



[Parcel Map](#)

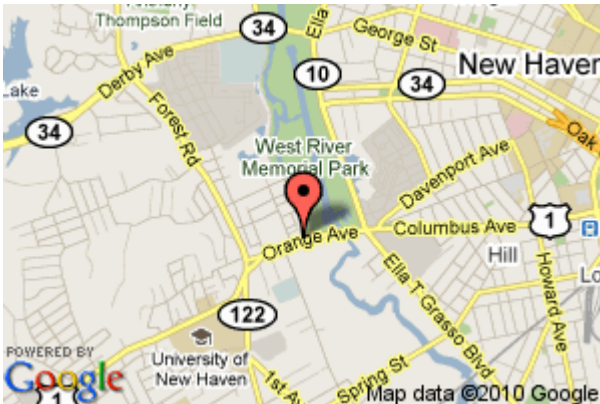
**98 Orange Ave**

West Haven, CT 06516

Retail: Commercial

1.50 to 1.50 Acres

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| Availability   |                          |
|--|--------------------------|
| For Lease  | Yes                      |
| Ground Lease   | Yes                      |
| Site Details   |                          |
| Total Acres  | 1.50                     |
| Usable Acres   | 1.50                     |
| Frontage   | 150                      |
| Zoning   | RB                       |
| Topography   | Flat                     |
| Transportation Access  |                          |
| Interstate Name  | I-95                     |
| Distance to Interstate   | 1.5                      |
| Utilities  |                          |
| Electric   | Yes                      |
| Electric Provider  | United Illuminating      |
| Sewer  | Yes                      |
| Sewer Provider   | City                     |
| Sewer Type   | Sanitary                 |
| Water  | Yes                      |
| Water Provider   | Regional Water Authority |
| Water Type   | City                     |
| Gas  | Yes                      |
| Gas Provider   | Southern CT Gas          |
| Notes  |                          |
| <p>This site boasts over 150 feet of frontage on Route 1. It's commercial zoning provides a variety of possible uses including Retail, Fast Food Restaurant or Banking. Offering excellent exposure and a high traffic count with close proximity to I-95. The property is situated near the University of New Haven and the Veterans Administration. Area retailers include Shop Rite, CVS, Family Dollar and Richlens. Adjacent to KFC, Dunkin Donuts and Dairy Queen.</p> |                          |
| Date Last Updated: 7/23/2010 6:56:41 AM  |                          |