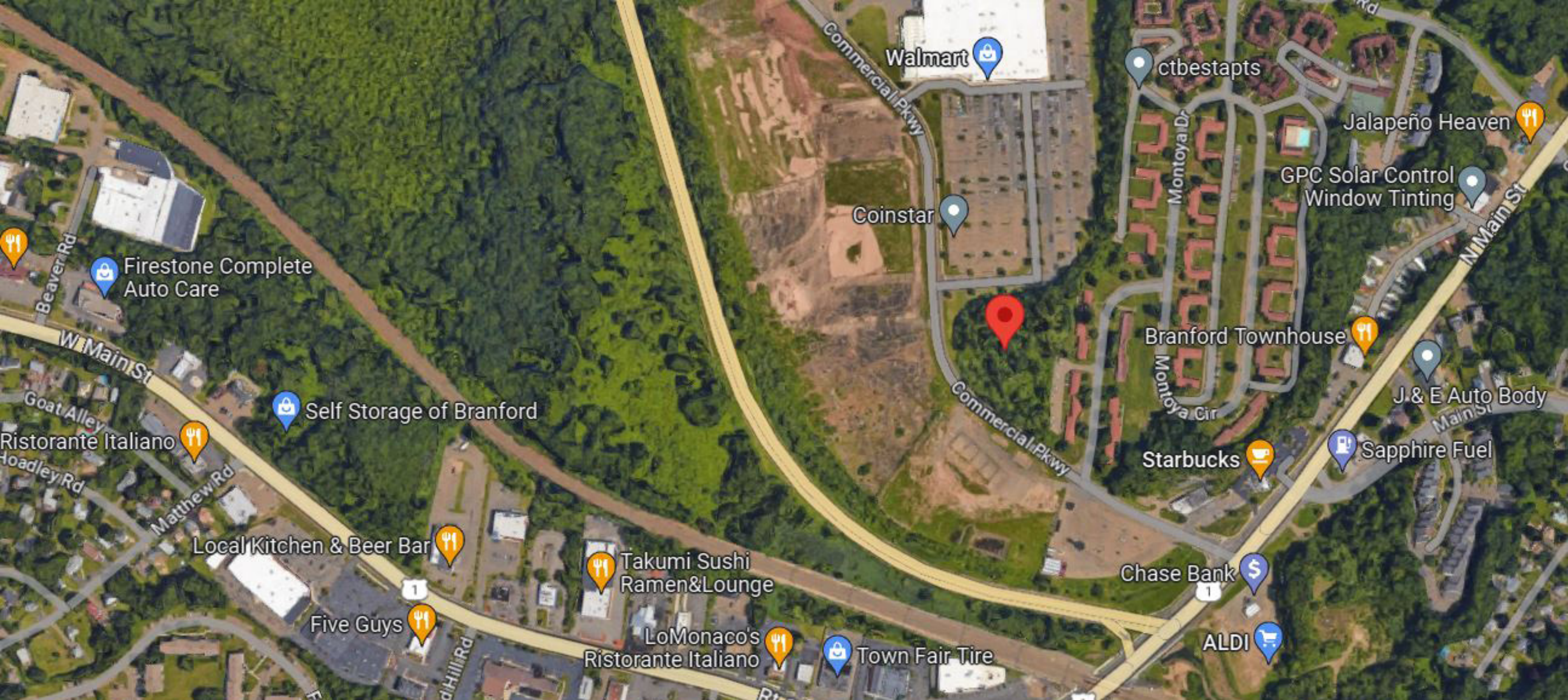
