

LEASE

236 BOSTON POST RD UNIT 1

Orange, CT 06477



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (MG)
Building Size:	31,916 SF
Available SF:	3,132 SF
Lot Size:	100,765 SF
Number of Units:	17
<hr/>	
Year Built:	1981
Zoning:	C-1

PROPERTY OVERVIEW

Introducing a prime commercial space for lease at 236 Boston Post Rd, Orange, CT, 06477. This property boasts a strategic location with high visibility, ideal for retail or office use. Spanning 31,916, the space offers an open layout with ample natural light, high ceilings, and modern finishes. With convenient parking and easy access to major thoroughfares, it's the perfect opportunity to establish your business in a thriving area. Don't miss out on this versatile and attractive property to elevate your brand and meet your operational needs.

Tom Cavaliere
(203) 907-7800



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

In Orange, CT, this location offers a variety of dining options, medical facilities, and shopping destinations. With a range of restaurants, nearby medical facilities, and retail stores, this area provides a convenient and well-rounded environment for office and medical tenants.

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236 Boston Post Road , Unit# 1, Orange, CT 06477

\$18



Active		Office, Retail	
Commercial For Lease		DOM / CDOM:	1 / 1
Listing ID :	24163260	County:	New Haven
Parcel Number:	1301453	Neighborhood:	N/A
		Is also for Sale/Lease:	/

Overview

Prime end-cap unit offering 3,132 SF of commercial space in a modern, high-traffic strip mall at the highly visible intersection of Boston Post Road and Indian River Road. Fully renovated in 2017, this versatile space is ideal for medical, professional, or retail use. Join an established mix of prominent tenants including Yale Urgent Care, Yale Blood Lab, New Solutions Pain Management Clinic, House of Brides, and Coldwell Banker, creating strong synergy within a well-established, high-profile commercial and medical setting. The layout features a welcoming reception area, kitchenette, perimeter offices, and an open center workspace, along with handicap-accessible men's and women's restrooms. The property offers more than ample parking, convenient access from both Boston Post Road and Indian River Road, and is available for immediate occupancy.

Structural/Parking Information

Year Built:	1981	Construction:	Brick
Number of Stories:		Roof:	Flat
Number of Units:	14	Foundation:	
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/	Ceiling Height:	
SqFt/SqFt Source:	3,132/Owner	# of Restrooms:	
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:		Office SqFt:	
Total Parking Spaces:		Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:		Warehouse SqFt:	
Commercial Features:		Residential SqFt:	
Exterior Features:	Lighting, Pole Sign	Additional SqFt Available:	
		Additional Space Available YN:	

Building Information

Present Use:	Tax Year:
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Business Information

Business Name:	Year Business Established:
Number of Employees:	Seating Capacity:
Conforming Use:	Business Licenses:

Lease Information

Landlord Options:	Tenant Responsibilities:	Common Area Maintenance, Credit Check, Electricity, Heat, Janitorial Service, Liability Insurance, Maintenance/Repairs
Landlord Requirements:	Security Deposit Info:	2 Months Security
Landlord Responsibilities:	Build Out Allowance:	
Lease Info/Duration:	Monthly Lease \$:	
Potential Use:	Remaining Years on Lease:	

HOA

Home Owner's Assoc.:	No	Association Fee Provides:
Association Amenities:		Special Assessments / Details:
Association Fee / Frequency:	/	

Utility Information

Heat Type/Fuel:	Hot Air/Natural Gas	Available Utilities:	Electric, Gas
Cooling:	Central Air	Electric Voltage:	
Hot Water System:		Electric Amperage:	
Water Service:	Private Well	Electric Phases:	
Sewage System:	Septic	# of Electrical Services:	
Annual Sewer Fee/Assessment:			

Lot & Location

Acres:	2.15	Lot Description:	
Zoning:	C-1	In Flood Zone:	
Location:	Suburban, Strip Center	Elevation Certificate:	
Road Frontage Description:	State Road	Available Documents:	None
Road Frontage Feet Approx:		Traffic Count:	

