

NORTH HAVEN DEVELOPMENT OPPORTUNITY

405 WASHINGTON AVE | NORTH HAVEN, CT 06473

FOR SALE OR LEASE - 5.9 ACRES & 1 PAD SITE 1.3 ACRES
JOIN NEW 711 & VOLVO EXPANSION AREA

AREA TENANTS



amazon
fulfillment

Quinnipiac
university

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 5.9 Acres & 1 Pad Site 1.3 Acres

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	3,547	33,083	94,039
MEDIAN HH INC	\$106,540	\$108,681	\$110,752
AVERAGE HH INC	\$116,956	\$130,219	\$134,968



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www.CharterRealty.com



FOR MORE INFORMATION CONTACT:

DAN ZELSON | 203.227.2922 | Dan@CharterRealty.com

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Available	5.9 Acres
02	Available Pad	1.3 Acres
03	711 Coming Soon	2.1 Acres
04	Volvo Expansion Area	3.3 Acres

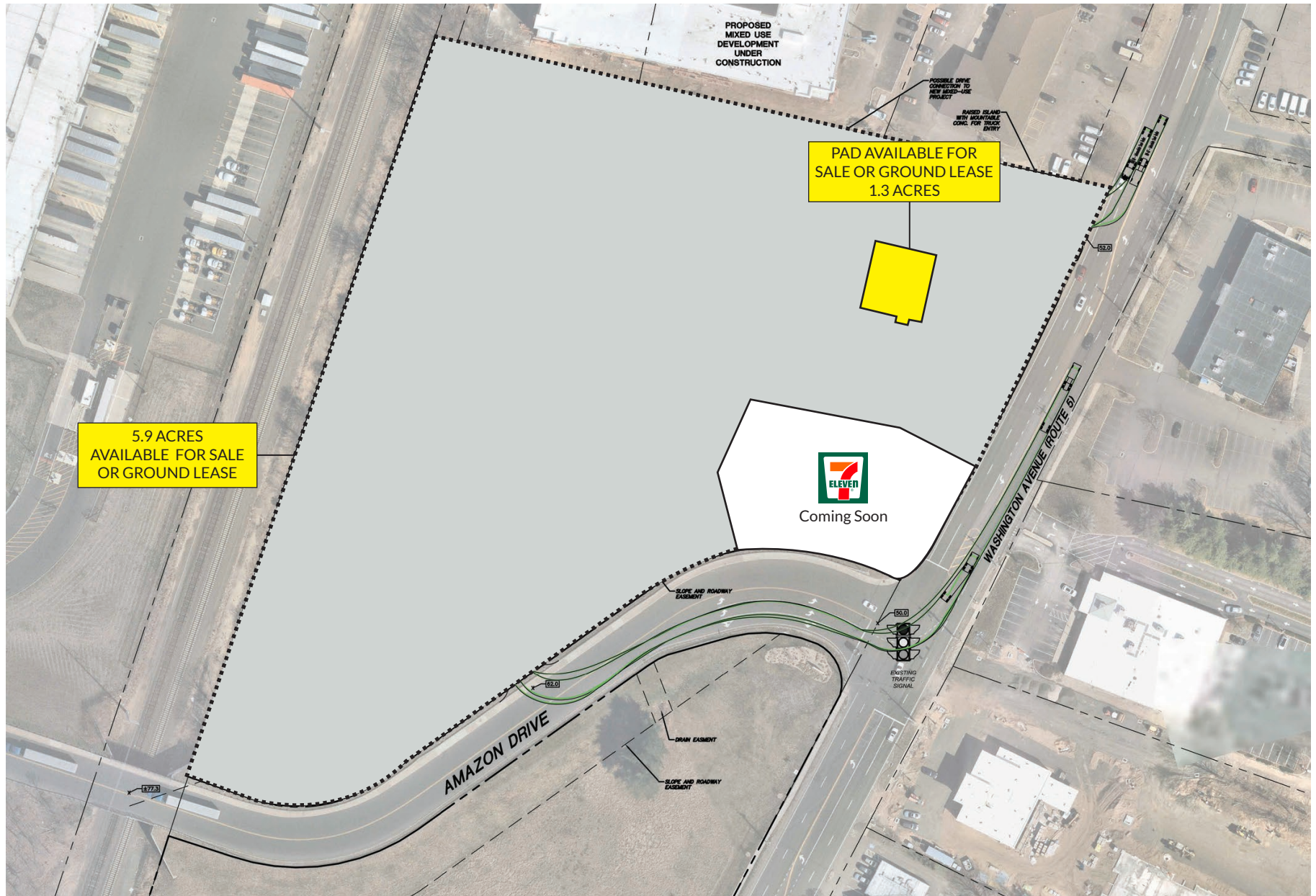


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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **3,547**

