

P&Z APPROVED FOR DAY CARE USE

DAY CARE

FOR LEASE — 302 EASTERN ST

NEW HAVEN, CT 06513



THE SITE — BUILDING, LAWN & LOT: ROOM FOR A PLAYGROUND

9,000 SF — ONE STORY

DAY CARE APPROVED BY P&Z

RAW SHELL — CLEAN SLATE

EASY DROP-OFF & PICK-UP

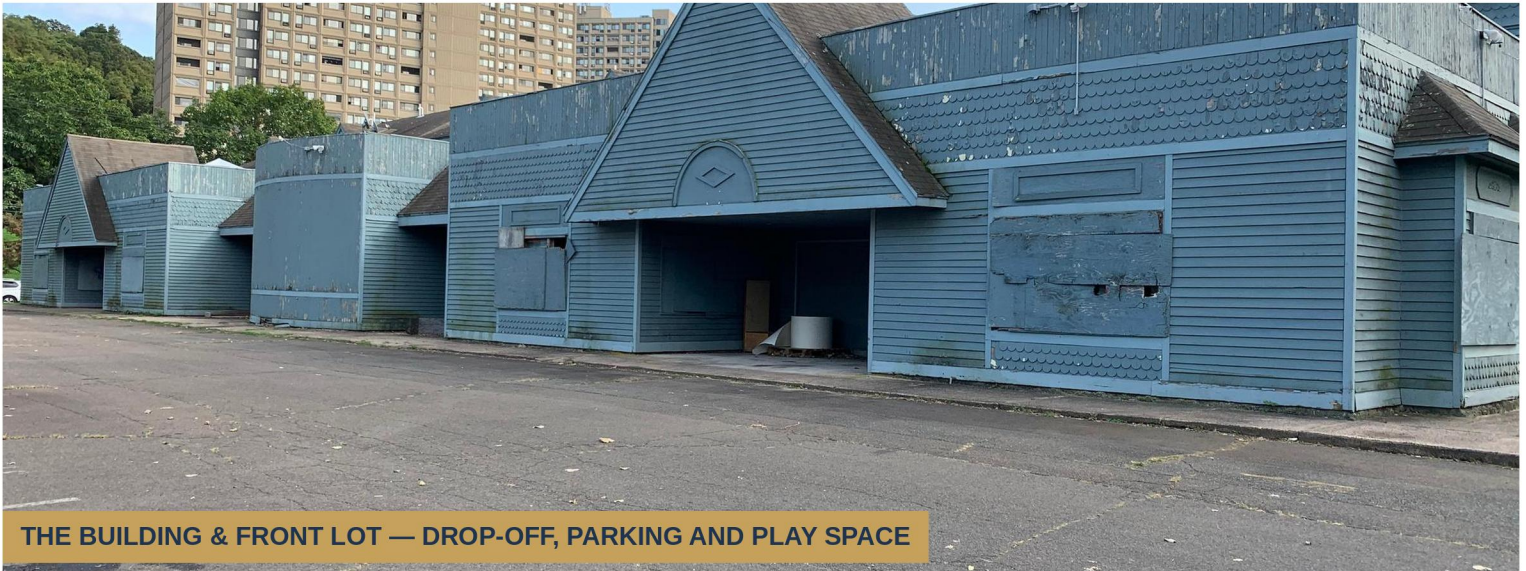
PLENTY OF PARKING

DIVISIBLE — 6 × 1,500 SF

WHY THIS SITE WINS FOR CHILD CARE

- ✓ ZONING IS DONE — Day care use is already approved by New Haven Planning & Zoning. No special permit to chase, no approval risk, no year lost.
- ✓ A CLEAN SLATE — The space is a raw dark shell today: 9,000 SF, single story, 12' ceilings, wide open — lay it out exactly the way your program and the licensing rules want it.
- ✓ VANILLA BOX PRICE, TURNKEY OPTION — The \$16/SF rent is priced on delivery of a vanilla box. Want it finished? The owner can take it from vanilla box to a full turnkey build-out, priced on the scope of the work.
- ✓ PLAYGROUND ROOM — Open lawn and lot area on site for a fenced outdoor play area.
- ✓ DROP-OFF THAT WORKS — A big paved lot right at the door for safe, quick parent drop-off and pick-up, plus plenty of staff parking.
- ✓ FAMILIES ALL AROUND — Corner of Eastern St & Hemingway St, inside a residential complex and directly across from Bella Vista's 1,400+ residents.
- ✓ SIZE IT YOUR WAY — Take all 9,000 SF, or start smaller: the space subdivides into six 1,500 SF units for a phased opening or growth.
- ✓ BRAND-NEW EXTERIOR — The owner will renovate the exterior as part of the lease: your center opens with a fresh, brand-new face, not a tired building.
- ✓ READY INFRASTRUCTURE — City water and sewer, gas heat and central air.

LEASE PRICE \$16.00 PER SF / YR + NNN***RENT BASED ON VANILLA BOX DELIVERY — BUILD-OUT TO TURNKEY PRICED ON SCOPE**



THE BUILDING & FRONT LOT — DROP-OFF, PARKING AND PLAY SPACE

EXTERIOR	RENOVATED — BRAND NEW	LOCATION	CORNER: EASTERN & HEMINGWAY
DELIVERY	VANILLA BOX	BUILD-OUT	TO TURNKEY — ON SCOPE
BUILDING SIZE	9,000 SF	AVAILABLE	9,000 SF (DIVISIBLE)
YEAR BUILT	1990	FLOORS	1 — SINGLE STORY
CEILING HEIGHT	12'	CONSTRUCTION	CLAPBOARD
ZONING	RM-1 — P&Z APPROVED	PARKING	AMPLE PAVED LOT
BATHROOMS	2	HVAC	GAS HEAT / CENTRAL AIR
WATER / SEWER	CITY / CITY	LOADING DOCK	NONE
TAXES	\$7,000 / YR (\$0.78/SF)	OWNER	HEMINGWAY MANOR LLC

THE BOTTOM LINE

Most day care deals die in zoning. This one starts past the finish line: the use is approved, and the space is a raw, single-story dark shell — a clean slate you can lay out exactly to your program. The quoted rent delivers a vanilla box; a full build-out to turnkey is available from the owner, priced on the scope of the work — and the exterior will be renovated brand new as part of the lease. Add a big front lot that makes drop-off painless, room outside for a playground, and a dense residential neighborhood all around — and 302 Eastern St checks every box an operator looks for: approval, layout, parking, play space, and a landlord who will build.

Child care licensing through the Connecticut Office of Early Childhood is the operator's responsibility. Information is deemed reliable but not guaranteed; square footages, taxes and approvals are subject to independent verification.

CALL TODAY FOR A SHOWING — 203.376.6266