



Colliers

21,000 SF Retail or Flex Leasing Opportunity

312 EAST MAIN STREET
BRANFORD, CT 06405

JOHN CAFASSO, CCIM, SIOR
860 616 4013
john.cafasso@colliers.com

IAN HUNT
860 616 4020
ian.hunt@colliers.com

[COLLIERS.COM/HARTFORD](https://colliers.com/hartford)

RETAIL OR FLEX LEASING OPPORTUNITY

DENSE RETAIL TRADE AREA / 15,000 VPD

Colliers is pleased to present 312 E Main Street in Branford, Connecticut for lease. The single-story property is located along highly travelled Route 1 (E Main Street). The 21,000 sf building is an ideal location for retail or showroom use with light flex industrial or storage capability.



Lease Rate: \$12.50 psf

PROPERTY

FEATURES

- Highly travelled Route 1
Location - 15,000+ VPD
- 0.13 miles from I-95 on and off ramps
- Strong Demographics - \$116,000+ average household income (2 miles)
- Flexible space options - showroom, retail, flex warehouse
- Loading dock





JOHN CAFASSO, CCIM, SIOR

860 616 4013

john.cafasso@colliers.com

IAN HUNT

860 616 4020

ian.hunt@colliers.com

[COLLIERS.COM/HARTFORD](https://colliers.com/hartford)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.