



RETAIL SPACE.
STRATEGIC LOCATION.
STRONG POTENTIAL.



**473
WASHINGTON
AVENUE**

NORTH HAVEN, CT



4,042± SF RETAIL SPACE FOR LEASE

 **473 Washington Avenue, North Haven, CT**

LEASE RATE:

\$20.00 PSF NNN



NOW LEASING

Position your business
for success.



PROPERTY HIGHLIGHTS



4,042± SF
retail/commercial space



13'
clear ceiling height



10' x 12'
drive-in overhead
door for deliveries



Existing
HVAC system



Public
water & sewer



Gas & Electric
utilities



Excellent visibility
on Washington Avenue



20,000±
vehicles per day
traffic count



Flexible layout suitable for
retail, showroom, fitness,
service, warehouse/showroom,
and other commercial uses



Convenient access to I-911,
Route 5, and surrounding
business districts



RETAIL SPACE.
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Position your business for success in this 4,042± SF retail opportunity located on heavily traveled Washington Avenue, one of North Haven's premier commercial corridors. Offering excellent visibility, convenient access, and functional loading capabilities, this versatile space is well suited for retail, showroom, fitness, service-oriented businesses, and a variety of commercial users.



PROPERTY PHOTOS

ADDITIONAL VIEWS OF 473 WASHINGTON AVENUE

