

NORTH HAVEN DEVELOPMENT OPPORTUNITY

405 WASHINGTON AVE | NORTH HAVEN, CT 06473

FOR SALE OR LEASE: 7.21 ACRES OR 1 PAD SITE AVAILABLE

AREA TENANTS



PROPERTY INFORMATION

- FOR SALE OR LEASE: 7.21 ACRES OR PAD SITE AVAILABLE

- Located on a major retail corridor for the area.
- ±381 SF frontage on Route 5.
- Adjacent to Amazon's new fulfillment center.
- I-91 Access Exit 12 or 13.
- Traffic light access.
- Traffic Count:
Washington Ave : 19,423 vehicles per day

SPACE DETAILS

- Available 7.21 Acres or Pad Sites and Build to Suit upto 45,000 SF
- Available Retail Space: 2,460 SF - 33,660 SF

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	33,772	94,115	183,871
MEDIAN HH INC	\$103,235	\$105,722	\$99,289
AVERAGE HH INC	\$131,630	\$136,069	\$127,585



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

DAN ZELSON | 203.227.2922 | Dan@CharterRealty.com

NORTH HAVEN DEVELOPMENT OPPORTUNITY

405 WASHINGTON AVE | NORTH HAVEN, CT 06473



TENANTS / AVAILABILITY

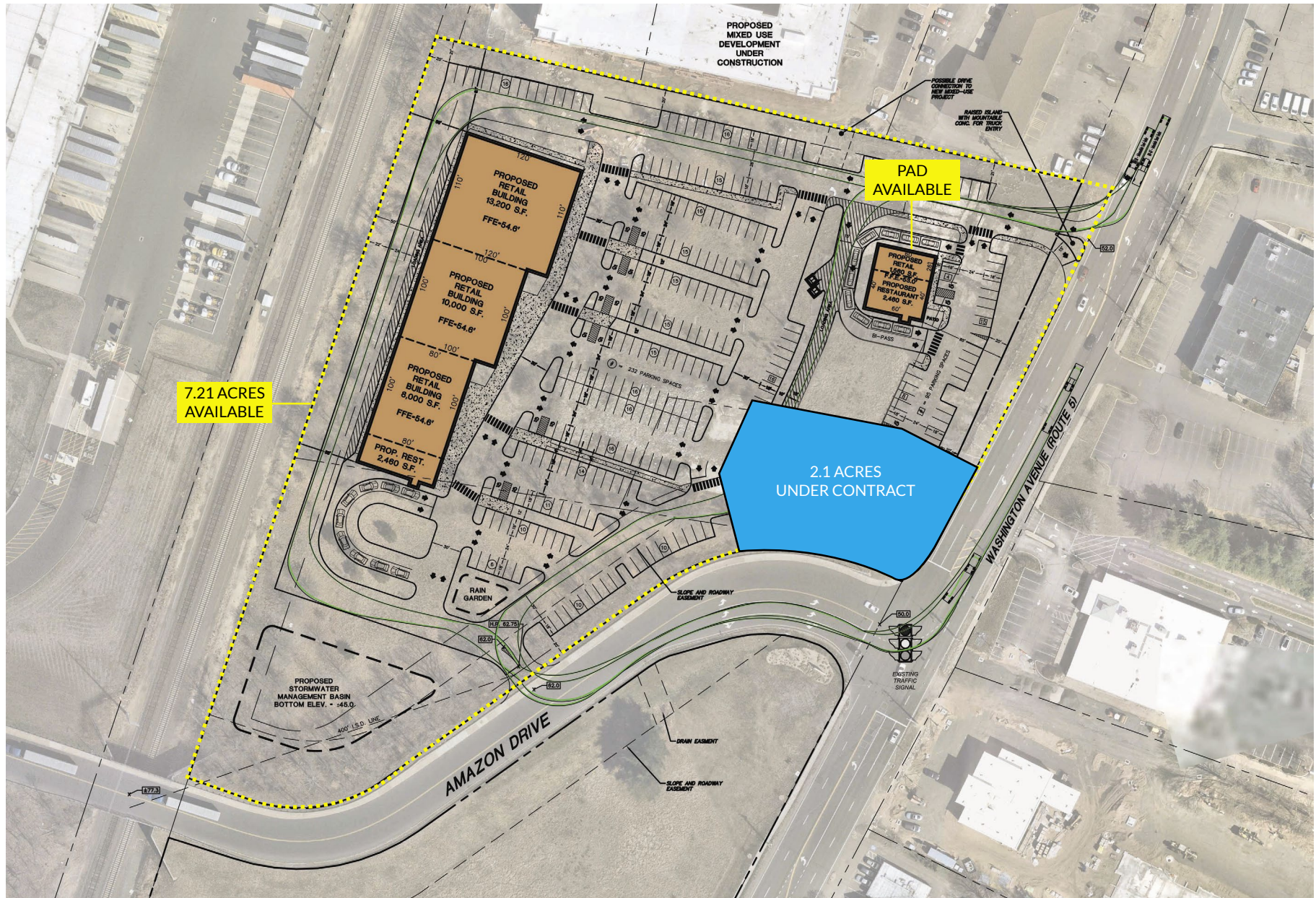
#	TENANT	Sq. Ft.
01	Available (divisible)	13,200
02	Available (divisible)	10,000
03	Available (divisible)	8,000
04	Available	2,460
05	Available	1,560
06	Available	2,460
07	Under Contract	2.1 Acres
08	Sold to Volvo for expansion	3.3 Acres



