



**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	\$2,450,000
Asking Rent	Upon Request
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





## 1





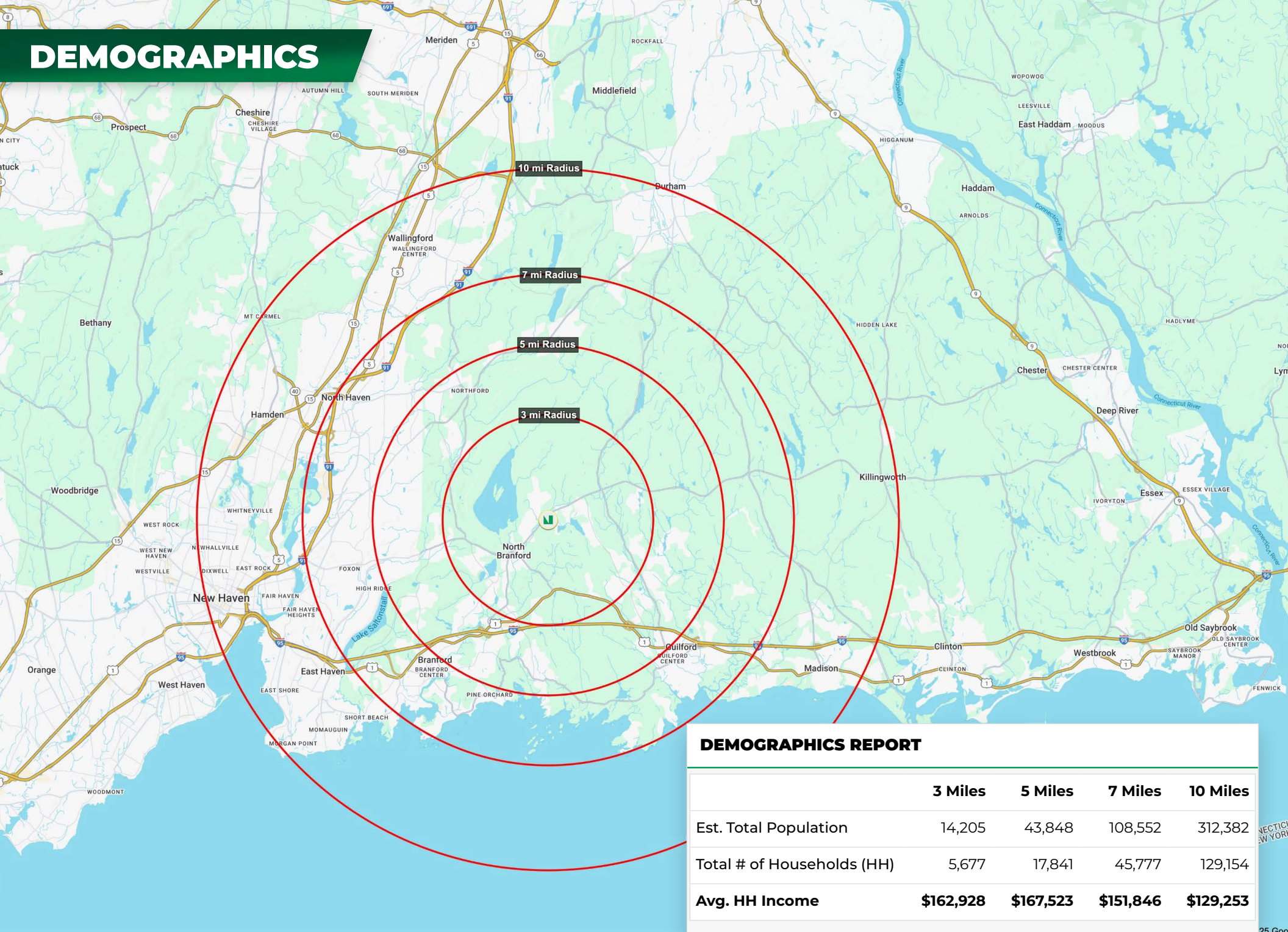
# CLOSE AERIAL



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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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