

290 Old Gate Lane | Milford, CT

Available: 6,775 SF

6,775 SF Restaurant Space, with hood system and bar

Freestanding with Pylon Sign

Abundant Parking on 1.63AC

Centrally located in Milford, CT easy access to I-95 & Rt1

Ask: \$20 NNN



**Presented Exclusively by:
Kravet Realty, LLC**

Principal Broker

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Executive Summary

Discover an exciting leasing opportunity at 290 Old Gate Lane, strategically positioned to become a dynamic retail destination. This prime property, nestled between Connecticut Post Mall and the bustling Post Road retail district, offers a multitude of leasing possibilities for savvy entrepreneurs seeking a thriving business environment.

Versatile Retail Possibilities: In addition to its prime suitability for a restaurant, the property presents diverse retail prospects. Consider boutique shops, convenience stores, pharmacies, wellness centers, or entertainment venues to meet the varied needs of the market.

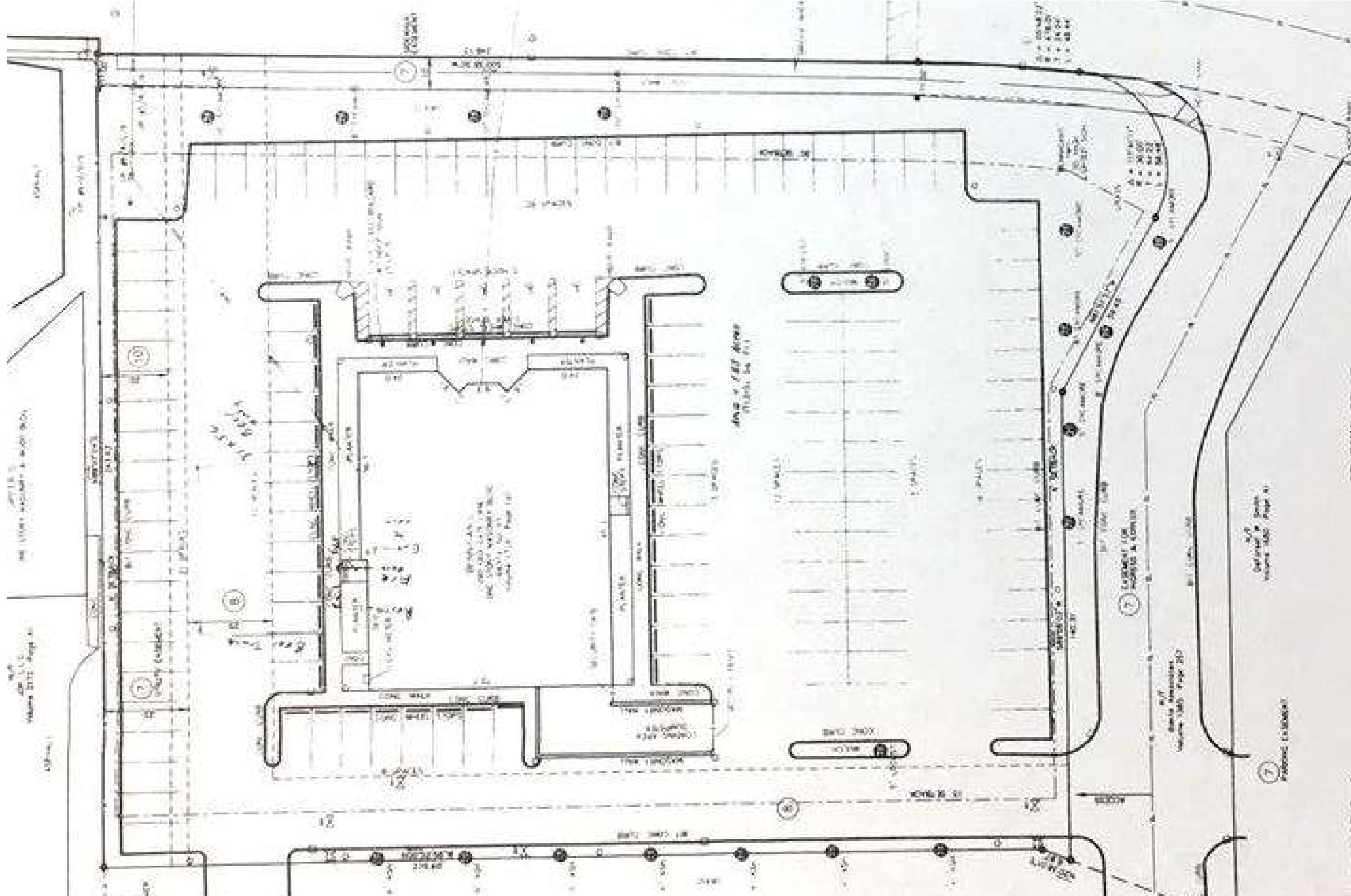
Strategic Location: Benefit from the property's strategic placement at Exit 40 of I-95, drawing in both local and transient customers. In addition, the expansive parking lot provides flexibility for extended operating hours and accommodates a large customer count.

