

AVAILABLE FOR SALE
ASKING PRICE \$875,000.00

2090 FOXON ROAD

North Branford, CT 06471



FREESTANDING, FORMER GAS/CONVENIENCE
SUITABLE FOR ANY RETAIL USE

RIPCO
INVESTMENT SALES

**2090 FOXON ROAD
FOR SALE**

PROPERTY INFORMATION

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **2090 FOXON ROAD** — in North Branford, Connecticut.

2090 Foxon Road is a corner parcel improved by a single-story retail building. The property is a decommissioned former Cumberland Farms gas station and convenience store. Tanks have been removed and all environmental sign offs have been obtained. Suitable for any retail use, including gas/convenience as there are no deed restrictions.

Sold on as is where is basis.



PROPERTY SUMMARY

THE OFFERING

Property Address	2090 Foxon Road
Neighborhood	North Branford
County / State	New Haven County / Connecticut
Map / Lot	33 / 22
Property Type	Retail / Development Site

PROPERTY INFORMATION

Lot SF	22,306 SF (approx.)
Stories	1
Year Built / Last Altered	1974
Commercial Units	1
Above Grade Gross SF	5,359 SF (approx.)
Below Grade Gross SF	0 SF (approx.)
Total Gross SF	5,359 SF (approx.)

ZONING INFORMATION

Zoning	B-2 (Business)
Maximum Building Heights / Stories	35' / 3
Minimum Setbacks	
From Street Line:	50'
From Property Rear Line:	20'
From Side or Other Property Line:	20'
From Residence District Boundary Line:	50'
Permitted Projections:	5'
Maximum Lot Coverage By Buildings:	25%
Maximum Floor Area as % of Lot Area:	50%
Maximum Lot coverage By Buildings / Storage / Paving:	70%
Parking Requirements (Retail)	1 Per 150 GSF (First Floor) 1 Per 300 GSF (Upper Floors)

TAX INFORMATION

Annual Property Tax (23/24)	\$25,051
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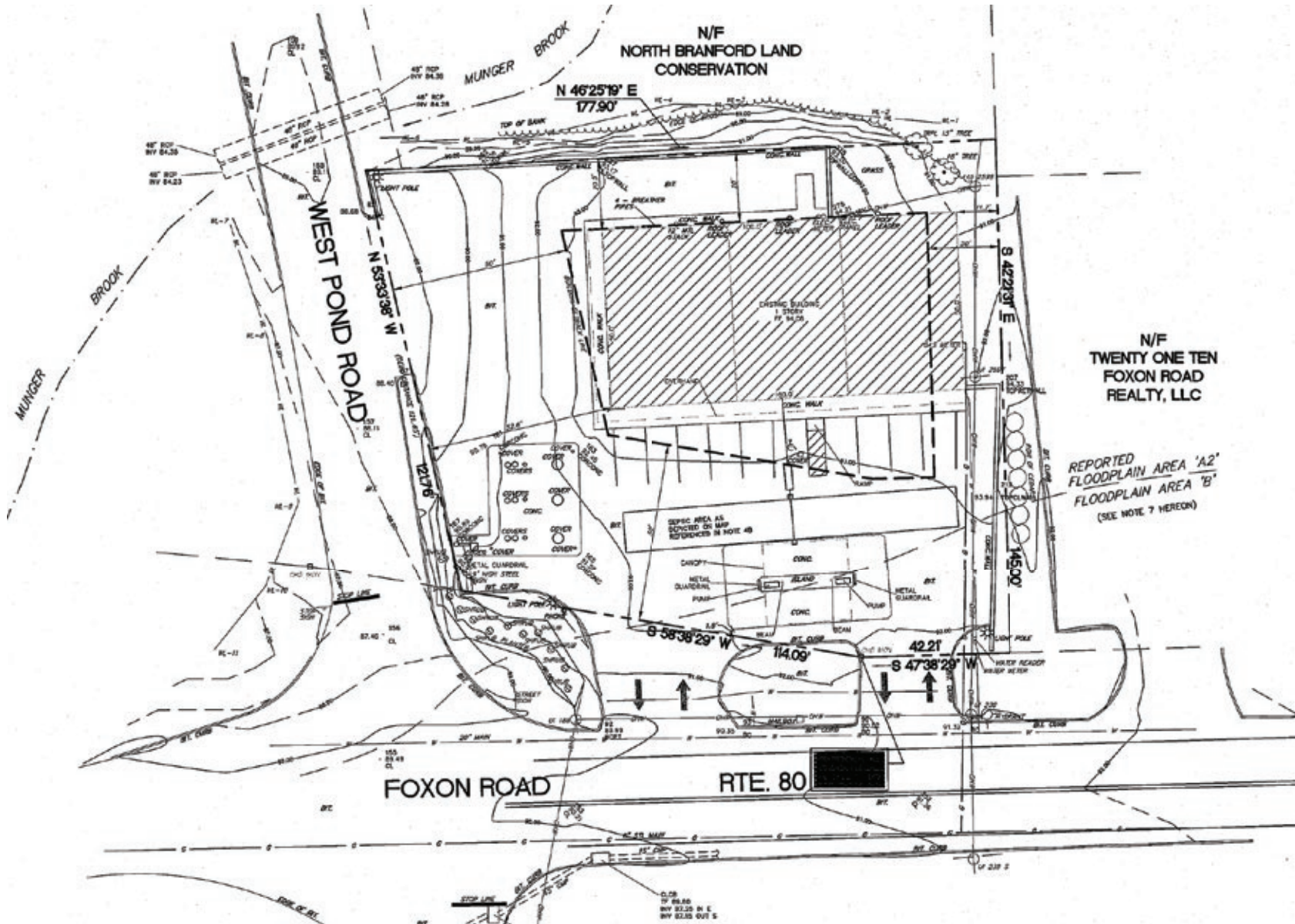
AERIAL MAP



