

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!**

**AGENT:
TYLER LYMAN
203.529.4639
tl@truecre.com**

This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.





SITE



34,600 VPD