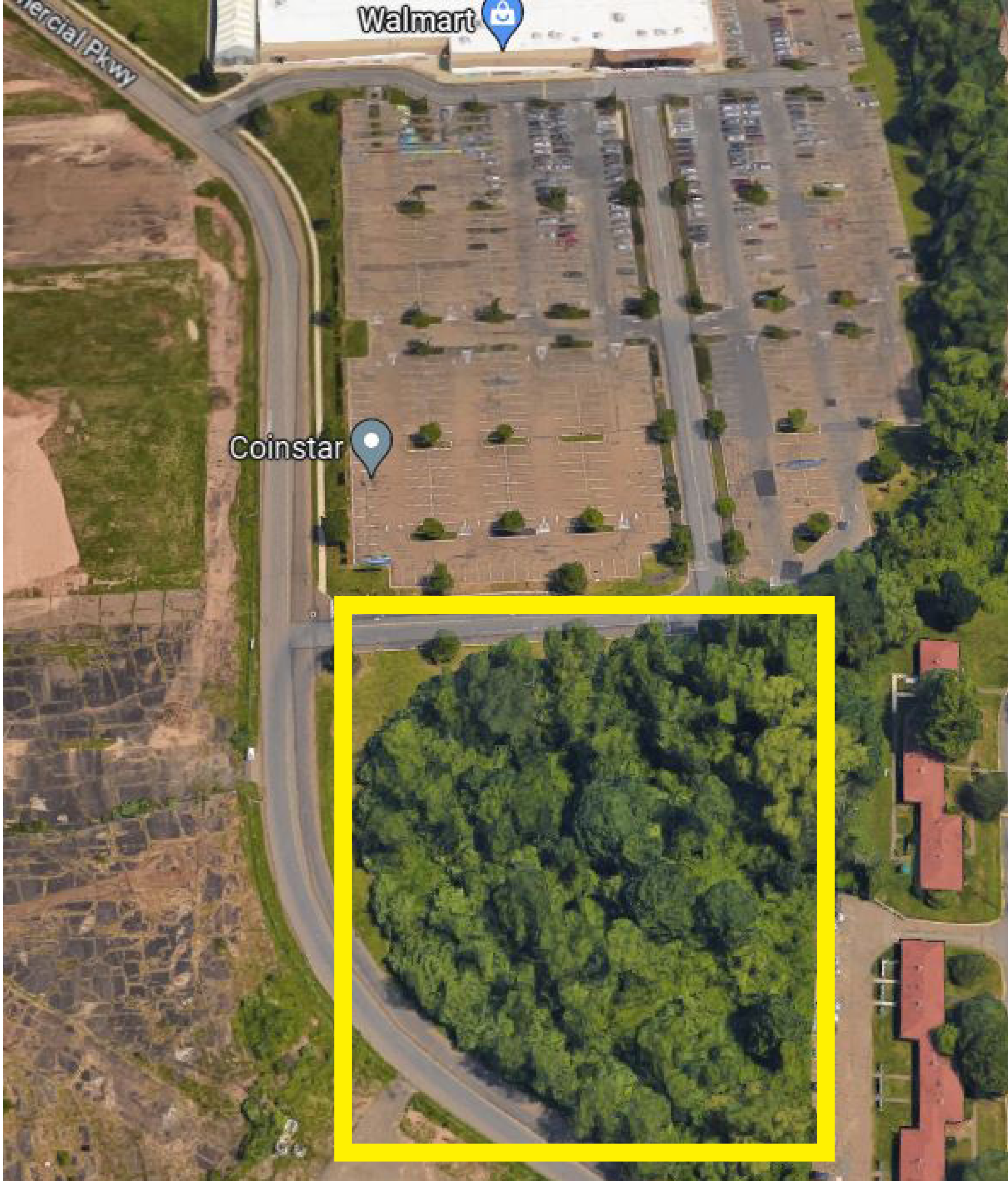




