

FOR LEASE

PRIME RETAIL SPACE DOWNTOWN NEW HAVEN, CT

CHAPEL WEST DISTRICT • STEPS FROM CROWN STREET DINING

±1,490 SF

RETAIL / RESTAURANT SPACE



PROPERTY OVERVIEW

Excellent opportunity to lease ±1,490 SF of well-designed retail/restaurant space in the heart of downtown New Haven, located in the Chapel West District. This modern, move-in ready space features floor-to-ceiling storefront windows, open layout with service counter, and efficient back-of-house area. Ideal for a café, dessert concept, coffee shop, or other retail/food uses. Surrounded by Yale, restaurants, retail and year-round foot traffic. Currently outfitted for an upscale ice cream shop. Some key money required.



**±1,490 SF
RETAIL SPACE**



**MODERN
CONSTRUCTION
MIXED-USE BUILDING**



**PRIME WALKABILITY
YALE CAMPUS
& DINING**



**IDEAL FOR
CAFE, RESTAURANT
OR RETAIL**



**EXISTING BUILD-OUT
INCLUDES SERVICE AREA
& BACK OF HOUSE**



**HIGH VISIBILITY
DOWNTOWN
NEW HAVEN**



PREMIER LOCATION

Situated in the heart of Downtown New Haven, this highly desirable location offers exceptional visibility in a high-traffic area surrounded by Yale University, Yale Hospitals, and a bustling nightlife.

CONTACT EXCLUSIVE AGENT

Ken Ginsberg

203.376.6266

ken@kngrealty.com