Walk Score® : 56 Somewhat Walkable - Some errands can be accomplished on foot

Listing Information

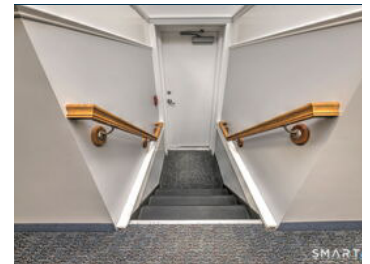
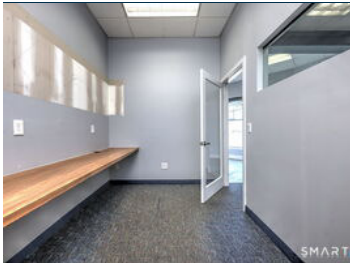
Directions:	RT 1	Date Available:	Negot
Sign:	Yes	Potential Short Sale / Comments:	/
		The following items are not included in this sale:	

Property Management

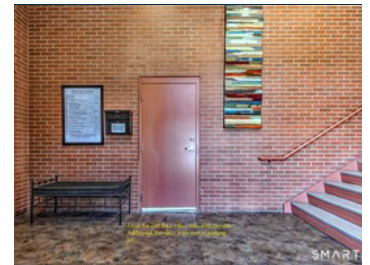
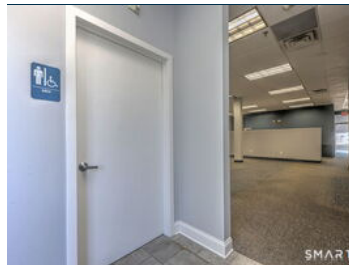
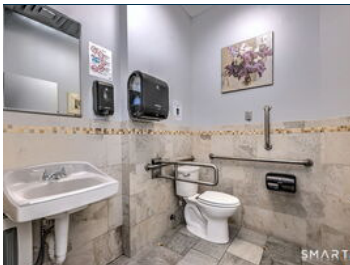
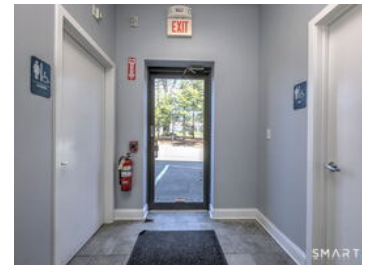
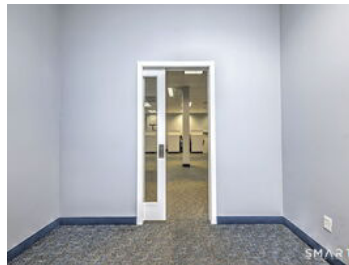
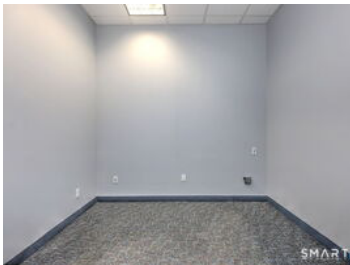
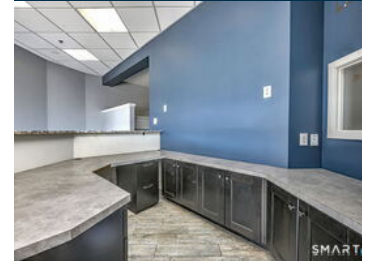
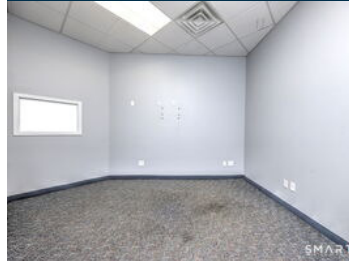
Property Management Type:		Property Manager:	
Property Management Company:		Property Manager Phone/Email:	/
Property Management Company Phone:			