100 Commercial Parkway Branford, Ct Offering Memorandum

For Sale / For Lease / Investment Opportunity



Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 100 Commercial Parkway, Branford, CT. It has been prepared by Kravet Realty LLC. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kravet Realty LLC. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by 100 Commercial Parkway, Branford, CT from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from 100 Commercail Parkway, Branford, CT, you agree:

- 1) The Offering Memorandum and its contents are confidential
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Kravet Realty LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property



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Executive Summary

Kravet Realty is proud to present this prime opportunity: 100 Commercial Parkway, Branford CT - 2.44 Acre Lot for Sale at \$1,700,000. The lot is also available as a land lease at \$150,000 Year. This unparalleled Location is situated at the Commercial Parkway in Branford, CT, this lot benefits from a prime position in a vibrant business district. Situated between national businesses such as Chipotle, Starbucks and Walmart. With convenient access to major transportation routes, including the I-95 highway and Tweed New Haven airport, it promises excellent connectivity and accessibility. The parcel has easy access to city water, sewer & natural gas lines.

This generous parcel of land offers ample space to bring your vision to life. Whether you're considering commercial or mixed-use development, the possibilities are boundless. Branford, CT, has established itself as a thriving economic hub, attracting a diverse range of industries and businesses. The strategic location of this lot places you in the heart of this dynamic environment, providing a favorable business climate and abundant growth opportunities.

Development Potential: With its flexible zoning and desirable location, the property opens doors to numerous development possibilities. Whether you envision a corporate headquarters, retail center, medical facility, or storage/warehouse space this lot offers the canvas to execute your business plan. 100 Commercial Parkway offers an excellent foundation for success. Both For Sale and Lease opportunity are subject to buyer/tenant approvals.

Contact Jeff Kravet or Lucas Severo to schedule a confidential tour.

Property Information

100 COMMERCIAL PKWY

Location		100 COMMERCIAL PKWY	Mblu		C07/000 003/ 006.1/ /
Acct#		015211	Owner		RDL COMMERCIAL PARKWAY LLC
Building Name			Assessment		\$580,900
Appraisal		\$829,800	PID		100202
Building Count		1			

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$829,800	\$829,800
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$580,900	\$580,900

Owner of Record

Owner	RDL COMMERCIAL PARKWAY LLC	Sale Price	\$1,230,000
Co-Owner		Certificate	
Address	3 CARRIAGE HILL DR BRANFORD, CT 06405	Book & Page	0909/0869
		Sale Date	05/03/2005
		Instrument	UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RDL COMMERCIAL PARKWAY LLC	\$1,230,000		0909/0869	UNKQ	05/03/2005
J C COMMERCIAL PARKWAY LLC	\$312,406		0766/0280	3	05/17/2002

Parcel Information

Use Code	3900
Description	DEVEL LAND
Deeded Acres	2.44

Land

Land Use		Land Line Valuation	
Use Code	3900	Size (Acres)	2.44
Description	DEVEL LAND	Frontage	
Zone	BL	Depth	
Neighborhood	600	Assessed Value	\$580,900
Alt Land Appr	No	Appraised Value	\$829,800
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$829,800	\$829,800
2019	\$0	\$829,800	\$829,800
2018	\$0	\$833,000	\$833,000

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$580,900	\$580,900
2019	\$0	\$580,900	\$580,900
2018	\$0	\$583,100	\$583,100

N/F
WAL-MART STORES EAST, INC.
VOL. 803 PG. 772
MAP C7/BLOCK 3
PARCEL 6

321' X 68'
ACCESS EASEMENT
AREA=21,828 S.F.
(See Note 9)

OBL. C.C.B.
T.F.=66.51
INV. IN (E)=63.76
INV. OUT (W)=63.71

CONTRACT LIMIT LINE
T.F.=63.31
INV. IN (E)=63.26
INV. OUT (W)=63.26

PROPOSED 8" HDPE STORM
(188.84)
22" WYE CONNECTION TO 15" HDPE
(LINE 3) INV. 57.45

LINE 22

TW=61.0
BW=60.0

TW=62.5
BW=59.0

TW=63.0
BW=57.0

TW=62.5
BW=56.7

GRADE TO DRAIN

ISD = 335' REQUIRED
ISD = 368'

RAISE TOP OF FRAME OF EXISTING
STORM MANHOLE T.F.=65.50

CONTRACT LIMIT LINE EQUALS
PROPERTY LINE UNLESS OTHERWISE
NOTED (TYP.)

INSPECTION PORT MANHOLES FOR
UNDERGROUND DETENTION SYSTEM
(TYP. OF 2)

RAISE TOP OF FRAME OF EXISTING
CATCH BASIN MAINTAIN EXISTING
INVERTS T.F.=50.85

PROPOSED
RETAIL
BUILDING
10,000 S.F.
FFE=59.0

STORM INVERT=56.00

CONTRACT LIMIT LINE

25' RESIDENTIAL AREA SETBACK (TYP.)

30' MINIMUM REAR BUILDING SETBACK LINE (TYP.)

30' MINIMUM FRONT BUILDING SETBACK LINE (TYP.)

