

# NORTH HAVEN DEVELOPMENT OPPORTUNITY

405 WASHINGTON AVE | NORTH HAVEN, CT 06473

**FOR SALE OR LEASE: 9.1 ACRES**

## AREA TENANTS



## PROPERTY INFORMATION

- **FOR SALE OR LEASE: 3.3 ACRES & 9.1 ACRES OR BUILD TO SUIT**
- 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 9.1 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](mailto: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	Available (divisible)	6,300
08	Under Contract	6,000



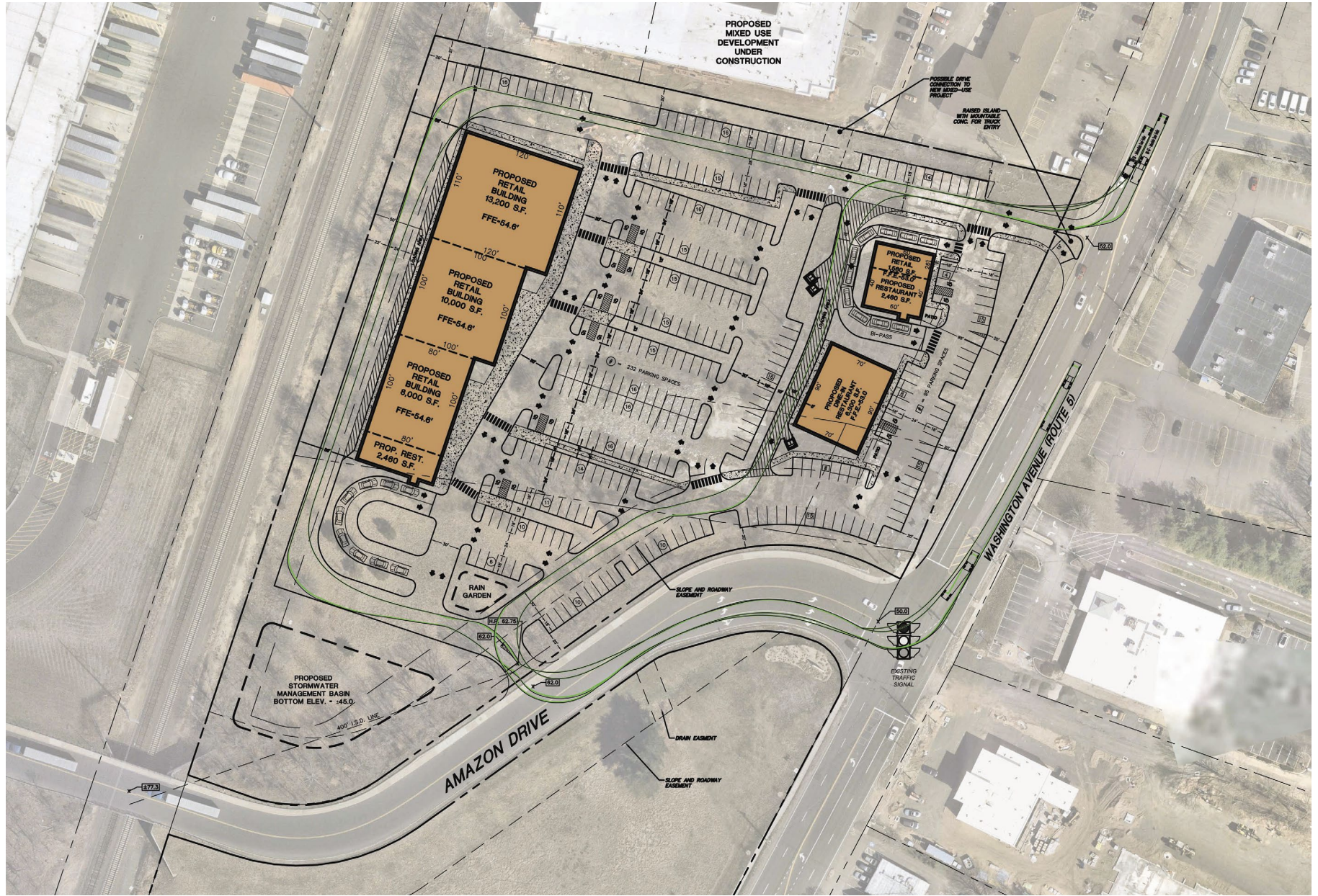
CHARTER REALTY

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**

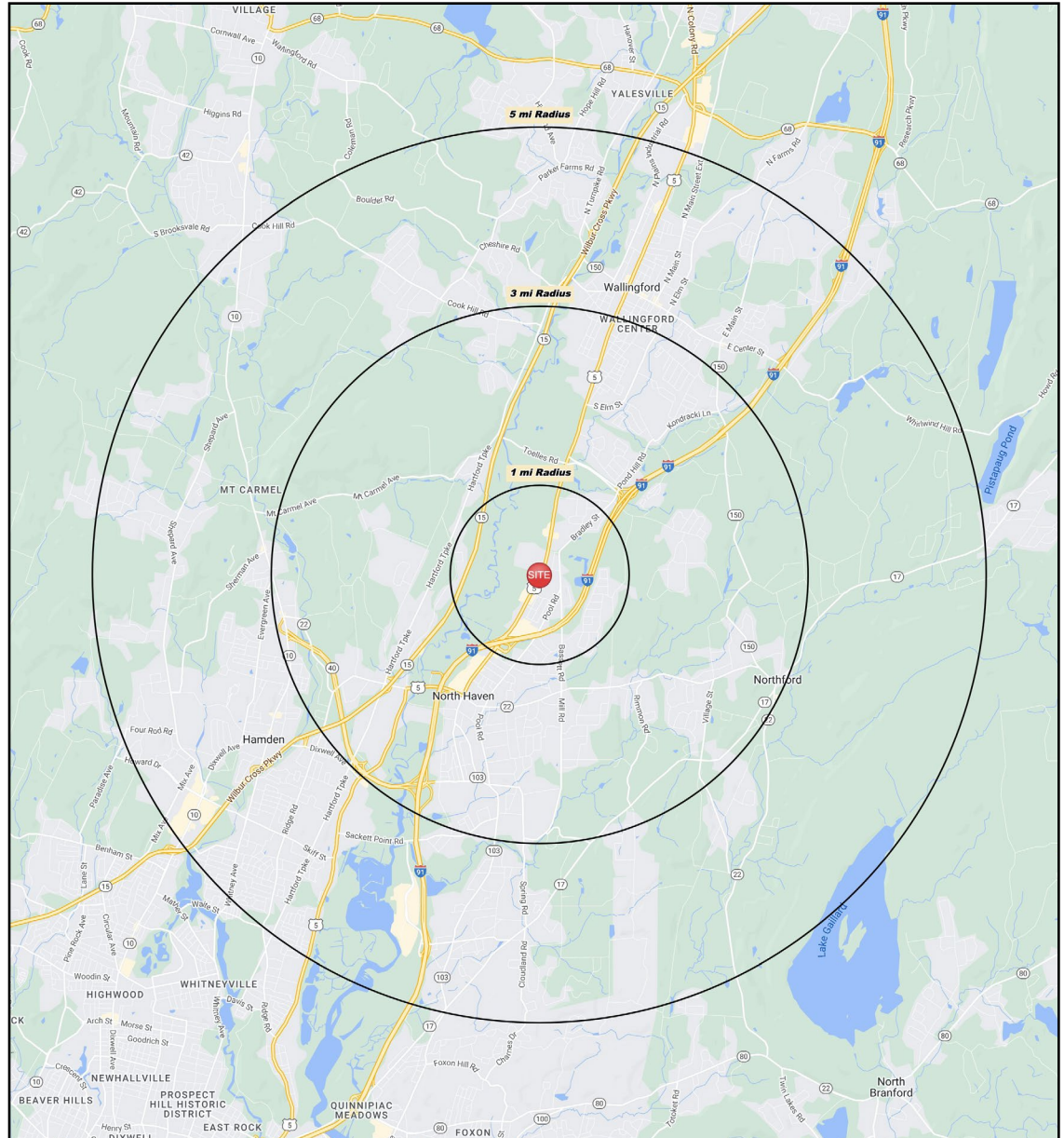
Daytime Population: **78,866**

Median Age: **43.8**



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

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



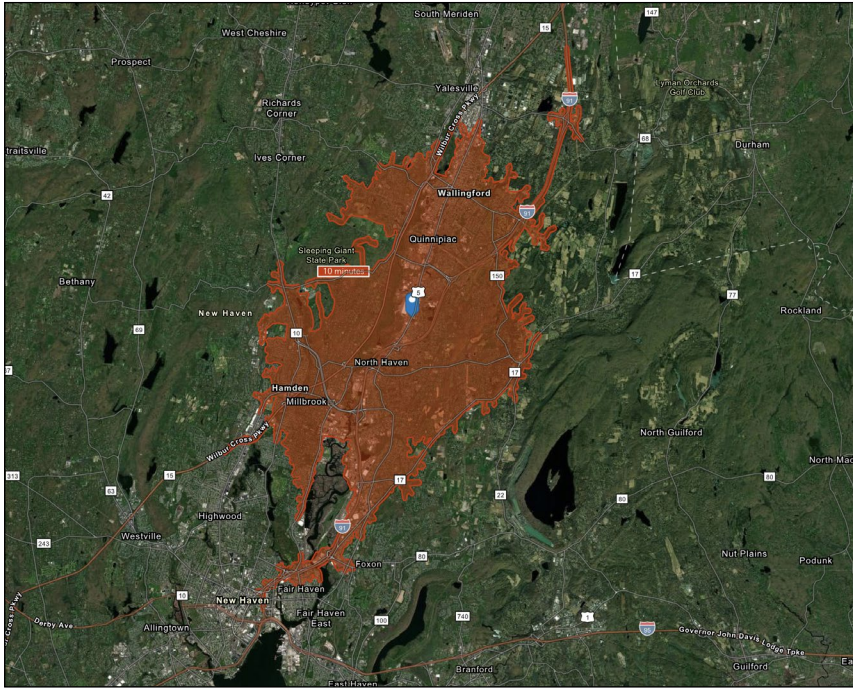
#### CHARTER REALTY

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><b>Socioeconomic Traits</b></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><b>Socioeconomic Traits</b></p> <p>66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.</p>	<p><b>Socioeconomic Traits</b></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><b>Household Types</b></p> <p>Married couples, some with children, but most without.</p>	<p><b>Household Types</b></p> <p>Older married-couple families, more w/o children under 18, but many w/ children over 18. years</p>	<p><b>Household Types</b></p> <p>Married couples, primarily with no children or single households.</p>
<p><b>Typical Housing</b></p> <p>Single Family</p>	<p><b>Typical Housing</b></p> <p>Single Family</p>	<p><b>Typical Housing</b></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



STOP & SHOP THE HOME DEPOT petco PriceRite ALDI

Walgreens TJ-maxx STAPLES RITE AID

Walmart Burlington Marshalls KOHL'S

planet fitness ShopRite PartyCity DOLLAR TREE

STOP & SHOP CVS

Hallmark TRACTOR SUPPLY CO

Walgreens

BJ's DICK'S SPORTING GOODS TJ-maxx THE HOME DEPOT Michaels

TARGET BIG LOTS! BEST BUY at home BARNES & NOBLE

petco PETSMART CINEMARK



**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.