Marketing History

List Price:	\$18	Entered in MLS:	03/30/2026
Previous List Price:	\$18	Contract Effective Date:	03/30/2026
Original List Price:	\$18	Start Marketing Date:	03/30/2026
Price Last Updated:		Listing Last Updated:	03/30/2026
List Price as % of Assessed Value:		Sale Financing:	



Listing ID **24163260** **Commercial For Lease** **236 Boston Post Road , Unit# 1, Orange, CT 06477**



Prepared By: Tom Cavaliere Lic.#:REB.0110396 | Coldwell Banker Realty | Office: (203) 795-6000 | 03/31/2026 02:54 PM

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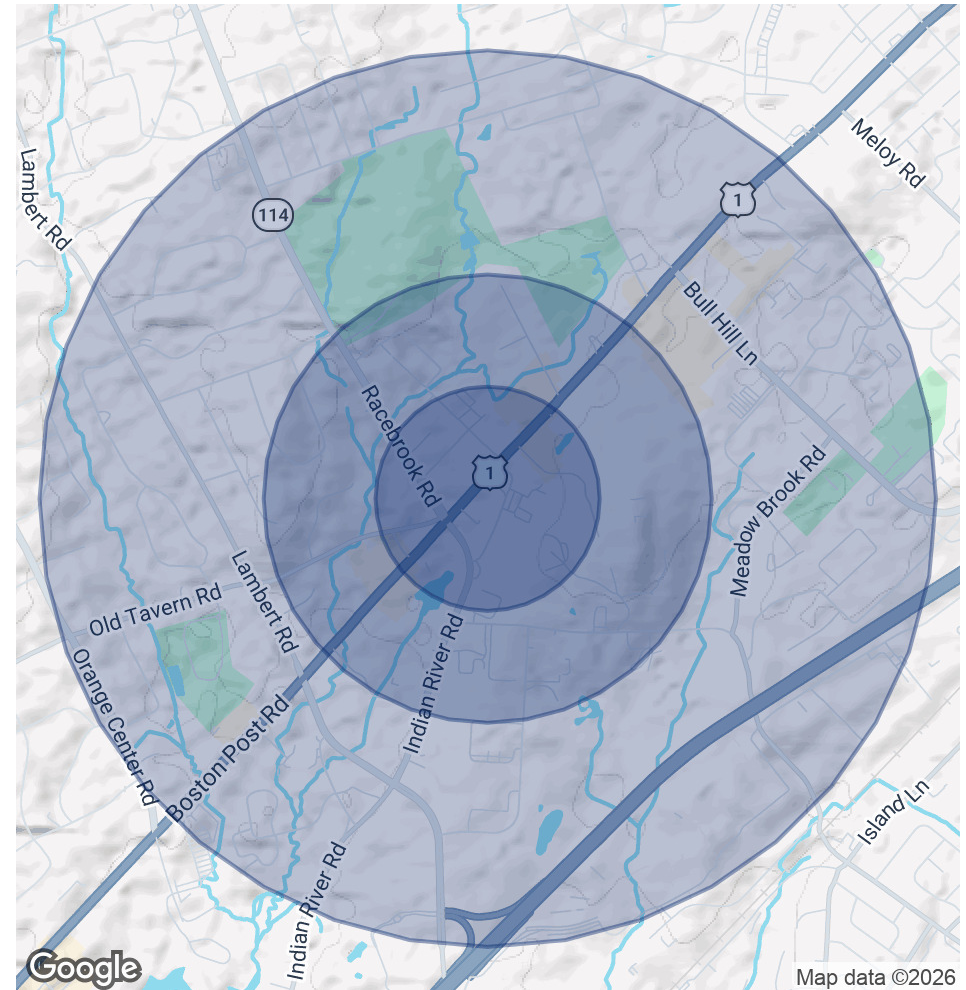
236 BOSTON POST RD UNIT 1