COMMERCIAL PARKWAY

PROPOSED LAR
MANHOLE (OS-
EXISTING 15" R

N/F
STATE OF CONNECTICUT
VOL. 335 PG. 830

CL C.B.
T.F.=63.93
INV. IN (E)=60.14
INV. IN (W)=60.08

CL C.B.
T.F.=63.71
INV. IN (E)=58.49
INV. IN (W)=58.46
INV. OUT (S)=54.21
INV. OUT (N)=54.21

BENCHMARK
& Tack

CL C.B.
T.F.=57.11
INV. IN (E)=48.77 (IN)
INV. IN (W)=48.72 (OUT)

SAN MH
T.F.=51.62
INV. IN (E)=43.82 (IN)
INV. IN (W)=43.82 (OUT)

CL C.B.
T.F.=50.52
INV. IN (E)=44.28
INV. IN (W)=44.20
INV. OUT (S)=44.00

CL C.B.
T.F.=48.63
INV. IN (E)=39.98 (IN)
INV. IN (W)=39.93 (OUT)

SAN MH
T.F.=47.91
INV. IN (E)=42.96 (IN)
INV. IN (W)=42.61 (OUT)

PROPOSED UNDERGROUND
DETENTION SYSTEM (U.G.-1)
120' L.F. OF 96" ASP. PIPE,
S=0.0% INV.=43.0

INV. (IN)=47.00

TW=53.5
BW=53.0

INV. (IN)=48.71

CL C.B.
T.F.=43.94
INV. IN (E)=39.84 (IN)
INV. IN (W)=39.60 (OUT)

CONTRACT LIMIT LINE

LINE 19

LINE 20

LINE 21

LINE 16

LINE 17

LINE 18

LINE 15

LINE 14

LINE 13

LINE 12

LINE 11

LINE 10

LINE 9

LINE 8

LINE 7

LINE 6

LINE 5

LINE 4

LINE 3

LINE 2

LINE 1

LINE 0

LINE -1

LINE -2

LINE -3

LINE -4

LINE -5

LINE -6

LINE -7

LINE -8

LINE -9

LINE -10

LINE -11

LINE -12

Zoning

SECTION 4.4

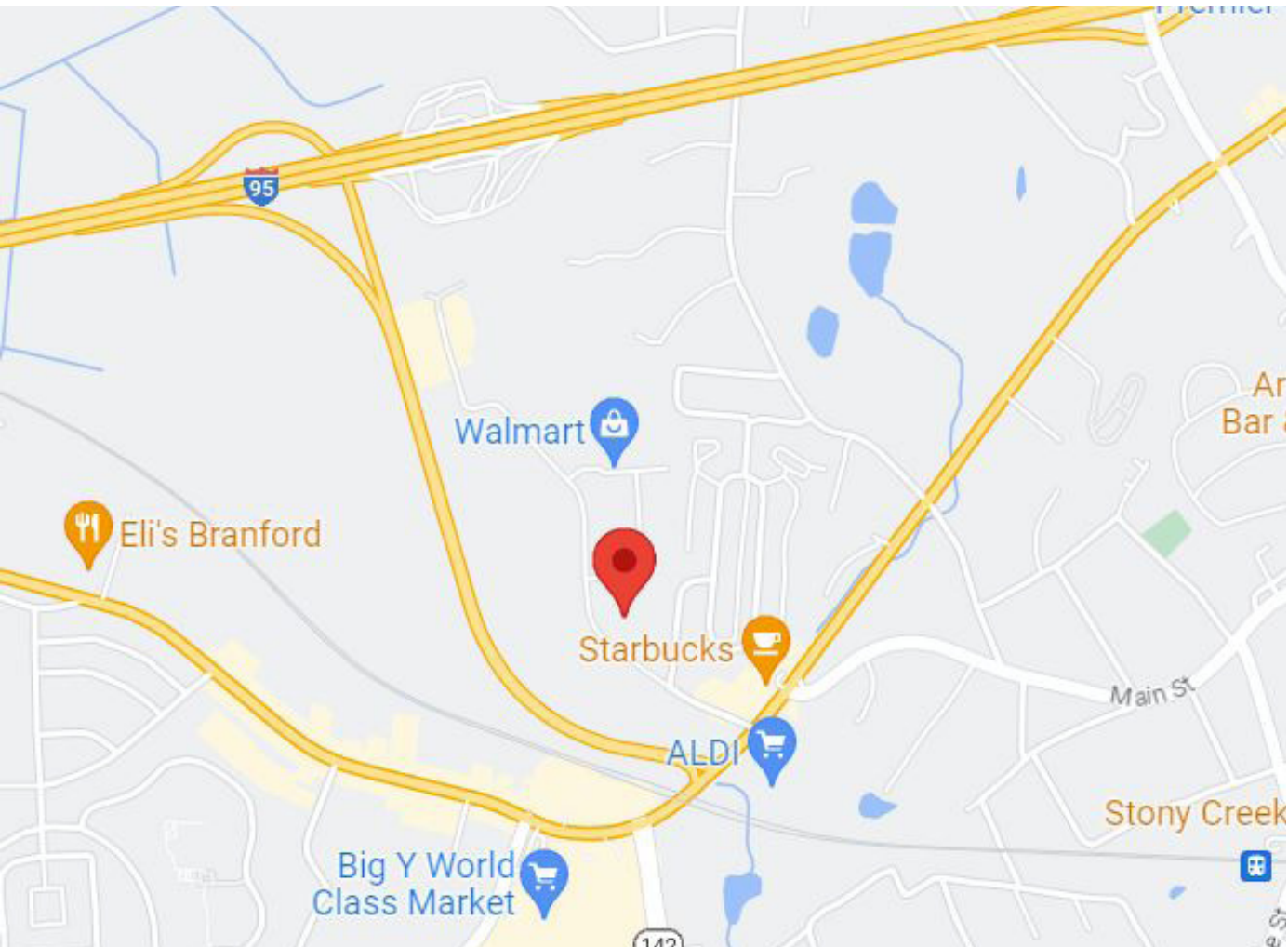
4.4 LOCAL BUSINESS (BL) DISTRICT.

