

DOWNTOWN RETAIL FOR LEASE

87-89 Church Street, New Haven, CT

FC FEBBRAIO
COMMERCIAL

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



COMMERCIAL DIVISIONSM

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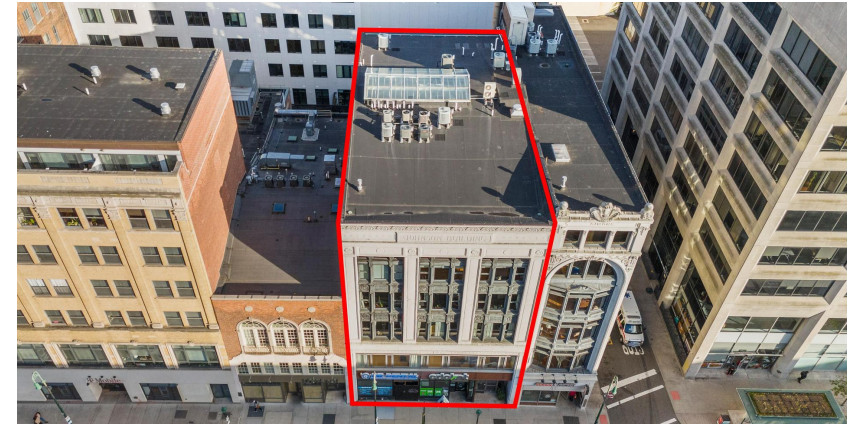
In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

OVERVIEW



Leasing Starting at \$25/SF/Yr NNN

- SF: 1,500 - 3,700 SF
- Full HVAC
- Ample Storage in Basement
- ADT: 11,215
- Zone: BD1



Welcome to an exceptional retail leasing opportunity where vibrant city life meets prime commercial potential. Nestled in the heart of downtown New Haven, these two versatile retail spaces can be seamlessly combined for a substantial 3,700 SF retail haven, ready to accommodate your business vision. The landlord is open to a variety of uses, making this an ideal spot for retail, dining, or service-oriented businesses.

The first space, spanning 2,200 SF, was formerly home to Dr. Dental. This area is perfect for businesses seeking a spacious and adaptable environment, with the landlord offering a vanilla box delivery to customize the space to your specific needs. Adjacent to this is a 1,500 square foot space currently occupied by Cricket Wireless, which will be available December 1. This area provides an excellent opportunity for businesses looking to establish a presence in a bustling location with high foot traffic.

89 Church St. is strategically positioned on one of the main thoroughfares that serves as a gateway to the vibrant downtown area. This prime location ensures that the property benefits from a constant flow of visitors and locals alike, making it an ideal spot for businesses looking to capture the attention of a diverse and dynamic audience.

87-89 Church Street, New Haven, CT 06510



Christopher Lara
M: 203.522.2635 | O: 203.254.2061
cjl@bhhsne.com



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LOCATION



Located in a dynamic neighborhood, this site is surrounded by legendary establishments and brand new world class developments. With its prime location this property is an opportunity for your business to thrive in the vibrant New Haven community. As one of the key entry points into downtown New Haven, Church Street channels a steady stream of foot and vehicular traffic, drawing people into the heart of the city. This bustling corridor is not only a conduit for those commuting to work or visiting Yale University but also for tourists and residents eager to explore the rich cultural and culinary offerings that New Haven is renowned for.

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DEMOGRAPHICS (2023)	1-Mile	3-Mile	5-Mile
Population	36,411	170,471	268,144
Median Age	28.6	32.6	35.6
Median Household Income	\$52,850	\$59,126	\$71,942
Average Household Income	\$89,932	\$90,370	\$102,947



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HIGHLIGHTS



275 S Orange Street (Square 10)

- Phase 1 coming Winter 2024
- .5 miles away - 4 min. drive
- 200 residential units
- 16,000 SF of retail
- 25,000 SF of public open space
- 253,000 SF life science building expect by 2027