Orange, CT 06477

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	138	685	4,100
Average Age	54.4	50.7	47.9
Average Age (Male)	51.9	48.9	45.9
Average Age (Female)	57.8	55	51.9

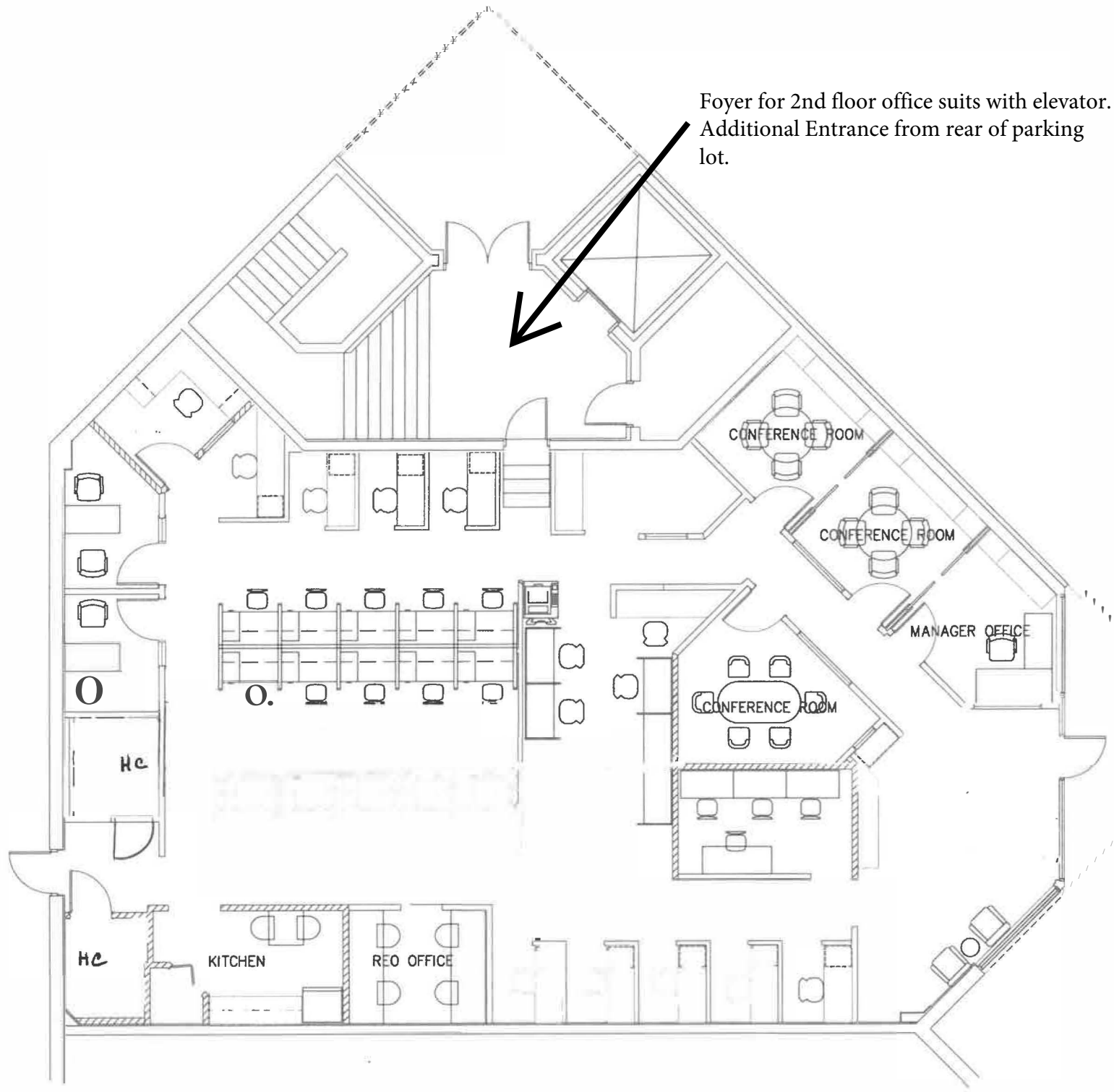
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	62	279	1,570
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$111,236	\$111,262	\$116,626
Average House Value	\$257,151	\$278,117	\$305,011