4.4.A Purpose.

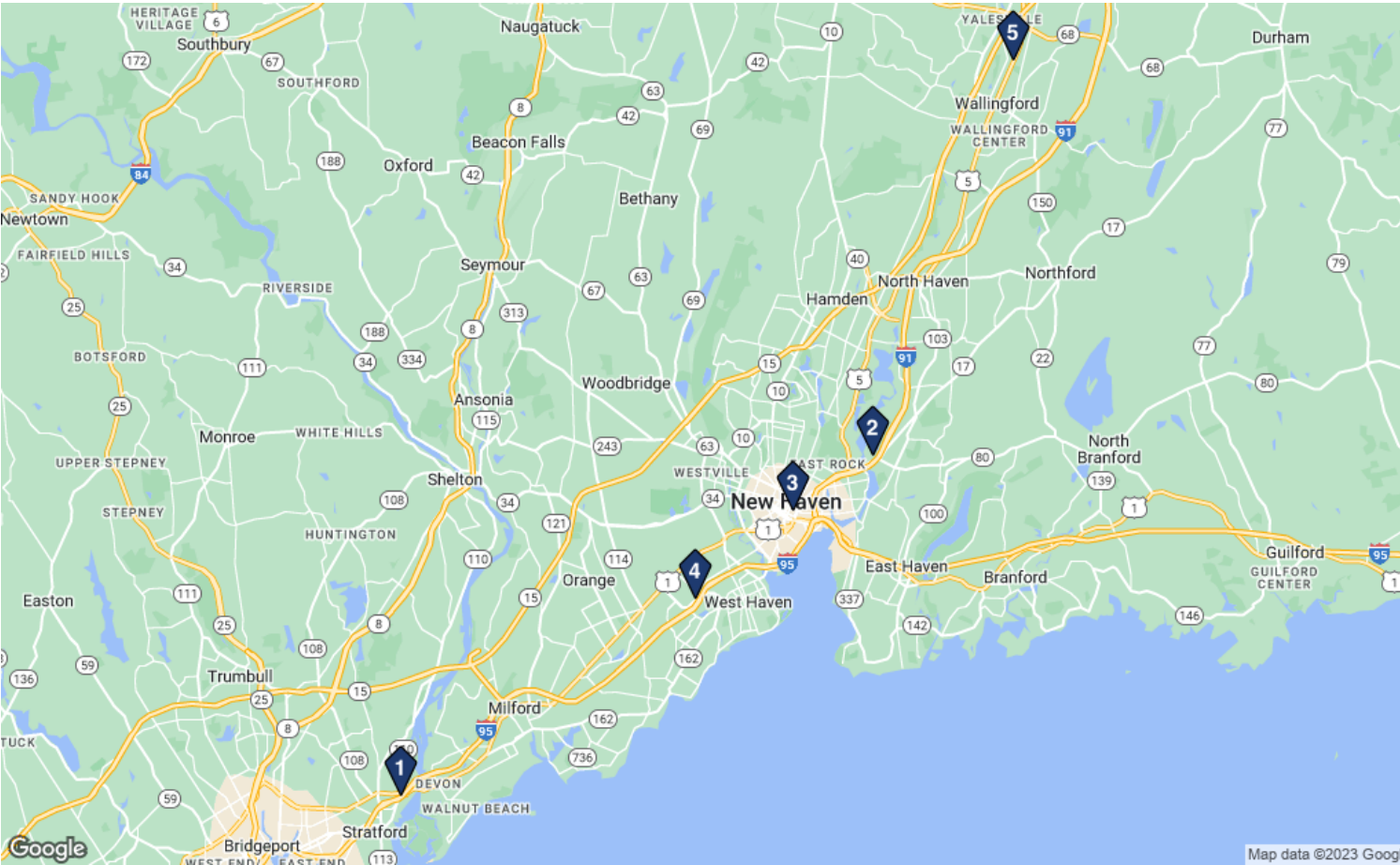
- 1. These districts are designed to accommodate a variety of commercial functions necessary for service to the community including retail, office, banks, restaurants, and general automotive sales and service uses.
- 2. The districts are situated on main highways and thoroughfares, and applicable standards are designed to recognize, preserve and improve the character of existing development as well as to be consistent with the intensity of use in adjacent residential areas; parking needs for each building will be satisfied on its own lot.