100 College Street

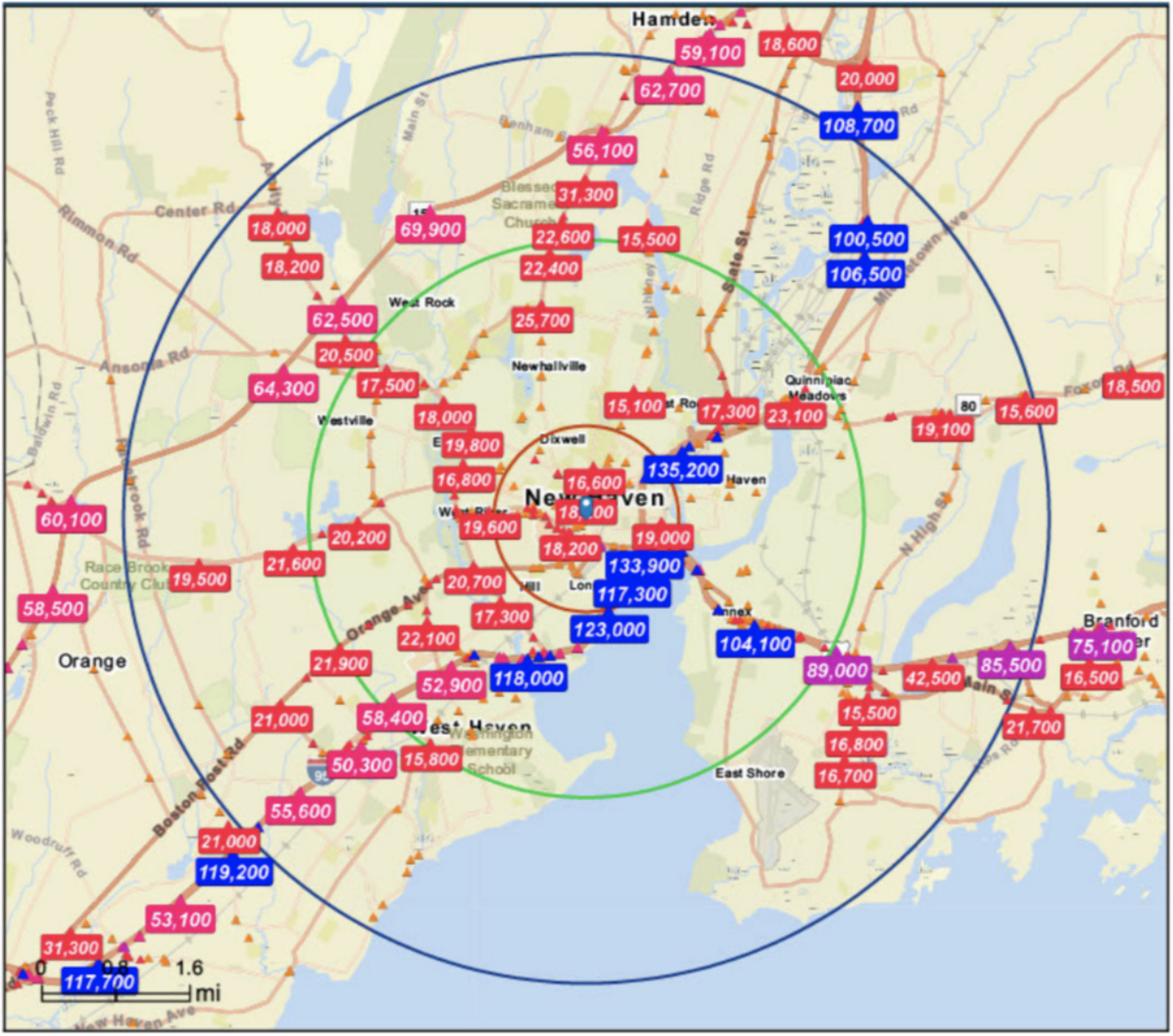
- Completed in 2021
- .5 miles away - 4 min. drive
- Leased to Alexion and Yale
- 513,000 SF / 14 stories
- 850 parking spaces
- \$140M development