2023 American Community Survey (ACS)



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(203) 907-7800





Foyer for 2nd floor office suits with elevator.
Additional Entrance from rear of parking
lot.

Front of store entrance facing
parking lot and Boston Post
Road.

03302026
1/4" = 1'-0"
North Arrow

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Map data
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Google

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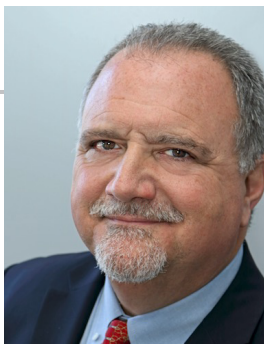


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TOM CAVALIERE

Comm Broker Associate

tom.cavaliere@cbmoves.com

Direct: (203) 907-7800

CT #REB.0110396

PROFESSIONAL BACKGROUND

Tom Cavaliere is a seasoned Broker Associate with Coldwell Banker Realty, bringing over four decades of expertise to the Connecticut real estate market. Since earning his broker's license in 1978, Tom has built a trusted reputation as an advisor to buyers, sellers, developers, investors, and commercial clients throughout the Greater New Haven and Valley regions. His career spans every sector of real estate: commercial investment sales, leasing, residential brokerage, new construction, and complex land development projects, making him a versatile resource for clients seeking strategic, data-driven guidance. Widely regarded for his deep knowledge of land acquisition and development, Tom has collaborated with builders, developers, engineers, and construction firms for nearly 40 years, helping bring numerous residential and commercial projects to life. His background also includes extensive experience in both residential and commercial appraisal, and he has served as an expert witness in valuation matters, delivering precise, court-ready testimony grounded in decades of market insight.

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Coldwell Banker Commercial Realty

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236 BOSTON POST RD UNIT 2A, ORANGE, CT



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	31,916 SF
Available SF:	1,530 SF
Lot Size:	100,765 SF
Number of Units:	17
Year Built:	1981
Zoning:	C-1

PROPERTY OVERVIEW

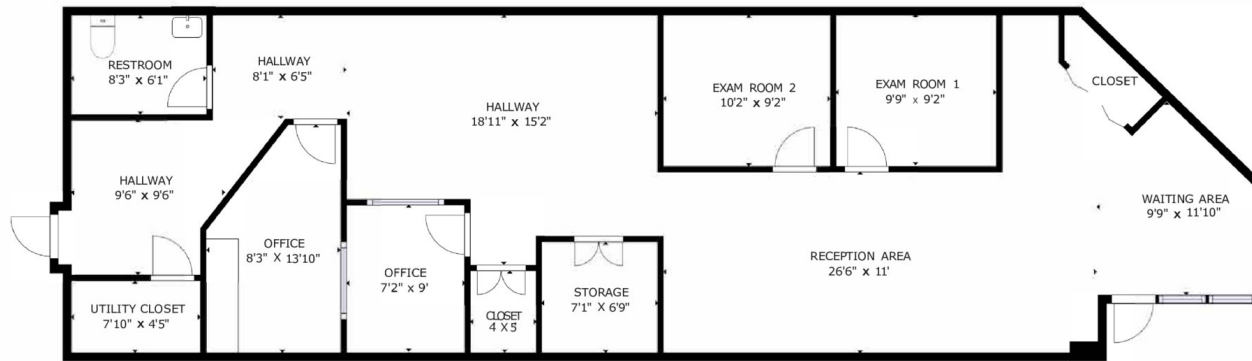
Welcome to a premier 1,530 sq ft commercial space located in a modern, high-traffic strip mall at the highly visible intersection of Boston Post Road and Indian River Road. Formerly occupied by Boston Orthotics, this space is ideal for medical or professional use and is located directly next to Yale Blood Lab. Join our family of current tenants, including Yale Urgent Care, Yale Blood Lab, New Solutions Pain Management Clinic, House of Brides, and Coldwell Banker, creating strong synergy within a well-established, high-profile commercial and medical setting. The property offers ample on-site parking, exceptional visibility, and exposure to approximately 22,000 cars per day (CPD). The space features gas heat, hot water, and central air for year-round comfort and efficiency. With convenient access from both Boston Post Road and Indian River Road, this versatile space presents an outstanding opportunity to position your business for success in a thriving commercial corridor.