Existing Retail Landscape: Leverage the property's proximity to well-established retailers like Lowes, Macy's, and Walmart. Enhance the existing retail landscape with your unique concept and capitalize on the traffic generated by these popular destinations.

Seize the opportunity to shape the future of 290 Old Gate Lane. Whether you envision a boutique shopping experience, a wellness hub, or the next entertainment hotspot, this property offers a canvas for innovative retail ventures. Contact us today to discuss how your business concept can thrive in this strategic and high-potential location. Secure your space and embark on a transformative journey in the heart of the vibrant Milford market!



Survey



Demographic - Within 5 Miles

KEY FACTS

111,137

Population



2.3

Average Household Size

45.8

Median Age

\$93,360

Median Household Income

EDUCATION

6.5%

No High School Diploma



26.7%

High School Graduate



23.0%

Some College/
Associate's Degree



43.8%

Bachelor's/Grad/
Prof Degree

BUSINESS



5,704

Total Businesses



71,052

Total Employees

EMPLOYMENT



67.3%

White Collar



16.4%

Blue Collar



16.3%

Services

5.2%

Unemployment Rate

INCOME



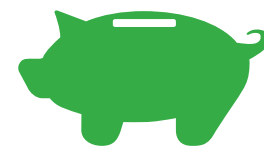
\$93,360

Median Household Income



\$53,132

Per Capita Income



\$271,783

Median Net Worth

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.6%)

The smallest group: \$15,000 - \$24,999 (5.7%)

Indicator ▲	Value	Diff	
<\$15,000	6.4%	-2.8%	
\$15,000 - \$24,999	5.7%	-1.5%	
\$25,000 - \$34,999	6.4%	-1.0%	
\$35,000 - \$49,999	8.4%	-1.2%	
\$50,000 - \$74,999	14.1%	-0.8%	
\$75,000 - \$99,999	11.6%	-0.1%	
\$100,000 - \$149,999	20.6%	+2.5%	
\$150,000 - \$199,999	11.8%	+1.9%	
\$200,000+	15.1%	+3.1%	

