



ORANGE, CT

# 538 BOSTON POST ROAD

37,500 SF AVAILABLE FOR SUBLEASE



# PROJECT DETAILS

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## PROPERTY HIGHLIGHTS

- New TPO roof
- Existing storefront with electric doors
- Existing facade
- Two truck loading docks with air bag levelers
- Dumpster and recycle container enclosure
- New HVAC with 75 tons of cooling
- 4" grease connection and 1,500 gallon grease trap
- 6" sanitary connection
- 2000 amp 480/277V service
- 3" water connection/ 2" gas connection
- 17' clear height

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	51,298	128,437	544,635
DAYTIME POPULATION	55,446	130,613	542,703
MEDIAN HH INCOME	\$111,722	\$98,357	\$82,473
HOUSEHOLDS	21,005	51,214	216,724



ZOOM IN  
AERIAL

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**SITE**  
Raymour  
& Flanigan  
DSW  
DESIGNER SHOE WAREHOUSE

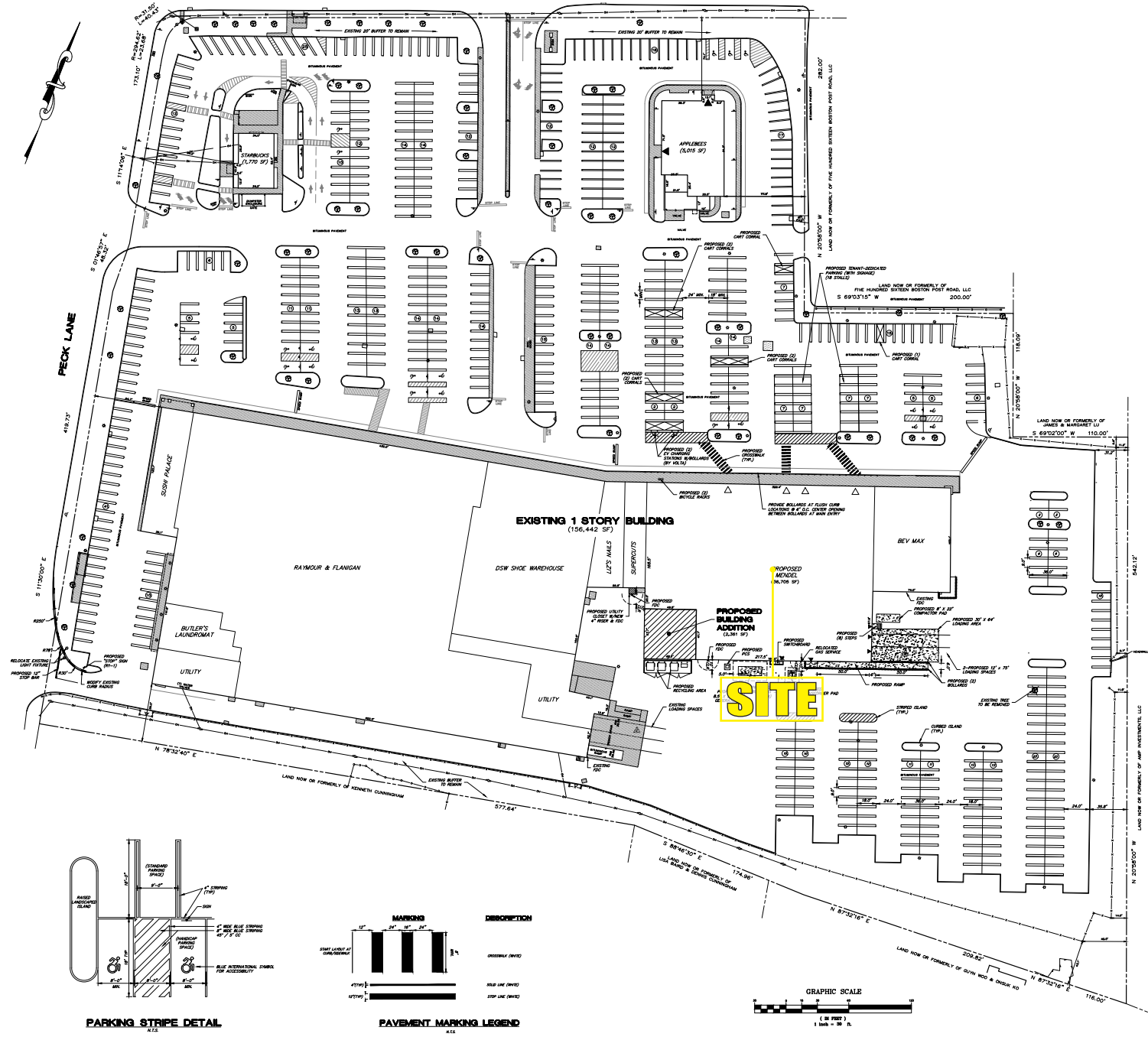
ZOOM OUT  
AERIAL

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**CONNECTICUT POST MALL**

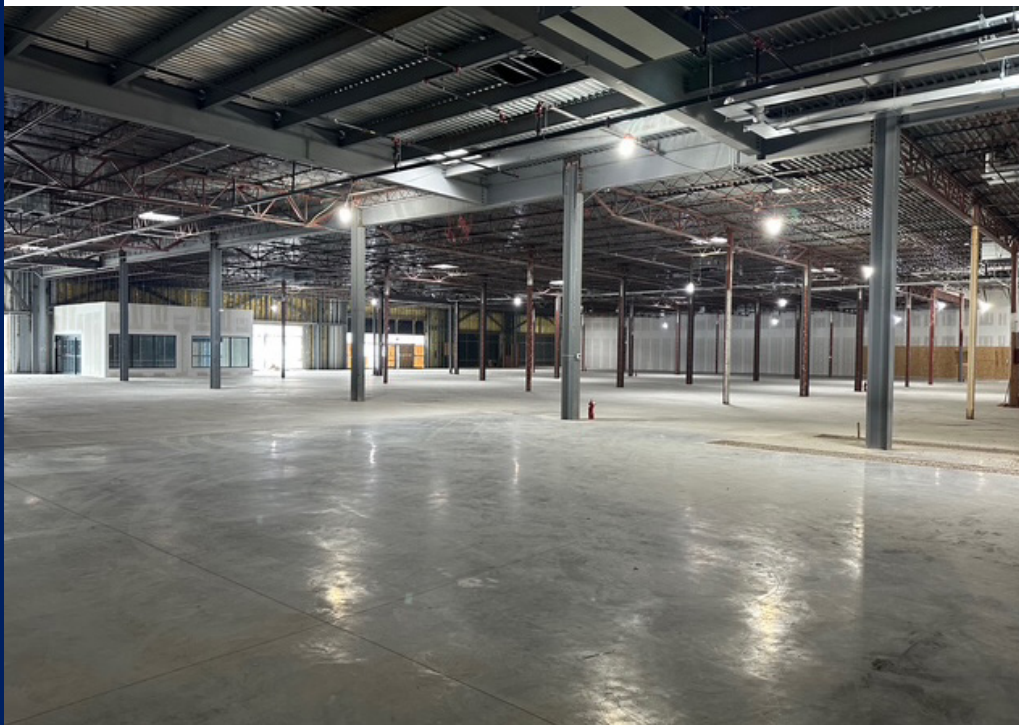
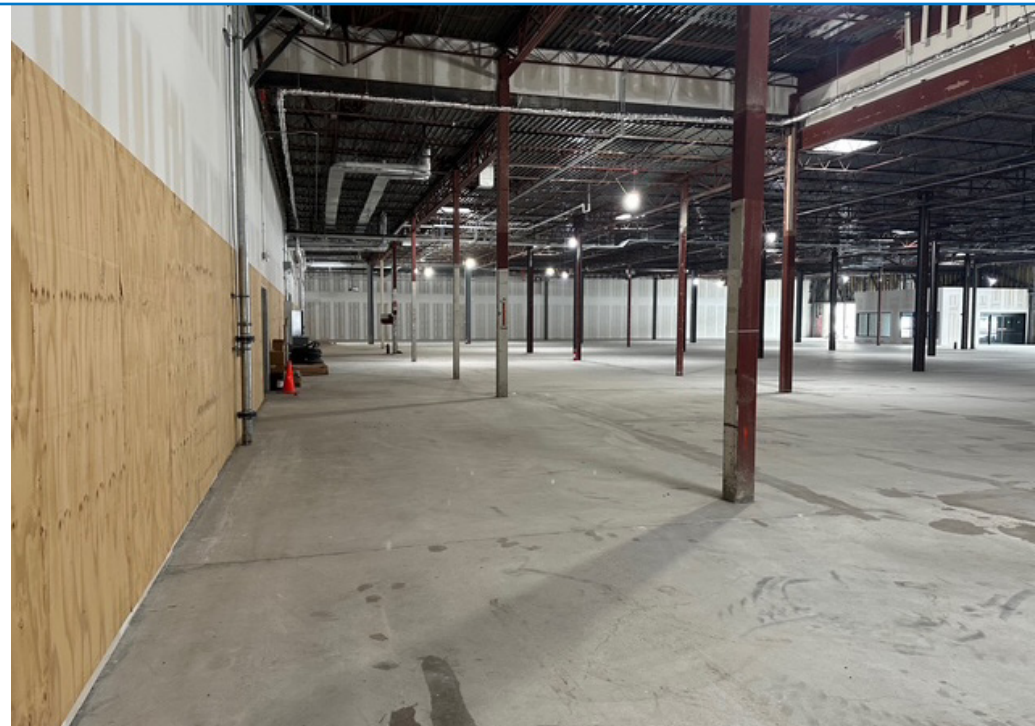
SITE PLAN



