

1289 FOXON ROAD, NORTH BRANFORD, CT



PRE-LEASING PAD SITE: 2,953 SF

This is a rare end cap opportunity to be a part of a Big Y anchored center in the North Branford market. Great things can come out of this site to help you get more out of your business.

CO-TENANTS INCLUDE:



COASTAL WINE & SPIRITS



AREA RETAILERS:

DUNKIN'



DEMOGRAPHICS

| | 3-Mile | 5-Miles | 7-Miles |
|-----------------------|-----------|-----------|-----------|
| Population | 18,943 | 72,767 | 160,854 |
| Number of Household | 7,940 | 31,051 | 66,760 |
| Avg. Household Income | \$150,826 | \$137,122 | \$134,434 |

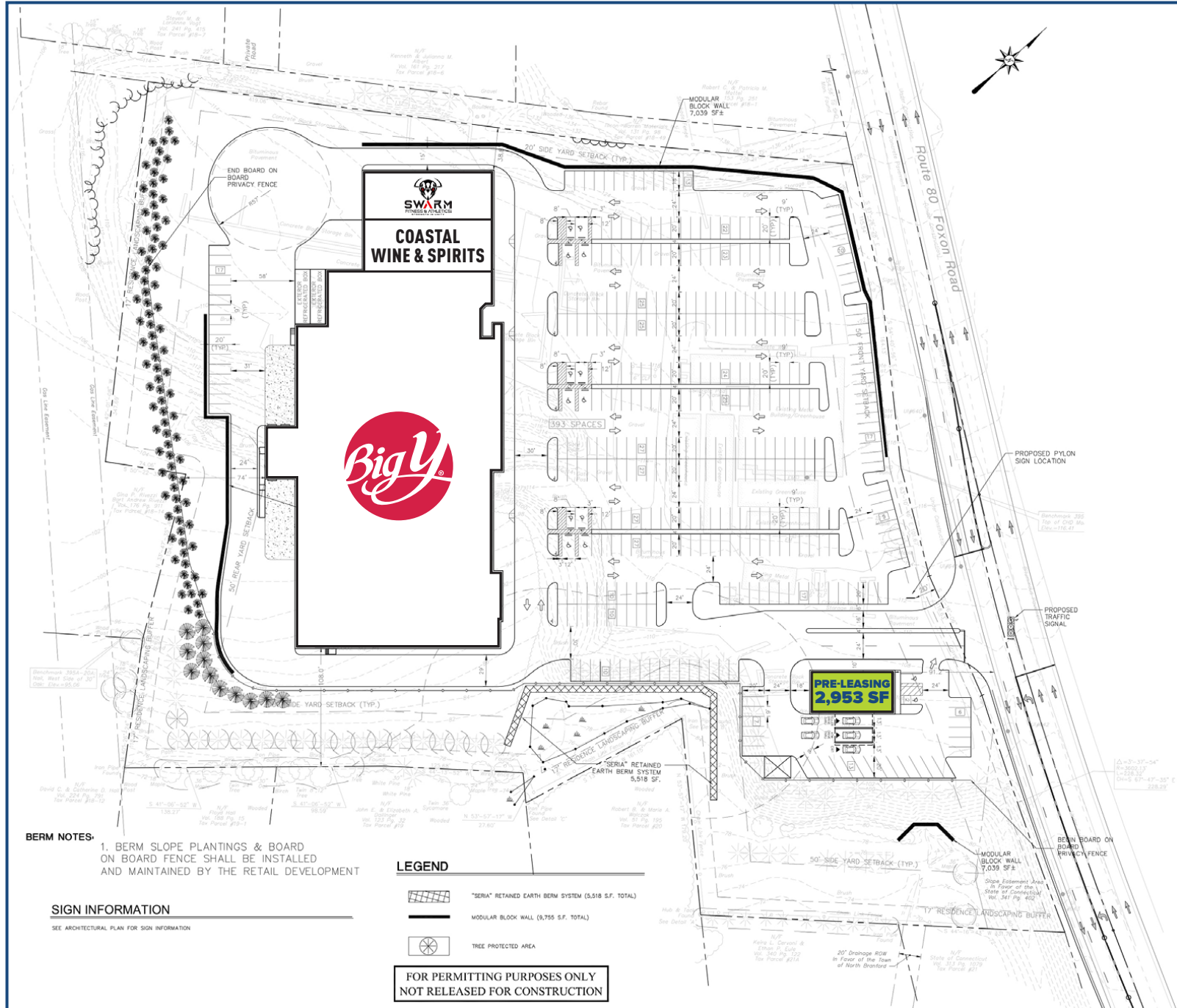
A TRUE EXCLUSIVE...
CALL FOR THE
DETAILS!

AGENTS:
DOMINICK MUSILLI
 203.529.4629
 dm@truecre.com

RICHARD SCHNIDER
 203.762.6173
 rs@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.





BERM NOTES:
 1. BERM SLOPE PLANTINGS & BOARD ON BOARD FENCE SHALL BE INSTALLED AND MAINTAINED BY THE RETAIL DEVELOPMENT

SIGN INFORMATION
 SEE ARCHITECTURAL PLAN FOR SIGN INFORMATION

LEGEND

| | |
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| | "SERA" RETAINED EARTH BERM SYSTEM (5,518 S.F. TOTAL) |
| | MODULAR BLOCK WALL (9,755 S.F. TOTAL) |
| | TREE PROTECTED AREA |

**FOR PERMITTING PURPOSES ONLY
 NOT RELEASED FOR CONSTRUCTION**



**DOLLAR
GENERAL**

SITE



DUNKIN'