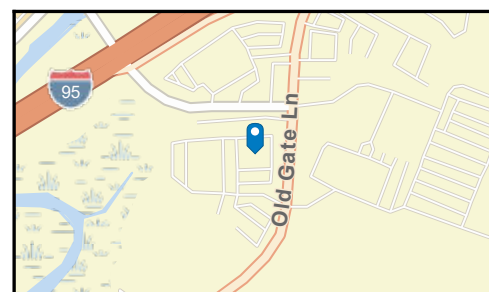
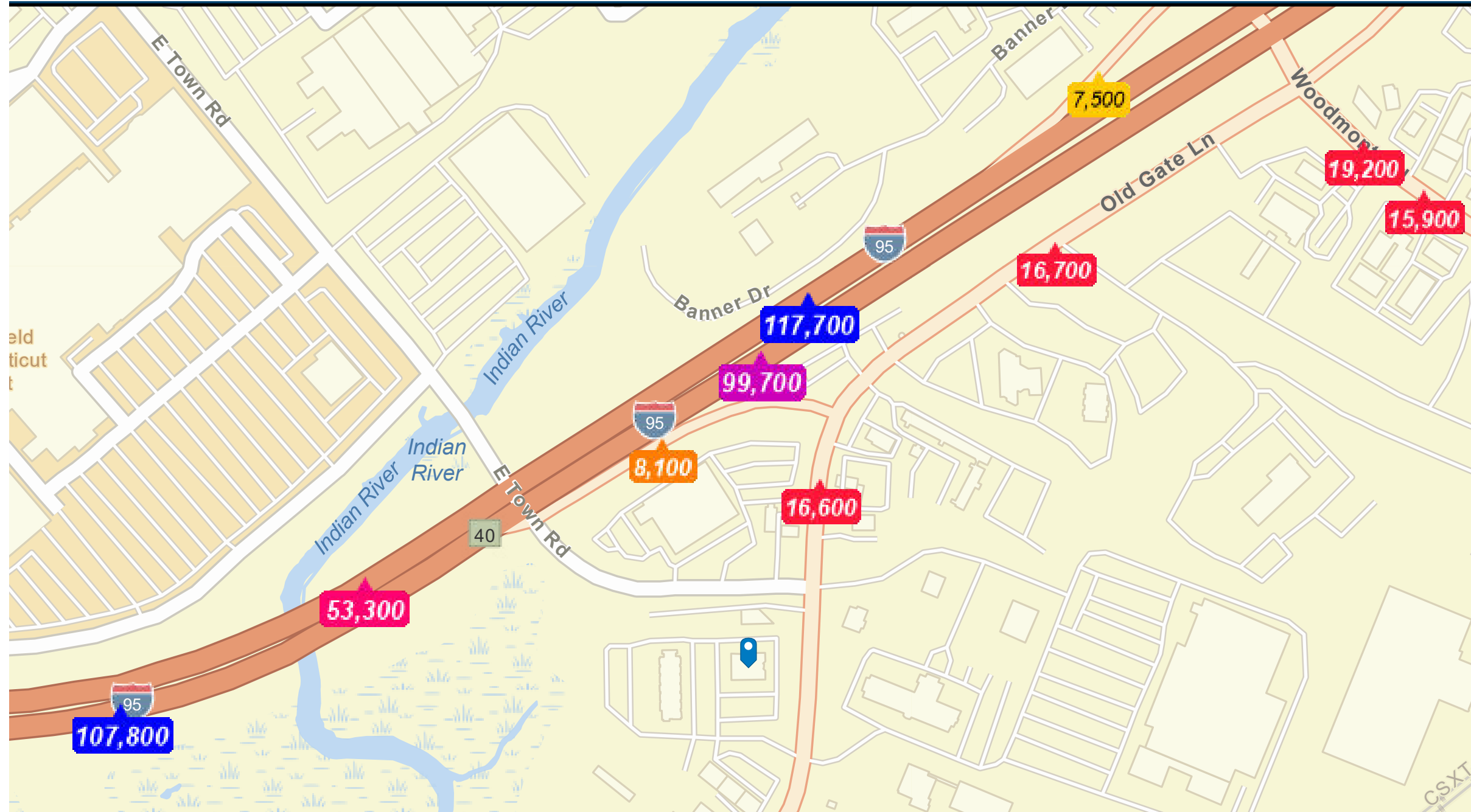
Bars show deviation from 09009 (New Haven County)



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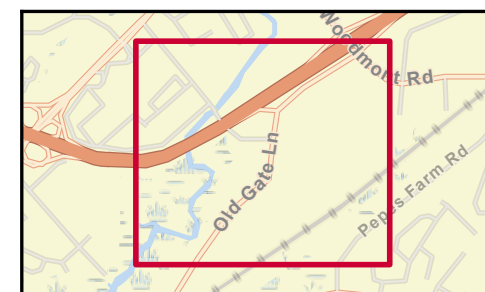


