

NEW HAVEN, CT

80 TEMPLE STREET

28,946 S.F. RETAIL AVAILABLE FOR LEASE



Space can be divided: From 3,417 s.f. to 14,412 s.f.

IDEAL USES:

- Experiential entertainment and music venue
- Mixed art use space / photography
- Arcade / entertainment space
- Academic space
- Theater group rehearsal space
- Collaborative mixed use space
- Business incubator

KEY MARKET & PROPERTY INFORMATION:

- Located in downtown New Haven at the corner of Temple and George Streets, the Temple Square building is in the heart of the central business and entertainment district and includes 44 luxury residences
- Minutes walking distance from Yale Hospital, Yale University, Yale British Art Museum, Shubert Theatre and College Street Music Hall
- The location is within a 10 minute walk of over 50 restaurants, bars or entertainment establishments
- Gateway Community College is located across the street with an enrollment of 6,000 students
- 13,626 daytime population within a 0.5 mile radius
- 260,319 population within a 5 mile radius
- \$97,934 Average Household Income within a 5 mile radius
- \$75,970 Median Household Income within a 5 mile radius

Tax Assessor Info: <https://gis.vgsi.com/newhavenct/Parcel.aspx?Pid=13767>



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New Haven, Connecticut 80 Temple Street

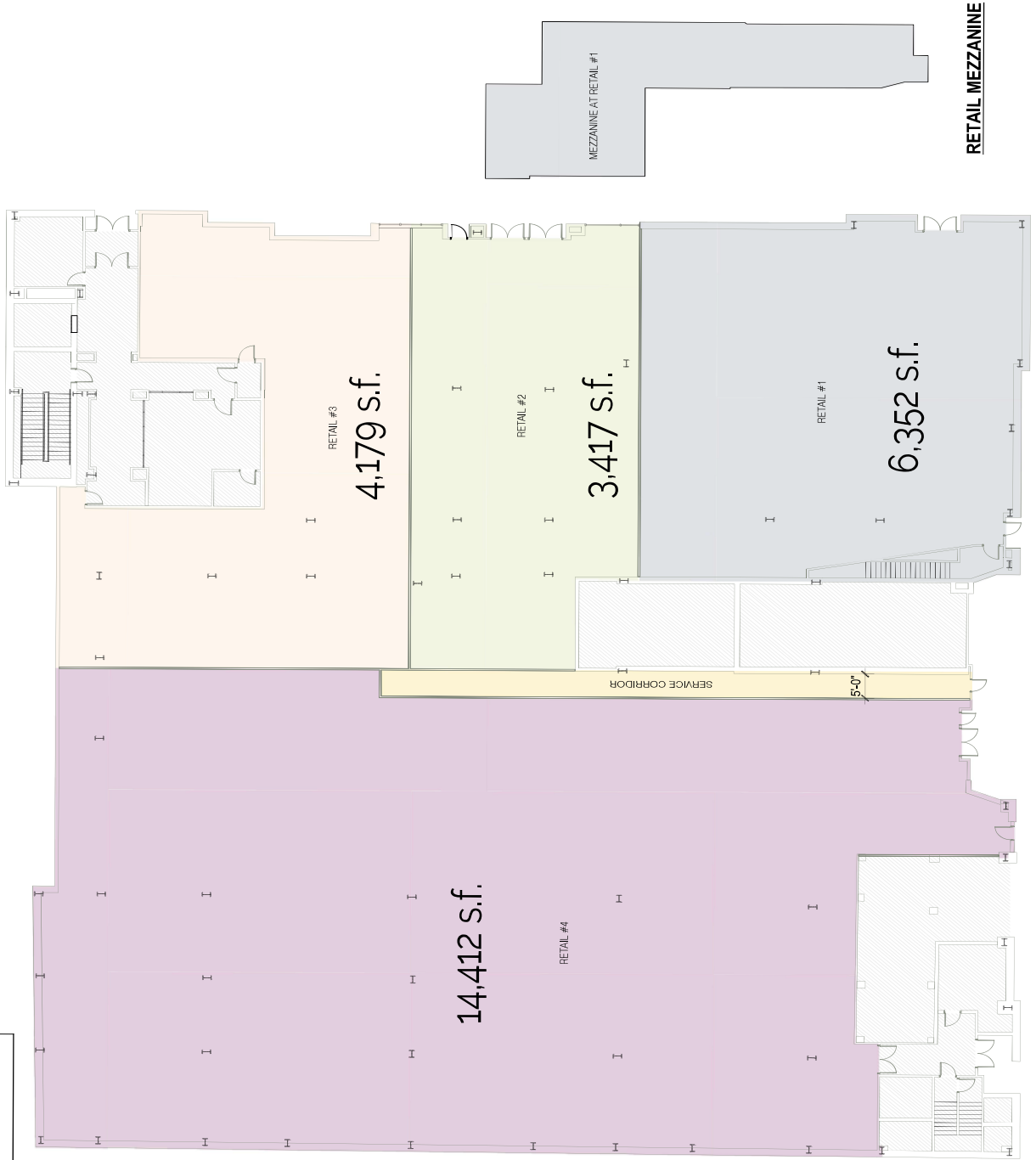


SCALE: 3/32"=1'-0"

DEMISING LEASE PLAN OPTIONS

-  RETAIL #1 (WITH MEZZANINE) 6,352 SQ FT
-  RETAIL #2 3,417 SQ FT
-  RETAIL #3 4,179 SQ FT
-  RETAIL #4 14,412 SQ FT
-  SERVICE CORRIDOR 586 SQ FT

TOTAL SQ FT: 28,946 SQ FT



RETAIL MEZZANINE



- 1 Yale New Haven Hospital
- 2 Shubert Theatre
- 3 College Street Music Hall
- 4 Yale British Art Museum
- 5 Yale University

80 Temple Street, New Haven, CT

March 2024

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