

540 NEW HAVEN AVENUE DERBY, CT



**FOR LEASE:
8,000± SF**

**EXISTING BUILDING
AVAILABILITY:
IMMEDIATELY**

Existing space or ground lease opportunity.

**SURROUNDING RETAILERS
INCLUDE:**

Starbucks, Big Y, Edge Fitness, CVS, McDonald's, Dollar Tree, Lowe's, Webster Bank, Dunkin Donuts, Splash, and many others.

JOIN



DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	6,546	51,032	115,616
No. of Household	2,738	21,191	47,468
Avg. Household Income	\$137,649	\$132,617	\$133,153

**A TRUE EXCLUSIVE...
CALL FOR THE
DETAILS!**

AGENTS:
TYLER LYMAN
203.529.4639
tl@truecre.com

WES CRAFT
203.522.7484
wc@truecre.com

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SITE



27,000 VPD







