

**AVAILABLE FOR LEASE**

278  
BOSTON POST RD  
ORANGE CT



**KNG  
REALTY**

(959) CALL-KNG

**\$18 PER SF NNN**



**3 COMMERCIAL SPACES  
AVAILABLE**

**2,367 SF, 2,690 SF, 3500 SF  
PRIME LOCATION**

**NEW OWNERSHIP**

**LOCATED IN THE ORANGE TOWN  
PLAZA**

**PRIME LOCATION: HIGH-TRAFFIC AREA  
WITH EXCELLENT VISIBILITY AND  
ACCESS.**



**KEN GINSBERG 203-376-6266**

**KEN@KNGREALTY.COM**





# SPACE HIGHLIGHTS:

\$18 PER SF NNN

## SPACE 1

2,690 SF -  
LARGE OPEN FLOOR  
PLAN WITH REAR  
OFFICE/STORAGE  
AREA

LARGE PICTURE  
WINDOW IN STORE  
FRONT PROVIDES  
AMAZING NATURAL  
LIGHTING

## SPACE 2

2,367 SF - IS AN END  
UNIT.

OPEN FLOOR PLAN

LARGE PICTURE  
WINDOW IN THE STORE-  
FRONT PROVIDES  
AMAZING NATURAL  
LIGHTING.

## SPACE 3

3,500 SF

OPEN FLOOR PLAN

LARGE PICTURE  
WINDOW IN THE STORE-  
FRONT PROVIDES  
AMAZING NATURAL  
LIGHTING.



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OFFERS EXCELLENT ACCESS TO  
MAJOR HIGHWAYS, A STRONG LOCAL ECONOMY, AND A  
BUSINESS-FRIENDLY ENVIRONMENT.

Total Building SF	10,761 +/- SF
Available SF	2,367 SF, 3,500 SF & 2,690 SF
NNN	\$5.50 PER SF
Year Built	1949
Ceiling Height	10'
Construction	Masonry
HVAC	Warm/Cool Air
Building Use	Retail
# of Floors	1
Occupancy	4
Roof	Flat
Parking	3/1000 SF
Traffic Count	14,300 CPD
Zoning	BD-1
Taxes	\$21,264
Assessment	\$664,500