Households: **1,617**

Daytime Population: **4,547**

Median Age: **46.0**



Average Household Income: **\$116,956**

Median Household Income: **\$106,540**

3 MILE RADIUS:



Total Population: **33,083**

Households: **12,851**

Daytime Population: **28,865**

Median Age: **42.5**



Average Household Income: **\$130,219**

Median Household Income: **\$108,681**

5 MILE RADIUS:



Total Population: **94,039**

Households: **37,813**

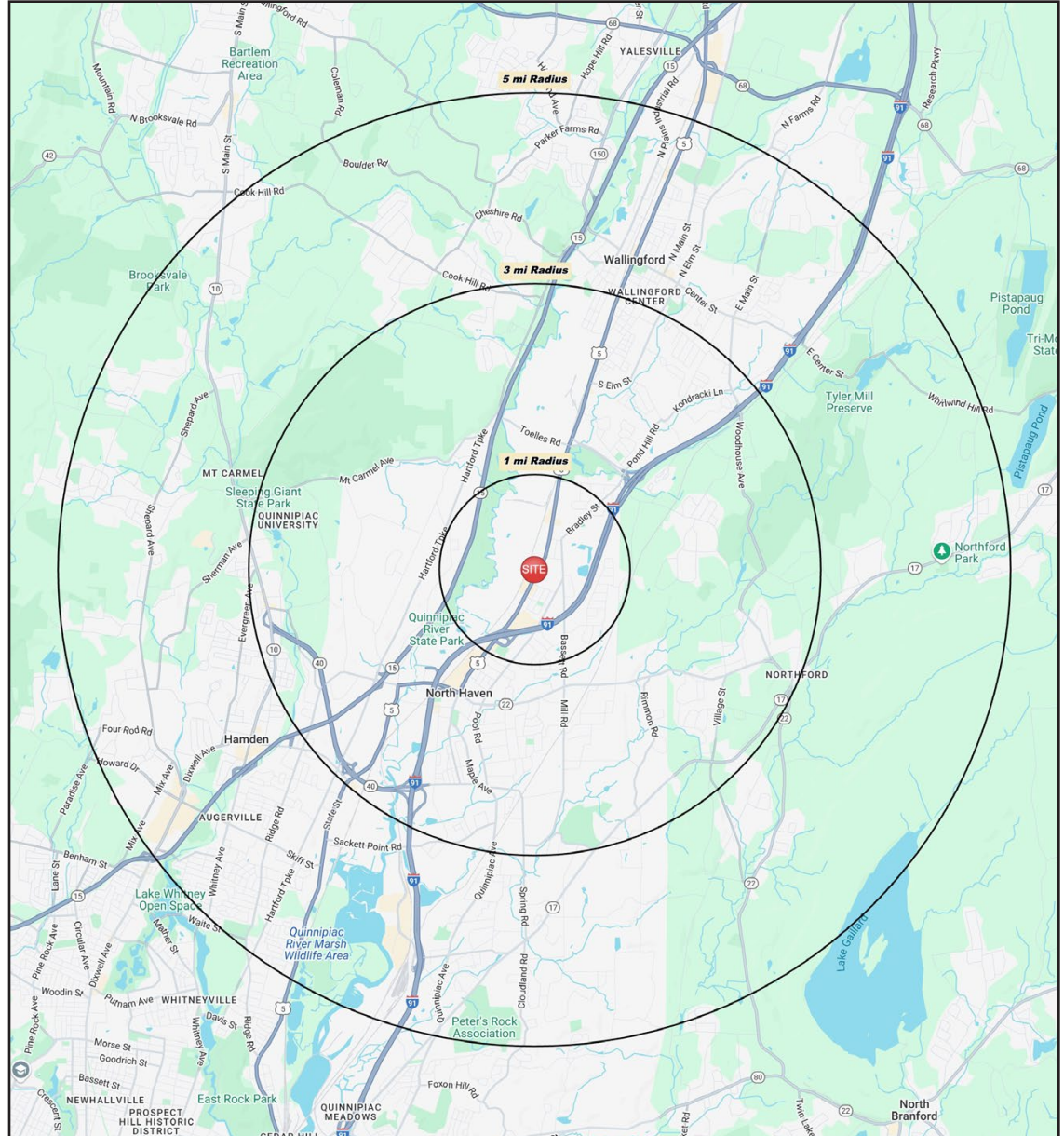
Daytime Population: **76,548**

Median Age: **42.4**



Average Household Income: **\$134,968**

Median Household Income: **\$110,752**



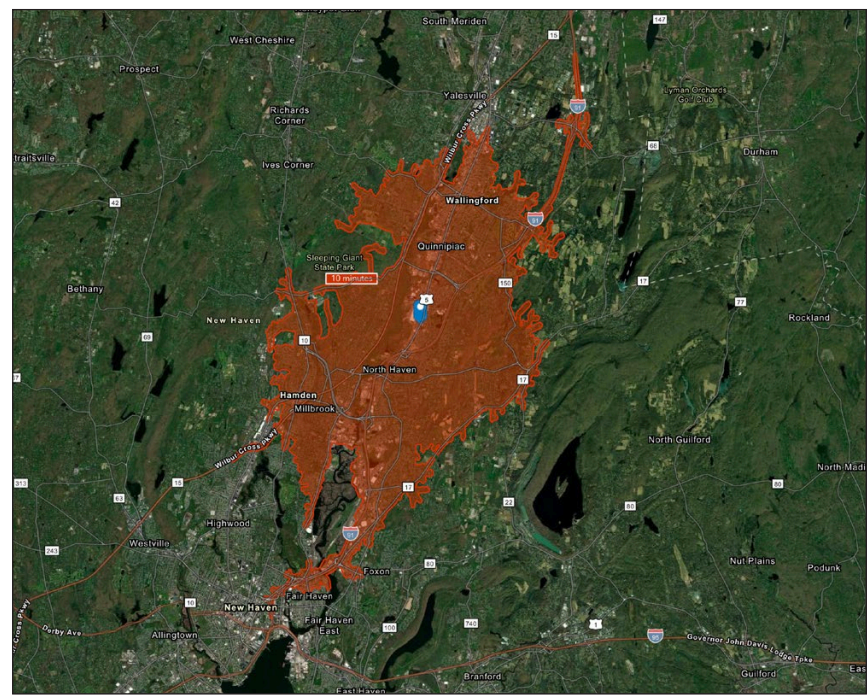
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10 MINUTE DRIVE TIME



KEY FACTS

63,427

Population

\$87,266

Median Household Income

43.8

Median Age

74,075

Daytime Population

TAPESTRY SEGMENTS

Comfortable Empty Nesters

3,516 Households

Socioeconomic Traits

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.

Household Types

Married couples, some with children, but most without.

Typical Housing

Single Family

Pleasantville

3,175 Households

Socioeconomic Traits

66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.

Household Types

Older married-couple families, more w/o children under 18, but many w/ children over 18. years

Typical Housing

Single Family

In Style

2,485 Households

Socioeconomic Traits

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

Household Types

Married couples, primarily with no children or single households.

Typical Housing

Single Family

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



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