Traffic Count

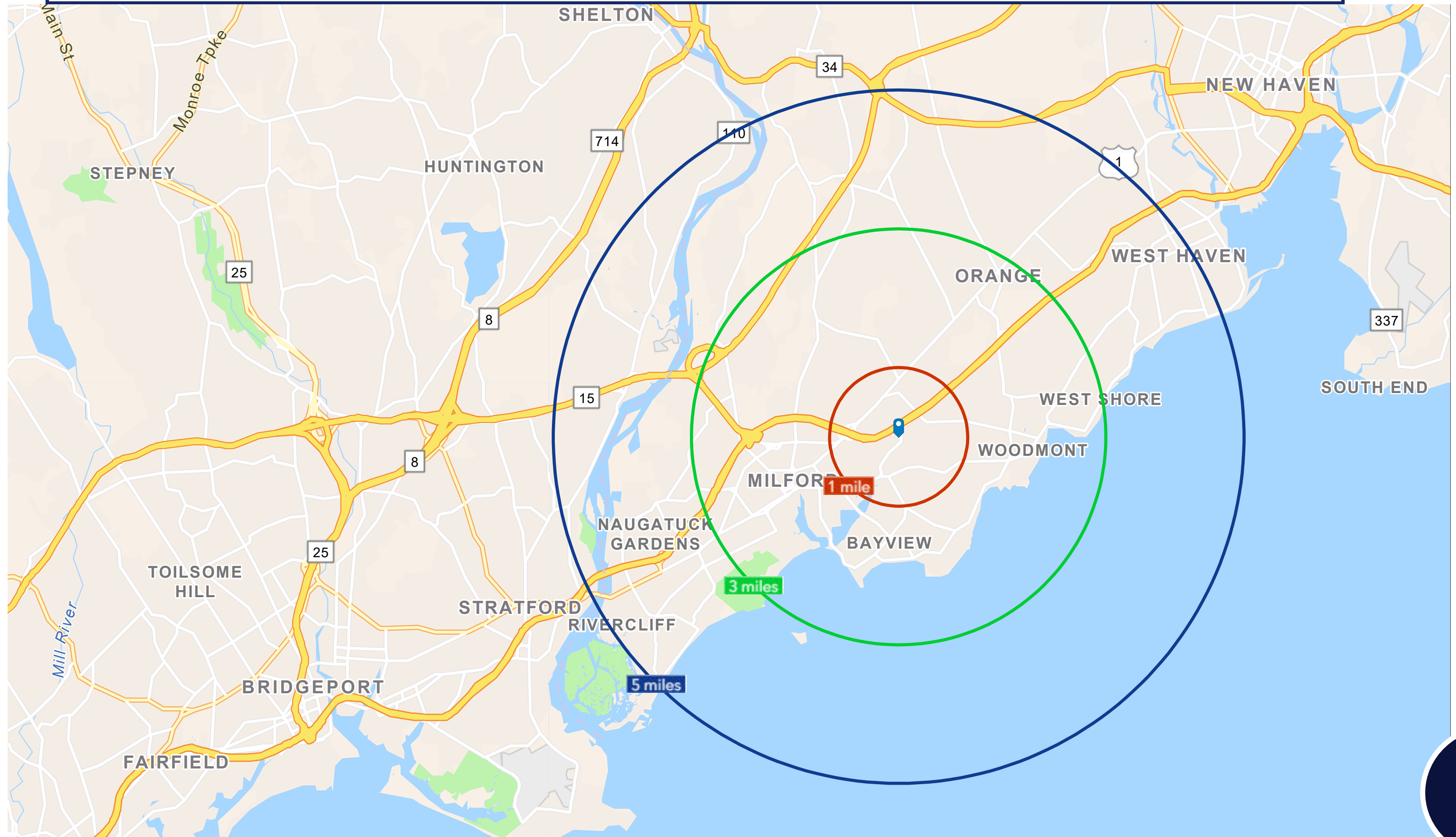


Source: ©2023 Kalibrate Technologies (Q3 2023).

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



5 Mile Radius



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