# FOR LEASE EDGEWATER HILL 138 East High Street, East Hampton, CT 06424

# A walkable mixed-use development in East Hampton





## Opportunity

This is a terrific opportunity for your business/company to take advantage of the growing East Hampton market, which has the highest household income in Middlesex County.

#### Location

In place customer base; as prospective tenants benefit with over 500 cars in/out of complex daily, located on Route 66. Local tenants include Berkshire Hathaway and Educational Playcare, which includes hundreds entering the complex daily.

#### **Possibilities**

Buildings face Rt. 66 offering an ideal footprint for a restaurant, retail, office, or medical. The development includes drive-thru for a coffee shop and internal foot traffic for small/large food establishments.

## To-be-built

> 2017

## Zoned

> DD

#### Demographics

	Population	HH	Med. HH \$
1 mile	2,156	908	\$100,212
3 miles	11,979	4,695	\$96,912
5 miles	21,180	8,015	\$105,645

#### **Traffic Counts**

Street 1	Cross Street	ADT (2015)
E High St	Bear Swamp Rd.	12,691
E High St	Lakeview St.	12,544
E High St	Erlandson Dr	15,185



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## **Building Features**

- > 40,000 SF Building(s) with 12,600 SF available
- > Can subdivide to 1,000 SF
- > Over 14,000 ADT pass building daily
- > Many potential uses with signage and ample parking
- > Convenient to Middletown and Glastonbury
- > Available: 12,600 SF
- > Lease Price: \$20.00/SF NNN

# Contact Us

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