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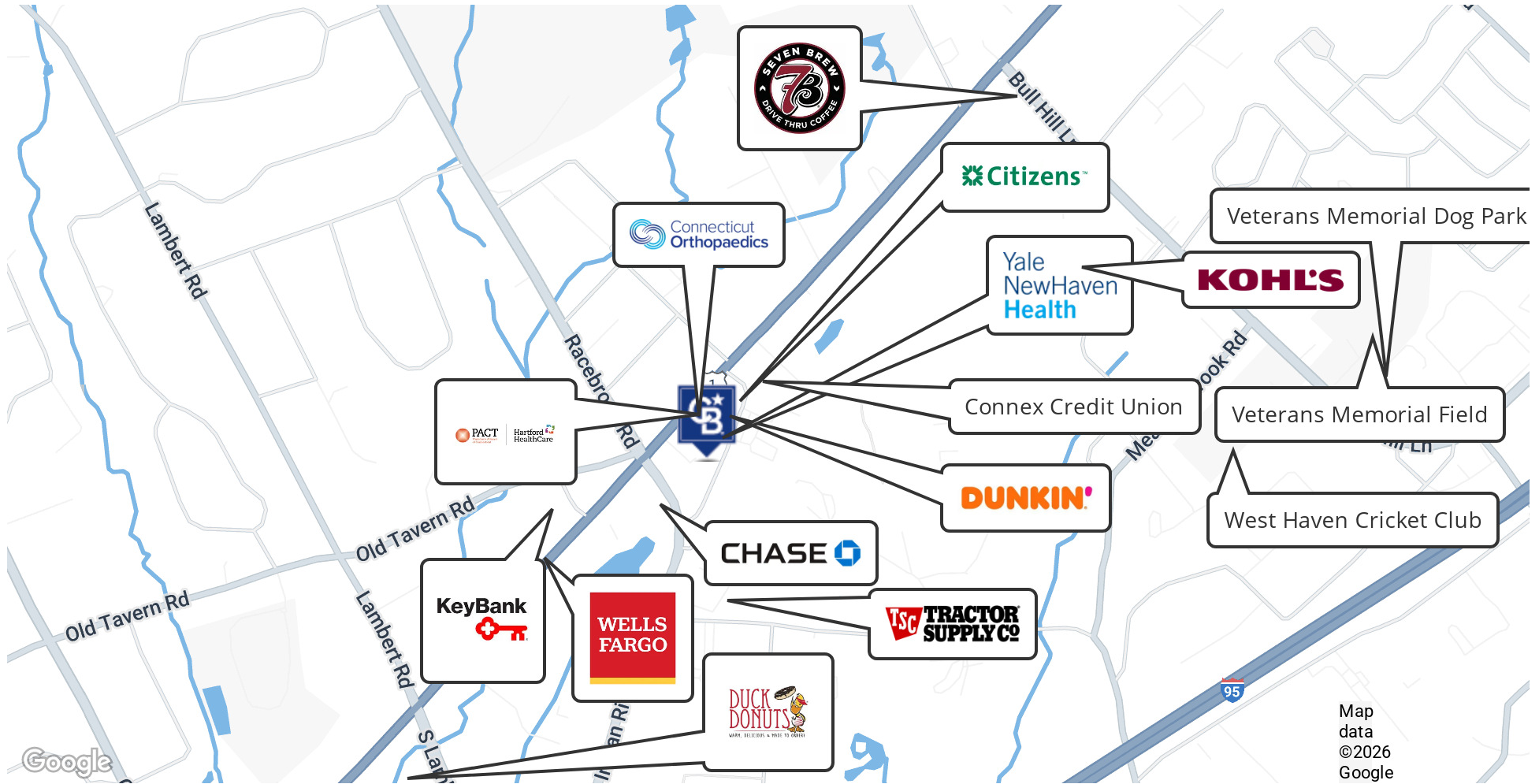
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