CHARTER REALTY
 Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NORTH HAVEN DEVELOPMENT OPPORTUNITY

405 WASHINGTON AVE | NORTH HAVEN, CT 06473



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NORTH HAVEN DEVELOPMENT OPPORTUNITY

405 WASHINGTON AVE | NORTH HAVEN, CT 06473

TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **3,773**

Households: **1,568**

Daytime Population: **4,682**

Median Age: **51.6**



Average Household Income: **\$105,046**

Median Household Income: **\$94,088**

3 MILE RADIUS:



Total Population: **33,134**

Households: **12,596**

Daytime Population: **28,456**

Median Age: **44.7**



Average Household Income: **\$133,050**

Median Household Income: **\$102,052**

5 MILE RADIUS:



Total Population: **93,641**

Households: **37,567**

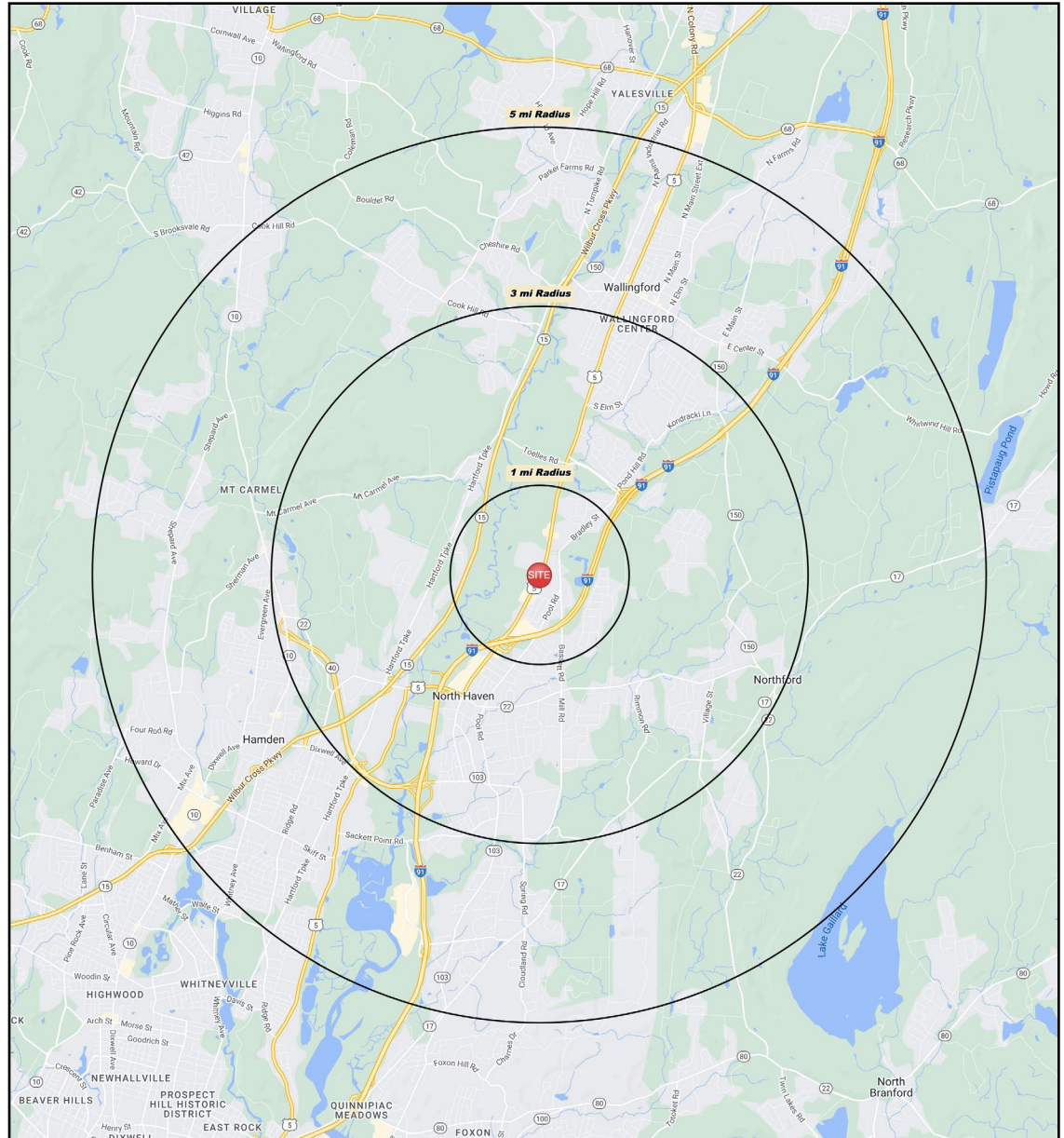
Daytime Population: **78,866**

Median Age: **43.8**



Average Household Income: **\$136,178**

Median Household Income: **\$105,826**



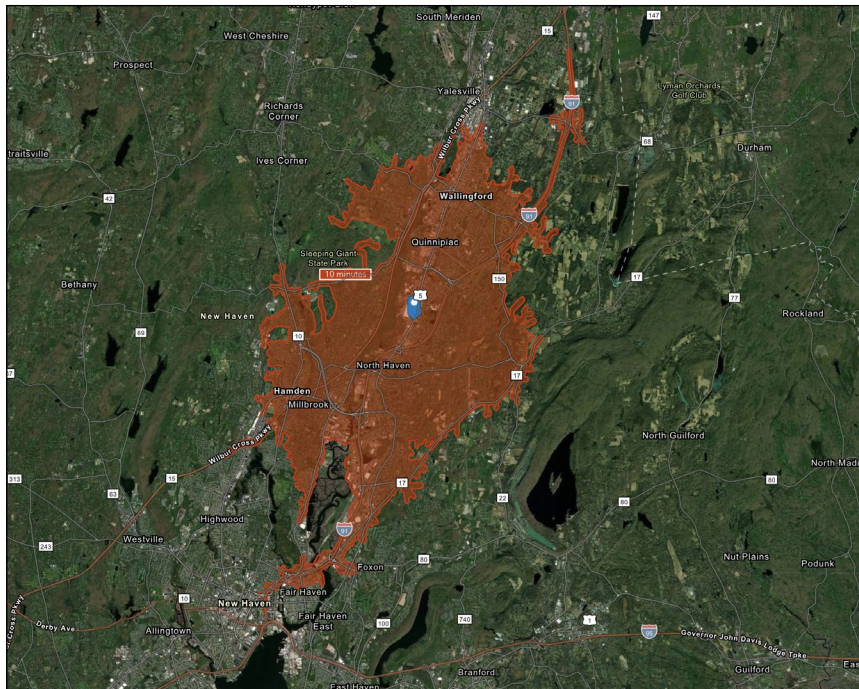
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NORTH HAVEN DEVELOPMENT OPPORTUNITY

405 WASHINGTON AVE | NORTH HAVEN, CT 06473

10 MINUTE DRIVE TIME



KEY FACTS

63,427

Population

\$87,266

Median Household Income

43.8

Median Age

74,075

Daytime Population

TAPESTRY SEGMENTS

Comfortable Empty Nesters <i>3,516 Households</i>	Pleasantville <i>3,175 Households</i>	In Style <i>2,485 Households</i>
