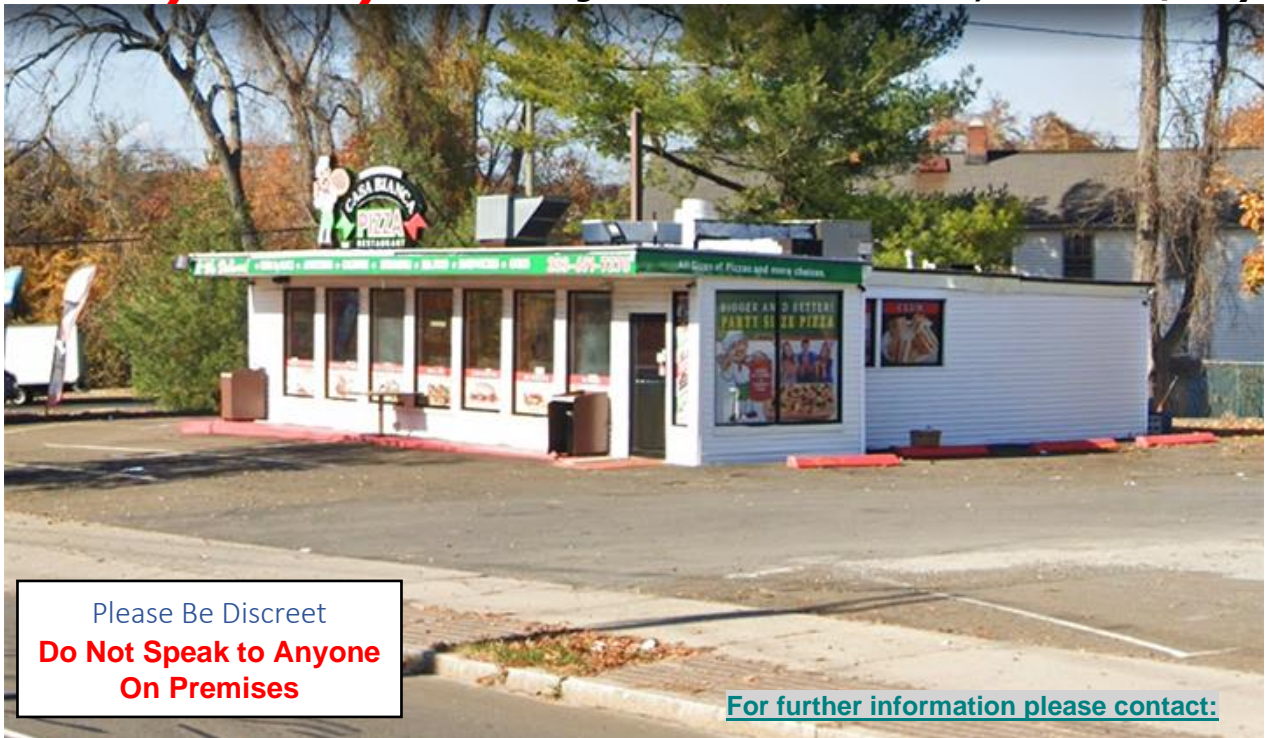


# ***New-Haven ~ Prime Corner Pizza***

*185 Derby Ave – Corner of Rt 10, Ella Grasso Blvd*



**1,500 SF Free Standing Building - \$5,000 Rent**  
**No Key Money** - New Long Term Lease **Over 55,000 Cars/Day**



Please Be Discreet  
**Do Not Speak to Anyone**  
**On Premises**

For further information please contact:

*Average Household Income \$65,000*

**Paul G. W. Fetscher CCIM, CLS**  
**Great American Brokerage**

(516) 889-7200 [Paul@RestaurantExpert.com](mailto:Paul@RestaurantExpert.com)

[www.RestaurantExpert.com](http://www.RestaurantExpert.com)

Licensed Real Estate Broker

All information is from sources deemed reliable. Offerings are made subject to errors, omissions, prior acceptance and withdrawal without notice



*Indoor and Outdoor Seating – Full Kitchen*



*Large Parking Area – Explore Drive Thru Possibility*



**For further information please contact:**

All information is from sources deemed reliable. Offerings are made subject to errors, omissions, prior acceptance and withdrawal without notice

**Paul G. W. Fetscher CCIM, CLS**  
**Great American Brokerage**

(516) 889-7200 Paul@RestaurantExpert.com

www.RestaurantExpert.com

Licensed Real Estate Broker