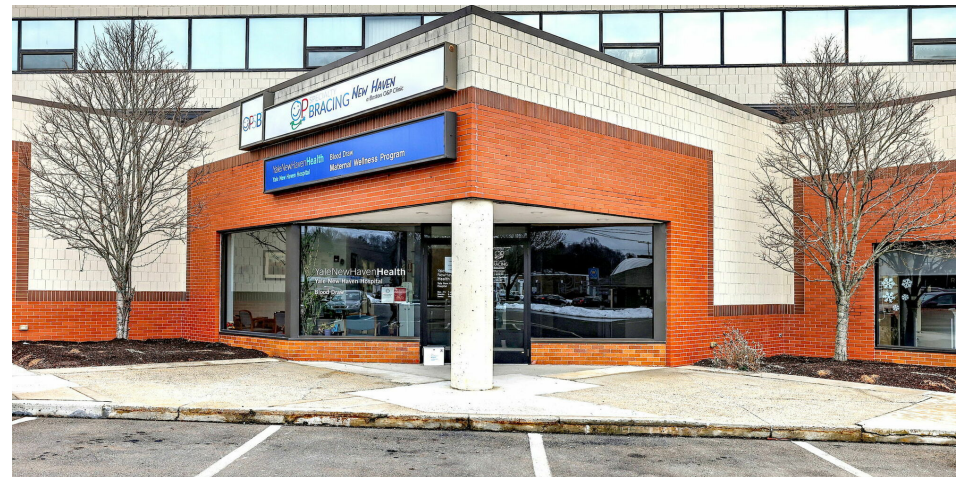
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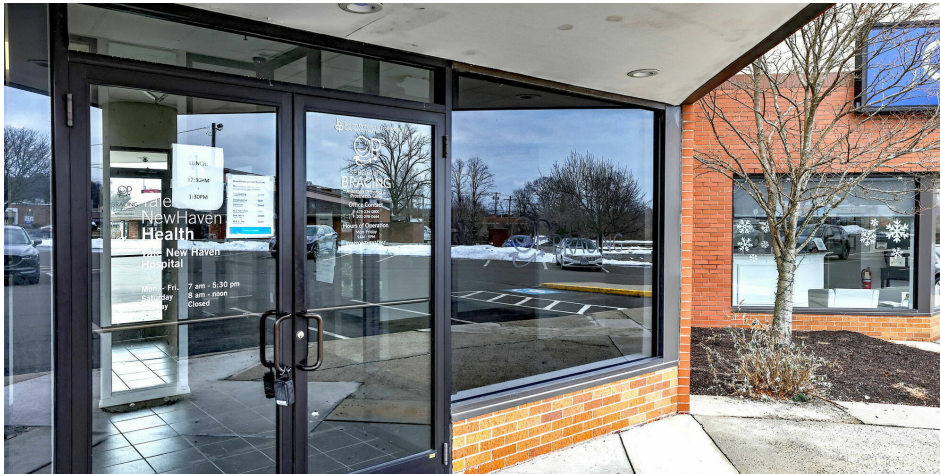


