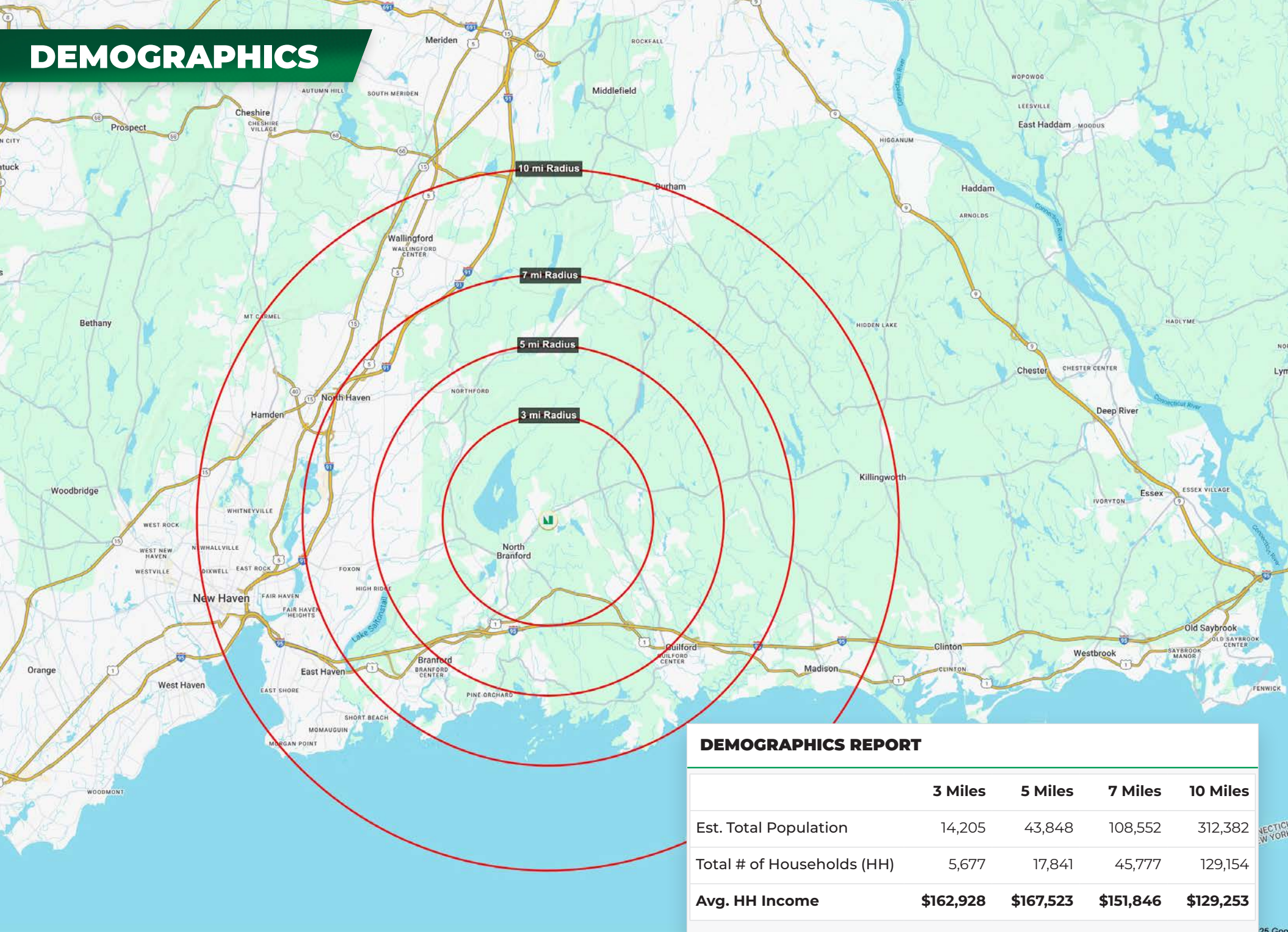


CLOSE AERIAL



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DEMOGRAPHICS



DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	14,205	43,848	108,552	312,382
Total # of Households (HH)	5,677	17,841	45,777	129,154
Avg. HH Income	\$162,928	\$167,523	\$151,846	\$129,253



11 Whitewood Lane
NORTH BRANFORD CONNECTICUT

CONTACT

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