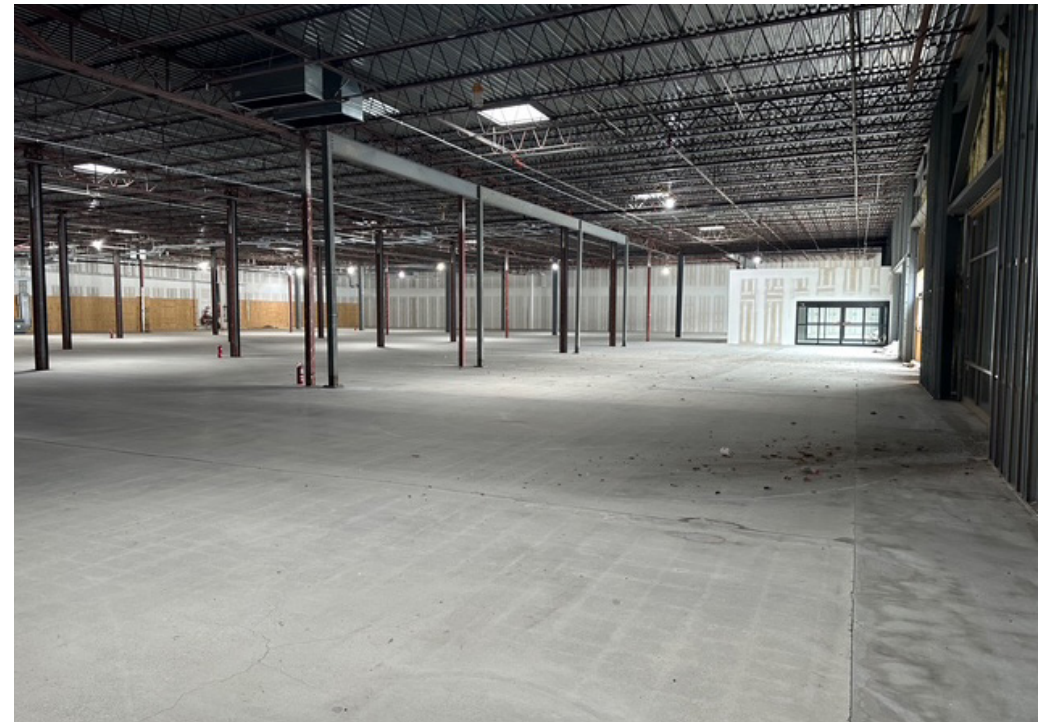
PYLON



PROPERTY  
INTERIOR



PROPERTY  
INTERIOR



LOADING +  
UTILITIES



ORANGE, CT

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