4.4.B Bulk Requirements.

MINIMUM	1.	LOT AREA	20,000 square feet		
	2.	LOT AREA PER UNIT	N/A		
	3.	FRONTAGE	50 feet		
	4.	SQUARE	100 feet		
	5.	SETBACKS	(1) FRONT	(2) SIDE	(3) REAR
			15 feet	10 feet	15 feet
MAXIMUM	6.	SETBACK FROM RESIDENCE DISTRICT BOUNDARY LINE	25 feet		
	7.	HEIGHT	40 feet		
	8.	FLOOR AREA	0.30		
	9.	LOT COVERAGE	0.25		
	10.	IMPERVIOUS SURFACE AREA RATIO	0.60		



Comps



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$1,000,000	\$3,744,895	\$2,000,000	\$10,681,750
Price Per SF	\$18	\$466	\$23	\$21
Cap Rate	-	-	-	-
Time Since Sale in Months	0.0	10.2	5.0	23.0
Property Attributes	Low	Average	Median	High
Building SF	5,000 SF	15,794 SF	15,794 SF	26,588 SF
Floors	1	1	1	1
Typical Floor	5,000 SF	13,500 SF	13,500 SF	22,000 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1969	1970	1970	1971
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 1.7	★ ★ ★ ★ ★ 2.0	★ ★ ★ ★ ★

