

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



CHARTER
REALTY

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	5.9 Acres
02	Available Pad	1.3 Acres
03	711 Coming Soon	2.1 Acres
04	Volvo Expansion Area	3.3 Acres

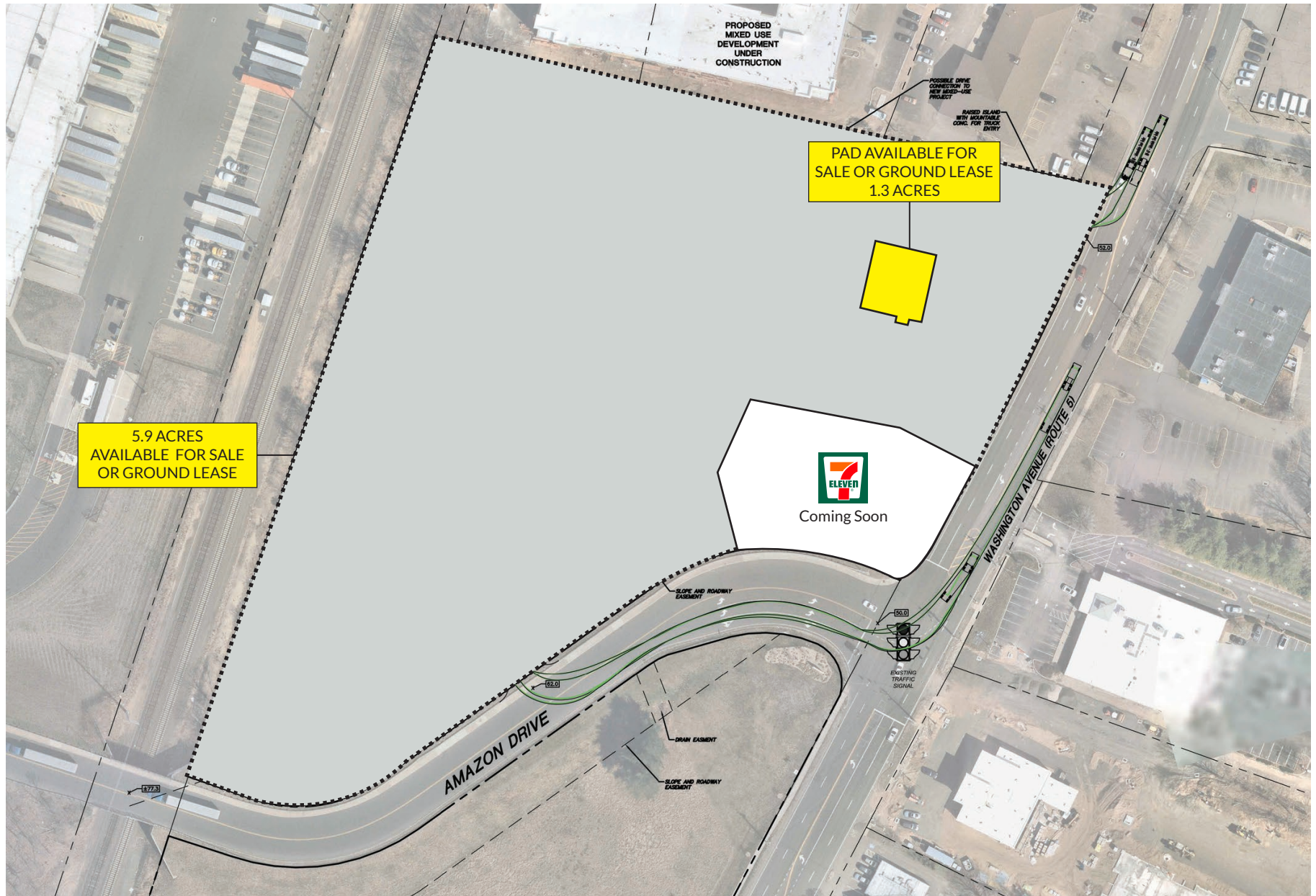


CHARTER REALTY

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: **3,547**

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**

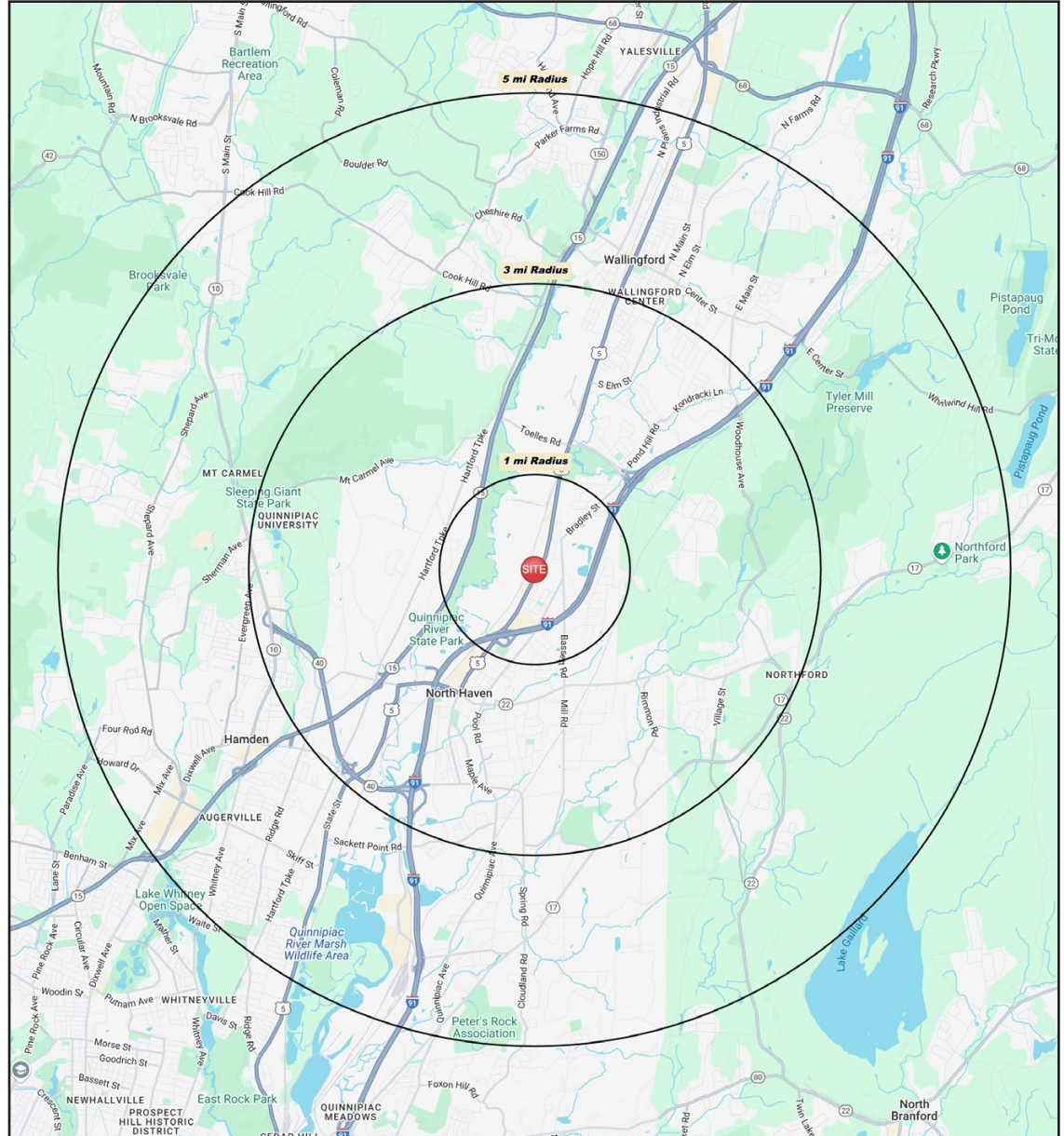
Daytime Population: **76,548**

Median Age: **42.4**



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

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



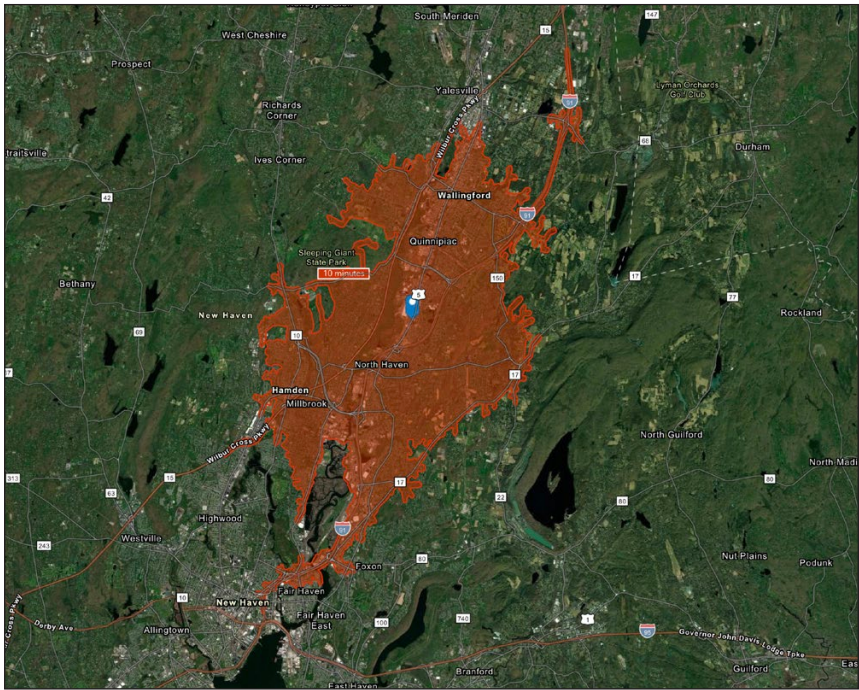
CHARTER REALTY

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

43,464

Population

\$96,503

Median Household Income

45.3

Median Age

52,227

Daytime Population

TAPESTRY SEGMENTS

Retirement Communities <i>3,685 households</i>	Savvy Suburbanites <i>2,947 households</i>	City Greens <i>2,463 households</i>
Socioeconomic Traits Nationwide suburban neighborhoods with many seniors and single households. Residents rely on retirement, investments, and wages, working in professional fields. Homes vary, with above-average net worth and higher-than-average rent prices.	Socioeconomic Traits Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.	Socioeconomic Traits Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.
Household Types Singles living alone; married couples with no kids	Household Types Married couples	Household Types Married couples; singles living alone
Typical Housing Multi-Units	Typical Housing Single Family	Typical Housing Single Family

TOTAL RETAIL SALES

Includes F&B



\$498,645,536

EDUCATION

Bachelor's Degree or Higher



42%

OWNER OCCUPIED HOME VALUE

Average



\$433,867

ANNUAL HOUSEHOLD SPENDING

\$4,175

Eating Out

\$2,499

Apparel & Services

\$7,574

Groceries

\$235

Computer & Hardware

\$8,076

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.