



**KNG**  
REALTY

(959) CALL-KNG

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**FOR LEASE**

**AMPLE  
PARKING**



**473 WASHINGTON AVE**  
NORTH HAVEN CT

**4,042 SF STAND ALONE RETAIL SPACE**

OVER 100 FT OF FRONTAGE! | STRONG VISIBILITY

## HIGHLIGHTS

- 4,042 + SF RETAIL SPACE
- 13' CLEAR HEIGHT
- 10 X 12 DRIVE IN DOOR FOR DELIVERY ACCESS
- HVAC IN PLACE
- PUBLIC WATER & SEWER, GAS AND ELECTRIC
- LOCATED ON BUSY WASHINGTON AVE
- TRAFFIC COUNT: 20,000 CPD

**EASY ACCESS TO I-91  
EXITS #13 & #14**

AVAILABLE FOR LEASE IS A 4,042 SF RETAIL SPACE LOCATED ALONG WASHINGTON AVENUE IN NORTH HAVEN. THE SPACE OFFERS STRONG VISIBILITY, A FLEXIBLE CONFIGURATION, AND SONING THAT SUPPORTS A WIDE RANGE OF RETAIL, SERVICE, SHOWROOM & COMMERCIAL USES.

THE PROPERTY SEES 20,000+ VEHICLES PER DAY, OVER 100 FEET OF FRONTAGE, AND CONVENIENT ACCESS TO I-91 VIA EXITS 12 & 13 MAKING IT WELL SUITED FOR BOTH DESTINATION & NEIGHBORHOOD SERVING BUSINESSES.

**LEASE PRICE**

**\$20 PER SF NNN**