

NORTH HAVEN, CT

266 WASHINGTON AVENUE — 2,000 +/- SF PAD SITE



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SITE OVERVIEW



Space

For Lease: 2,000 +/- SF pad site. Flexible floor plans and new build-out.



Location

Prime location on Washington Avenue, with immediate access to I-95 at Exit 12, offering excellent visibility and accessibility.



Area

Minutes from downtown New Haven, Yale University, and surrounding business districts, offering convenient access to major employment, education, and medical hubs.



Demographics

Strong residential demographics, affluent residential population and employment presence.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE	7-MILE	10-MILE
POPULATION	3,666	32,049	98,215	213,246	450,371
AVG HH INCOME	\$116,595	\$138,412	\$131,927	\$125,126	\$121,101
EMPLOYEES	3,479	20,638	47,504	89,103	203,887

DRIVE TIMES

	10-MINUTES	20-MINUTES	30-MINUTES
POPULATION	104,733	420,779	791,568
AVG HH INCOME	\$121,418	\$109,288	\$121,755
EMPLOYEES	61,589	195,553	390,767



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