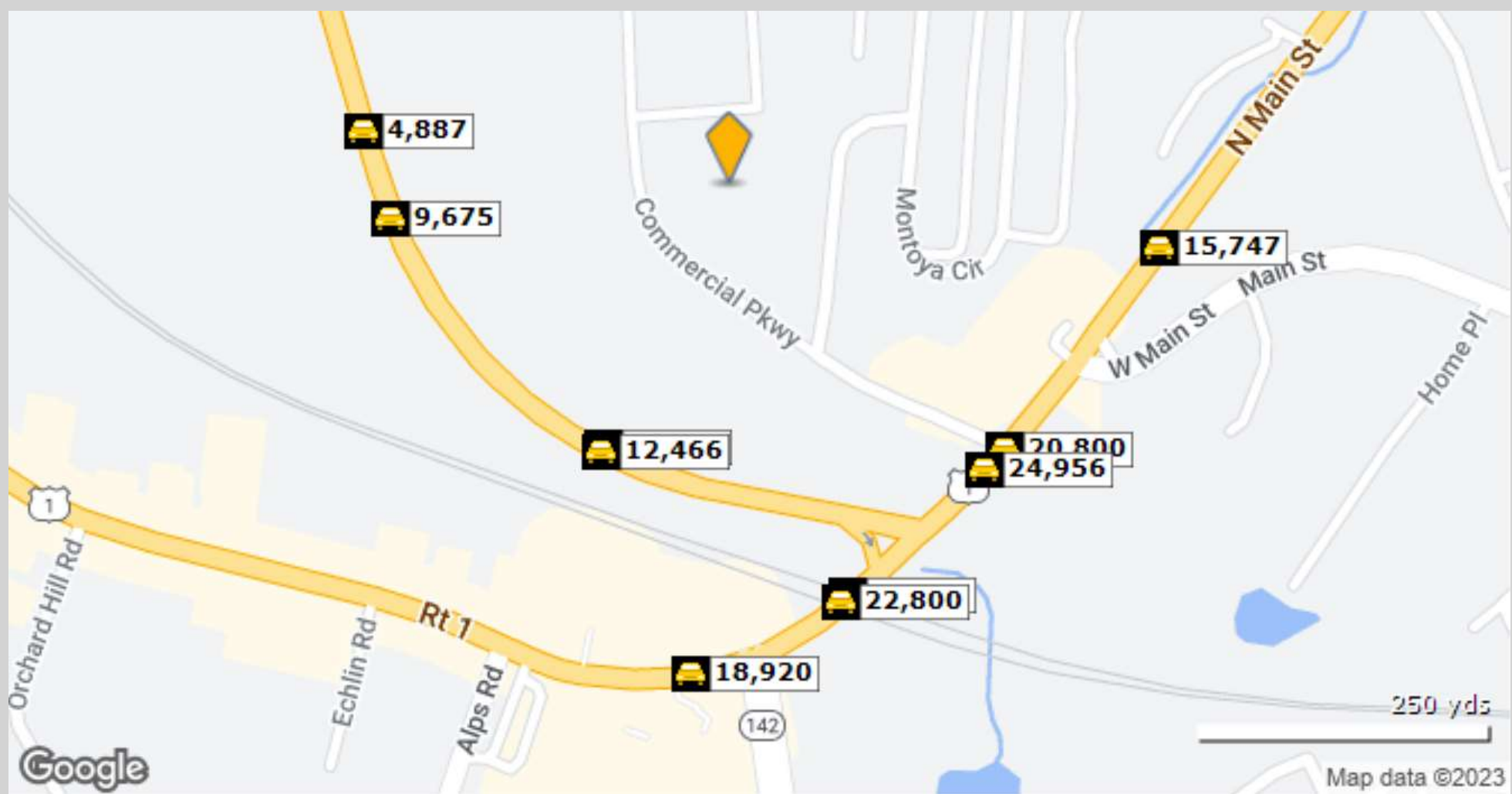
1	382 Ferry Blvd	SOLD
Stratford, CT 06615 Sale Date Sep 17, 2021 Sale Price \$2,000,000 Price/AC Land \$778,212 Parcels STRA-005010-000014-000001 Comp ID 5697078 Comp Status Research Complete Fairfield Type 2 Star Land Land Acres 2.57 AC Land SF 111,949 SF Zoning F-13		
2	159-163 Middletown Ave	SOLD
New Haven, CT 06513 Sale Date May 23, 2023 Sale Price \$1,000,000 Price/AC Land \$833,333 Comp ID 6401392 Comp Status In Progress New Haven Type Land Land Acres 1.20 AC Land SF 52,272 SF Sale Condition Redevelopment Project		
3	275 S Orange St - Coliseum Lot	SOLD
New Haven, CT 06510 Sale Date Mar 8, 2023 Sale Price \$10,681,750 Price/SF \$2,136.35 Parcels NHVN-000239-000207-000100 Comp ID 6335906 Comp Status Research Complete New Haven Type 1 Star Parking Lot Year Built 1969 GBA 5,000 SF Land Acres 4.65 AC Land SF 202,554 SF Zoning BD3 Sale Condition Redevelopment Project		
4	480 Saw Mill Rd	SOLD
West Haven, CT 06516 Sale Date Jun 16, 2021 Sale Price \$3,542,726 Price/SF \$133.25 Parcels WHAV-000033-000013 Comp ID 5566999 Comp Status Research Complete New Haven Type 2 Star Retail Freestanding (Strip Center) Year Built 1970 GLA 26,588 SF Land Acres 2.62 AC Land SF 114,127 SF Zoning CD Sale Condition Redevelopment Project		
5	654 N Colony Rd	SOLD
Wallingford, CT 06492 Sale Date Dec 30, 2022 Sale Price \$1,500,000 Price/AC Land \$993,371 Parcels WALL-000091-000000-000026 Comp ID 6267039 Comp Status Research Complete New Haven Type Land Land Acres 1.51 AC Land SF 65,776 SF Zoning RF40 Sale Condition Redevelopment Project		