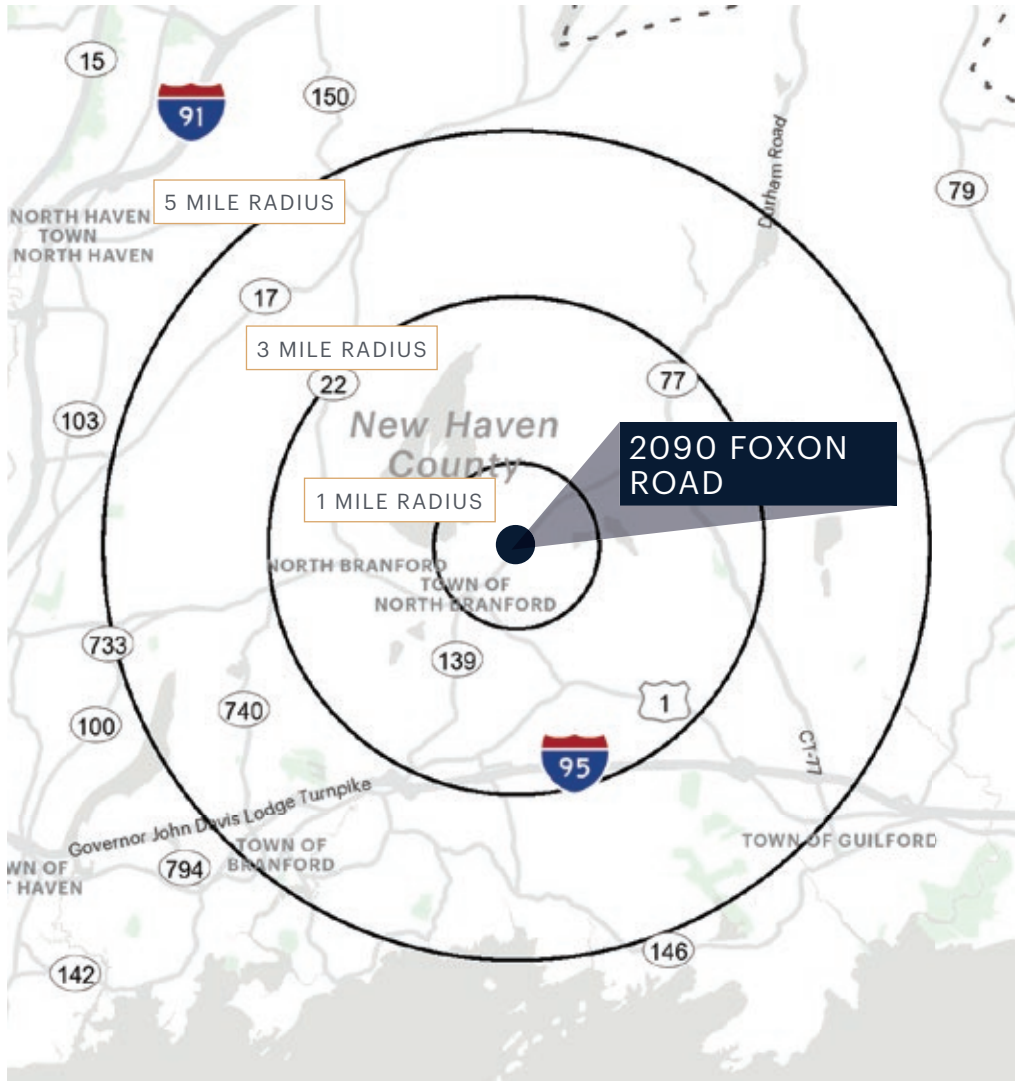
CLOSE UP AERIAL



SITE PLAN

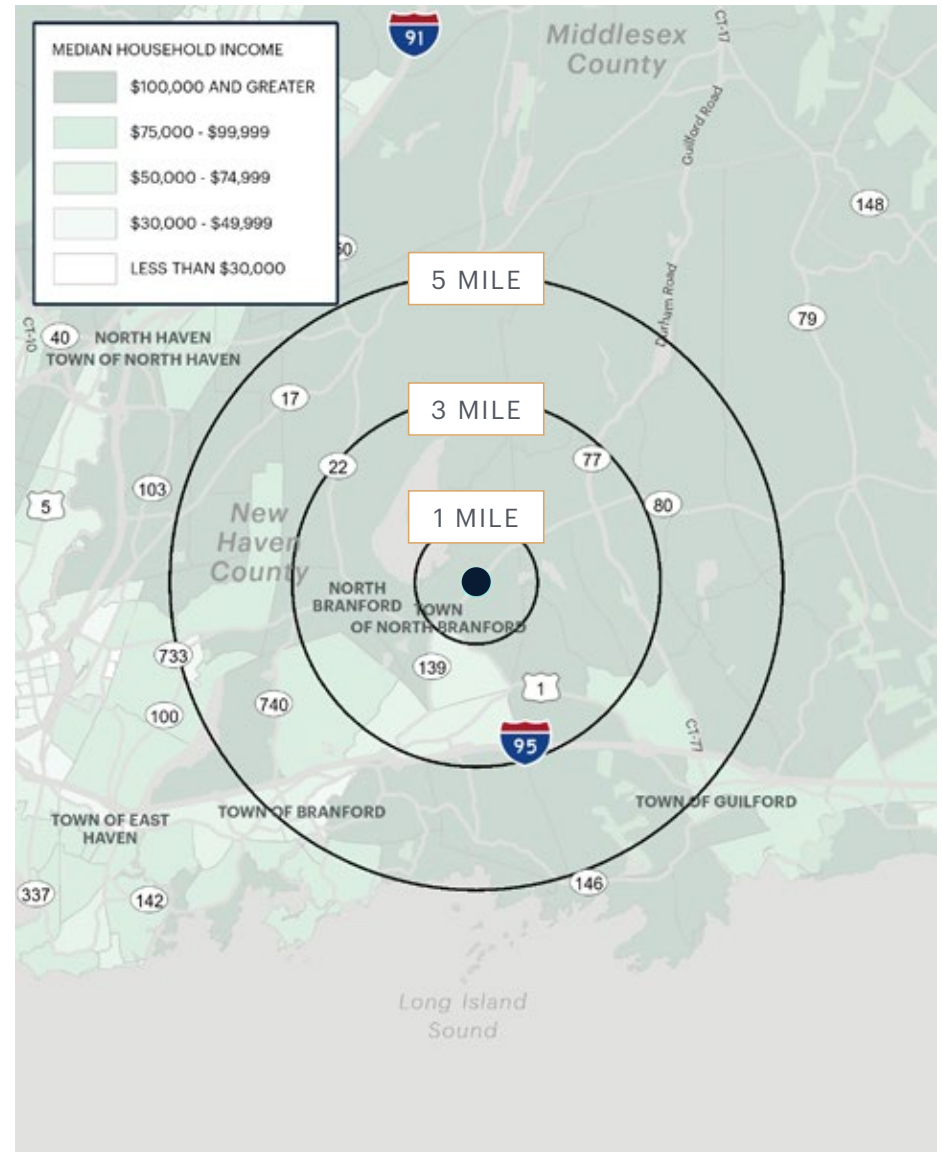
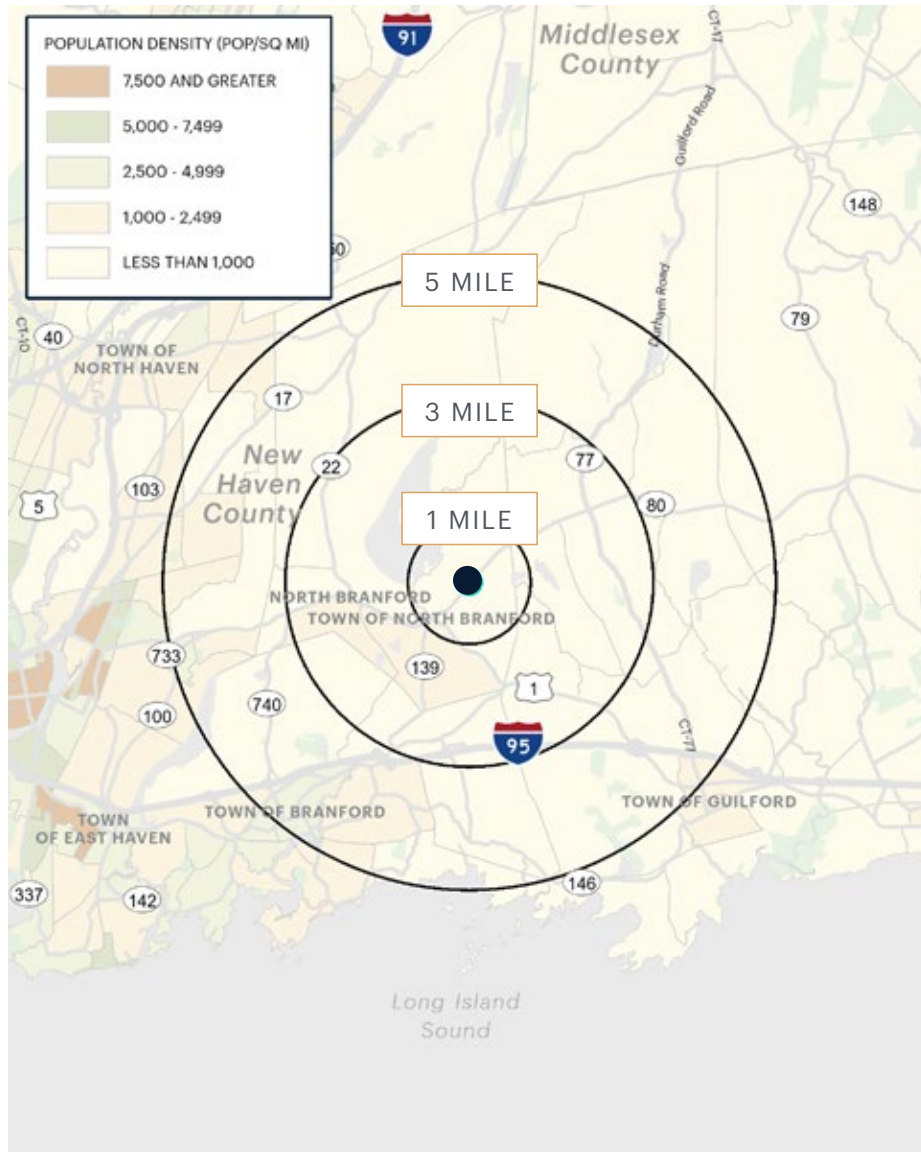


AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	2,284	14,509	48,846
NUMBER OF HOUSEHOLDS	876	5,730	20,224
AVERAGE HOUSEHOLD INCOME	\$154,860	\$153,592	\$147,045
MEDIAN HOUSEHOLD INCOME	\$116,901	\$112,682	\$107,029
COLLEGE GRADUATES	496 29.0%	4,963 46.0%	17,647 48.0%
TOTAL BUSINESSES	107	997	2,317
TOTAL EMPLOYEES	580	9,111	19,252
DAYTIME POPULATION	1,638	15,737	41,917

AREA DEMOGRAPHICS



CONTACT EXCLUSIVE AGENT

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