



# 1161 BOSTON POST ROAD

**GUILFORD**

**A 1,956 SF FREESTANDING RETAIL BUILDING  
ON US-1 IN GUILFORD**

**\$13.25/SF/YR/NNN**

## FOR LEASE

Iconic Guilford Retail Shop. Previously James Dew & Son Antique reproductions. This elegant building, built in the 1950s, appears to have stepped into the heart of Guilford from another time. 1,956 SF open plan allows for flexibility in the space. Lease as-is, built to suit, or modify the space to best suit the business. High-visibility location where over 14,000 cars pass each day with many other business, shops, restaurants, banks & services close by. \$13.25/SF/NNN. The Post Road Village District welcomes most uses, including Retail, Galleries, Office & many more.

**Present Use: Former Furniture Manufacturer & Retail Store**  
**Potential Use: Retail, Office, Gallery, Studio, Service Business**



### AVAILABILITY

SF Available:	1,956	Ceiling Height:	9'	OH Doors:	NA
SF Available Office:	200	Ceiling Height:	9'	Truck Docks:	NA
Minimum Subdivide:	1,956				

### BUILDING INFORMATION

Stories:	1	Ceiling Height:	9'
First Floor Area:	1,956 SF	Ceiling Height:	
Second Floor Area:		Ceiling Height:	
Third Floor Area:		Ceiling Height:	
Other Floor Areas:		Ceiling Height:	
Office Area:	200 SF		
Total Floor Area:	1,956 SF		
Overhead Doors:	0	Size:	
Truck Dock(s):	0	Size:	
Year Built:	1954		
Condition:	Very Good		
Construction Type:	Wood Frame		
Roof:	Shingle/Gabled		
Lin. Ft. Clear Span:			

### LAND

Lot(s):	1	Frontage:	80'
Area SF:	27,002	Depth:	Varies
Acres:	.62	% Land Coverage:	10
Parking:	15	% Building Coverage Permitted:	30
Zoning:	C-2	Condition of site:	Level/Dry

### ASSESSMENT

Land:	
Building:	
Total:	
Mills:	32.31
Taxes:	

### TRANSPORTATION

Bus Service:	Yes
Distance:	Door
Turnpike:	I-95
Exit:	58
Distance:	.6 Miles

### UTILITIES

Water: Available	Volts: 110
Sewar: Available	Amps: 200
Gas: PubCT	Phase: 1

### POWER

### MECHANICAL EQUIPMENT

Elevator Size:	NA
Heating:	Gas
Air Conditioning:	Partial
Sprinkler:	No
Other Equipment:	



**Kristin Geenty**

203-488-1005

Kris@GeentyGroup.com



The **GEENTY GROUP**, Realtors