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## Massirio of O,R&L sells 7,000 s/f Plaza 95 for \$2.65 million to Arbaz Holdings

February 17, 2023 - Connecticut



East Haven, CT Luke Massirio of O,R&L Commercial, LLC brokered the sale of 96 Frontage Rd. for \$2.65 million. The one-story, multi-tenant 7,000 s/f Plaza 95 building is on 0.74 acre. The building currently houses three tenants, anchored by Dunkin' Donuts, Boston Market, and a smoke shop. The building is located off I-95, 3.5 miles from New Haven CBD/Yale University with heavy traffic counts and strong trade area, featuring national retailers Home Depot, Hobby Lobby, Carmax, Autozone, Chili's, etc. There is a stable tenant history, NNN leases and significant term remaining on existing leases.

Massirio represented the buyer, Arbaz Holdings LLC, while the seller, Partners 95 LLC, was represented by Michael Richetelli, president/designated broker of Colonial Properties.

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