<p>Socioeconomic Traits</p> <p>Nearly half of all householders aged 55 or older. Average labor force participation at 61%. Residents are professionals working in government, health care, or manufacturing.</p>	<p>Socioeconomic Traits</p> <p>66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.</p>	<p>Socioeconomic Traits</p> <p>The population is slightly older and already planning for their retirement. Higher labor force participation rate is at 67% with proportionately more two-worker households</p>
<p>Household Types</p> <p>Married couples, some with children, but most without.</p>	<p>Household Types</p> <p>Older married-couple families, more w/o children under 18, but many w/ children over 18. years</p>	<p>Household Types</p> <p>Married couples, primarily with no children or single households.</p>
<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Single Family</p>

TOTAL RETAIL SALES

Includes F&B



\$680,354,589

EDUCATION

Bachelor's Degree or Higher



44%

OWNER OCCUPIED HOME VALUE

Average



\$360,191

ANNUAL HOUSEHOLD SPENDING

\$4,054

Eating Out

\$2,439

Apparel & Services

\$7,494

Groceries

\$284

Computer & Hardware

\$7,978

Health Care



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NORTH HAVEN DEVELOPMENT OPPORTUNITY

405 WASHINGTON AVE | NORTH HAVEN, CT 06473



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NORTH HAVEN DEVELOPMENT OPPORTUNITY

405 WASHINGTON AVE | NORTH HAVEN, CT 06473



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.