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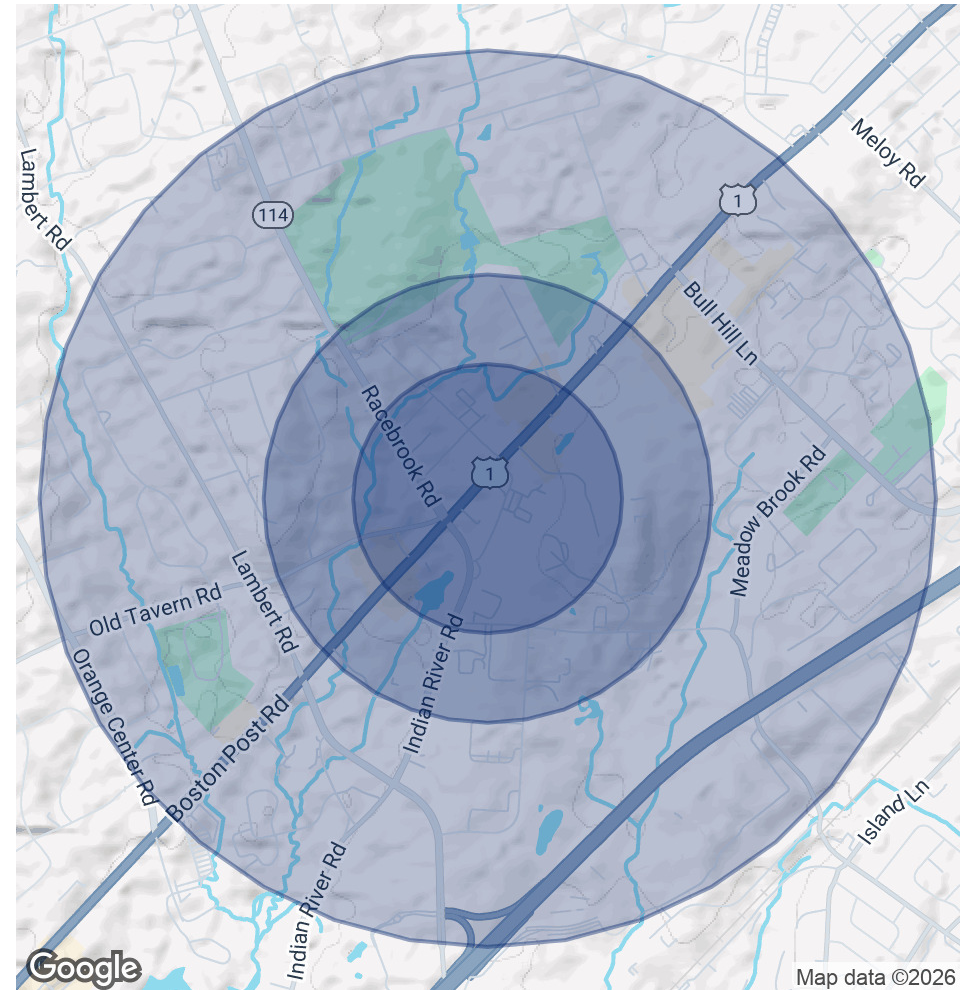
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	195	766	3,733
Average Age	46	45	44
Average Age (Male)	45	43	42
Average Age (Female)	48	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	68	294	1,509
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$126,720	\$113,044	\$105,071
Average House Value	\$495,810	\$427,422	\$381,520

Demographics data derived from AlphaMap



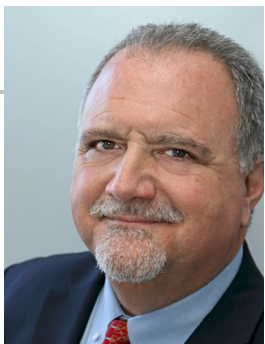
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