Metro North Station

- .3 miles away - 3 min. drive



TRAFFIC COUNTS



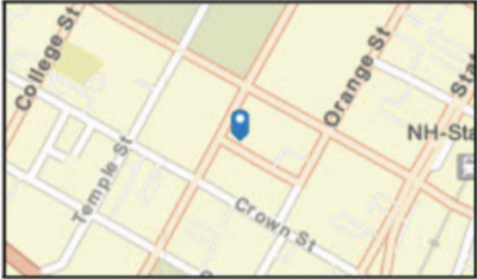
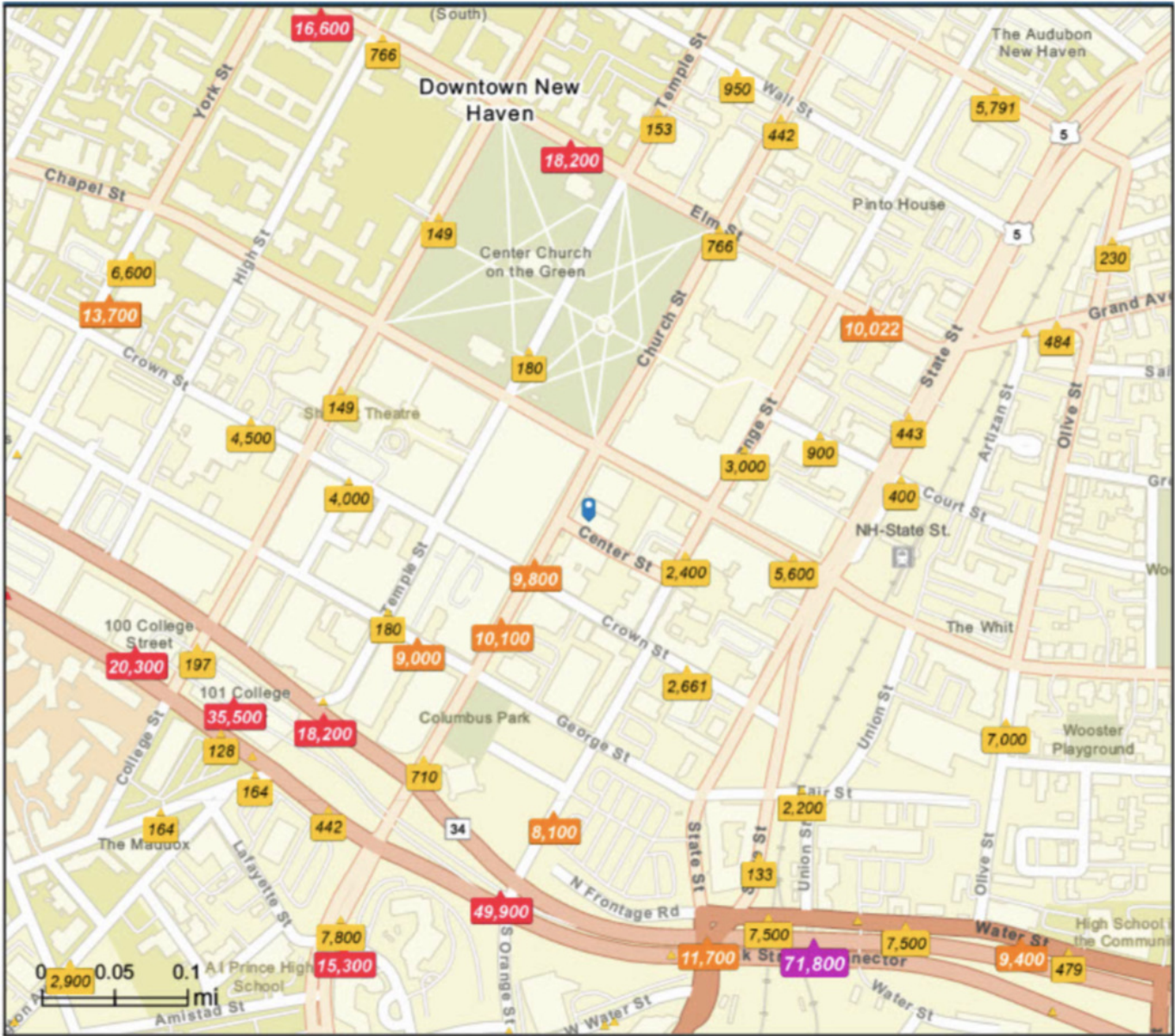
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Traffic Count Map

87 Church St, New Haven, Connecticut, 06510
Rings: 1, 3, 5 mile radii

TRAFFIC COUNTS



Source: ©2024 Kalibrate Technologies (Q2 2024).

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esri Traffic Count Map - Close Up
87 Church St, New Haven, Connecticut, 06510
Rings: 1, 3, 5 mile radii

87-89 Church Street, New Haven, CT 06510

Febbraio Commercial Team
at Berkshire Hathaway
HomeServices New England



Christopher J. Lara
VP Sales Associate
2000 Post Road, Suite 200, Fairfield, CT 06824
Direct: 203.522.2635
cjl@bhhsne.com
febbraiocommercial.com

ABOUT CHRISTOPHER

Christopher Lara (also known as Chris or CJ) is a seasoned professional in Commercial Real Estate, boasting over a decade of experience. He started his career specializing in industrial buildings, then shifted into hospitality and retail leasing drawing from his background working in restaurants since the age of 17. He is now a valuable resource and a "go-to broker" in the restaurant and hospitality sectors, continuously shaping his successful journey.

Originally from New York, Chris grew up in Milford and has been a resident of Connecticut for over 20 years. As a member of the Febbraio Commercial Team at Berkshire Hathaway for the past 2 years, he now focuses on investment sales and hospitality development / ownership.

Currently, Chris represents the largest privately owned Mexican restaurant group in Connecticut, a testament to his industry knowledge and understanding of local market dynamics. With a passion for real estate and a strong background in the restaurant industry, Chris continues to make significant strides in his career.

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- Landlord Representation
- Commercial Properties
- Tenant Representation