

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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