Demographics

100 Commercial Pky, Branford, CT 06405									
Building Type: Land		Total Available: 0 SF							
Class: -		% Leased: 0%							
RBA: -		Rent/SF/Yr: -							
Typical Floor: -									
Radius		1 Mile		5 Mile		10 Mile			
Population									
2028 Projection		9,369		111,480		375,173			
2023 Estimate		9,204		110,687		372,173			
2010 Census		8,668		110,404		369,454			
Growth 2023 - 2028		1.79%		0.72%		0.81%			
Growth 2010 - 2023		6.18%		0.26%		0.74%			
2023 Population by Hispanic Origin		844		28,867		76,379			
2023 Population		9,204		110,687		372,173			
White		7,909	85.93%	88,103	79.60%	254,087	68.27%		
Black		426	4.63%	14,893	13.46%	84,662	22.75%		
Am. Indian & Alaskan		54	0.59%	806	0.73%	2,595	0.70%		
Asian		639	6.94%	4,222	3.81%	19,939	5.36%		
Hawaiian & Pacific Island		3	0.03%	104	0.09%	562	0.15%		
Other		173	1.88%	2,559	2.31%	10,329	2.78%		
U.S. Armed Forces		0		21		87			
Households									
2028 Projection		4,364		46,067		147,224			
2023 Estimate		4,287		45,669		145,962			
2010 Census		4,042		45,251		144,669			
Growth 2023 - 2028		1.80%		0.87%		0.86%			
Growth 2010 - 2023		6.06%		0.92%		0.89%			
Owner Occupied		2,705	63.10%	25,676	56.22%	79,871	54.72%		
Renter Occupied		1,582	36.90%	19,994	43.78%	66,091	45.28%		
2023 Households by HH Income		4,288		45,668		145,962			
Income: <\$25,000		687	16.02%	10,174	22.28%	31,027	21.26%		
Income: \$25,000 - \$50,000		714	16.65%	8,727	19.11%	26,375	18.07%		
Income: \$50,000 - \$75,000		811	18.91%	8,023	17.57%	22,970	15.74%		
Income: \$75,000 - \$100,000		771	17.98%	5,100	11.17%	16,522	11.32%		
Income: \$100,000 - \$125,000		261	6.09%	3,973	8.70%	14,095	9.66%		
Income: \$125,000 - \$150,000		396	9.24%	2,827	6.19%	9,431	6.46%		
Income: \$150,000 - \$200,000		448	10.45%	3,687	8.07%	12,556	8.60%		
Income: \$200,000+		200	4.66%	3,157	6.91%	12,986	8.90%		
2023 Avg Household Income		\$88,693		\$84,918		\$91,743			
2023 Med Household Income		\$72,896		\$62,054		\$66,729			

Traffic Count

Building Type: **Land**
Class: -
RBA: -
Typical Floor: -
Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Branford Con	Hwy 1	0.26 E	2022	12,606	MPSI	.14
2	Branford Con	US Hwy 1	0.26 E	2018	12,466	MPSI	.14
3	Branford Connector	Echlin Rd	0.19 S	2022	9,675	MPSI	.17
4	Branford Connector	Echlin Rd	0.23 S	2022	4,887	MPSI	.18
5	West Main Street	Hwy 1	0.09 NE	2020	20,800	AADT	.19
6	Branford Con	Hwy 1	0.09 NE	2022	24,956	MPSI	.19
7	W Main St	Short Beach Rd	0.06 SW	2022	24,144	MPSI	.21
8	West Main Street	Short Beach Rd	0.06 SW	2020	22,800	AADT	.21
9	N Main St	W Main St	0.04 SW	2022	15,747	MPSI	.22
10	W Main St	Short Beach Rd	0.02 E	2022	18,920	MPSI	.24



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