



Retail Space For Lease

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45 Church Street New Haven, CT

12,534 square feet of ground floor retail space is available for lease in downtown New Haven. Constructed in 1906 as the home for the Connecticut Savings Bank, this dramatic space is highlighted by 48 foot vaulted ceilings and architectural details befitting of an elegant turn of the twentieth century bank building. This building is part of the Ninth Square Historic District and retains much of its original grandeur.

45 Church Street, New Haven, CT

LOCATION

45 Church Street is located along one of the primary entry points into downtown New Haven. Situated in the Ninth Square Historic District, just one block south of the iconic New Haven Green, this distinctive corner property is surrounded by neighboring retailers, restaurants, office buildings, high-density housing and is kitty-corner to Gateway Community College, with an enrollment of nearly 8,000 students. The property has nearly direct access from Interstates 95 and 91 via Route 34.

HIGHLIGHTS

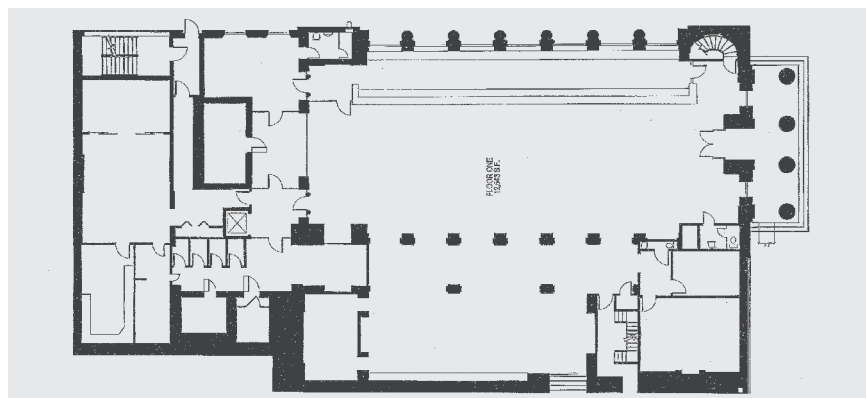
- 12,534 square feet of dramatic retail space with 48 foot ceilings
- Corner property along a primary entry point into CBD
- Kitty-corner to Gateway Community College
- Thousands of surface and garage parking spaces within convenient walking distance
- BD-1 Zone
- Lease Rate: \$25.00 PSF/NNN

DEMOGRAPHIC SNAPSHOT (2016)

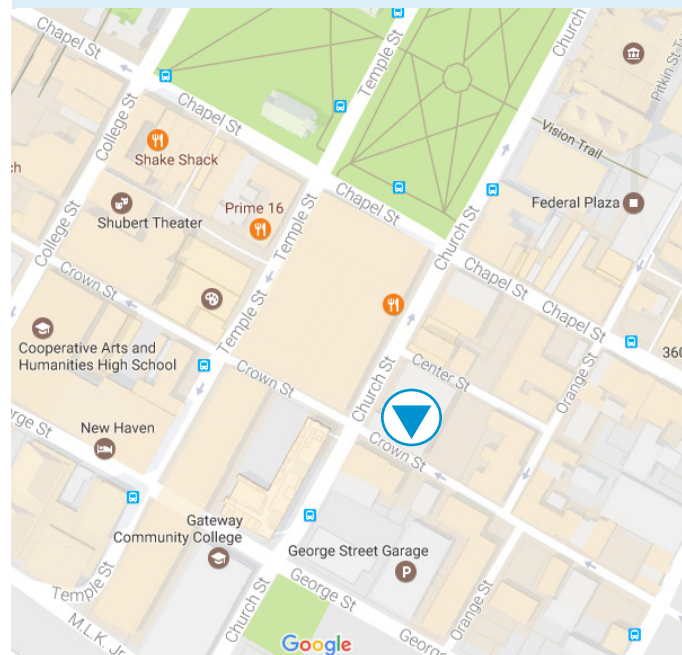
Traffic Count: 13,200 ADT

Radius	1 mile	3 mile	10 mil
Pop	34,571	166,475	470,066
HH	12,942	61,264	182,357
\$HH	\$54,802	\$60,935	\$84,994

FLOOR PLAN



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