

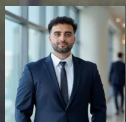
FOR LEASE



ELEVATE
— NET LEASE —

Former Citizens Bank

2584 Dixwell Avenue, Hamden, CT 06514



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TABLE OF CONTENTS

PROPERTY SUMMARY	3
PROPERTY HIGHLIGHTS	4
ADDITIONAL PHOTOS	5
LEASE - AERIAL	6
REGIONAL MAP	7
RETAILER MAP	8
AERIAL MAP	9
DEMOGRAPHICS MAP & REPORT	10

PROPERTY SUMMARY



BUILDING INFORMATION

Building Area: 5,045 SF

Lot Area: 1.13 Acres

OFFERING SUMMARY

Rental Rate	\$18.00 / SF /YR
Service Type:	NNN
Space Available:	3,180 - 5,045 SF
Space Use:	Office/Retail
Lease Term:	Negotiable

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Historic Landmark Opportunity** – Attractive 19th-century former bank building prominently located in the heart of Hamden's business corridor, offering strong visibility, character, and branding potential for retail, office, medical, educational, or service-oriented users.
- **Prime New Haven Area Location** – Just 10 minutes from Downtown New Haven and Yale University, providing access to one of Connecticut's strongest employment, healthcare, and educational centers.
- **Exceptional Regional Accessibility** – Located within blocks of Interstates 91 and 95, as well as the Wilbur Cross and Merritt Parkways, providing convenient access throughout the region.
- **Strong Traffic Counts & Visibility** – Positioned along heavily traveled Dixwell Avenue with approximately 19,268 vehicles passing the property daily and excellent exposure to local and commuter traffic.
- **Building Expansion Potential** – The property currently features approximately 3,180 SF with the ability to expand up to approximately 5,045 SF, including the potential for a rear building addition (subject to approvals).
- **Drive-Thru & Existing Infrastructure** – Equipped with a two-lane drive-thru and ATM lane, making it well-suited for banking, medical, restaurant, pharmacy, or service retail users.
- **Large 1.13-Acre Site** – Ample parking and site functionality provide flexibility for a variety of owner-user, investment, or redevelopment strategies.
- **T4 Zoning Flexibility** – Favorable zoning allows for a wide range of commercial uses and future redevelopment opportunities.
- **Assemblage Opportunity** – Adjacent to 2600 Dixwell Avenue, creating potential for shared parking, enhanced access, or a larger combined redevelopment project.
- **Surrounded by Major Employers & Financial Institutions** – Located near major regional employers, national and regional banks, healthcare providers, and established retail corridors.
- **Dense Population Base** – Supported by more than 13,800 residents within a 1-mile radius and over 60,000 residents within a 3-mile radius.
- **Affluent Demographics** – Average household income exceeds \$109,000 within a 1-mile radius, supporting strong consumer spending power.
- **Potential Tax Savings** – Property taxes are currently under appeal, which may result in lower future operating expenses.
- **Strategic Hartford MSA Location** – Located within the greater Hartford-New Haven market, one of the Northeast's most established economic and population centers.

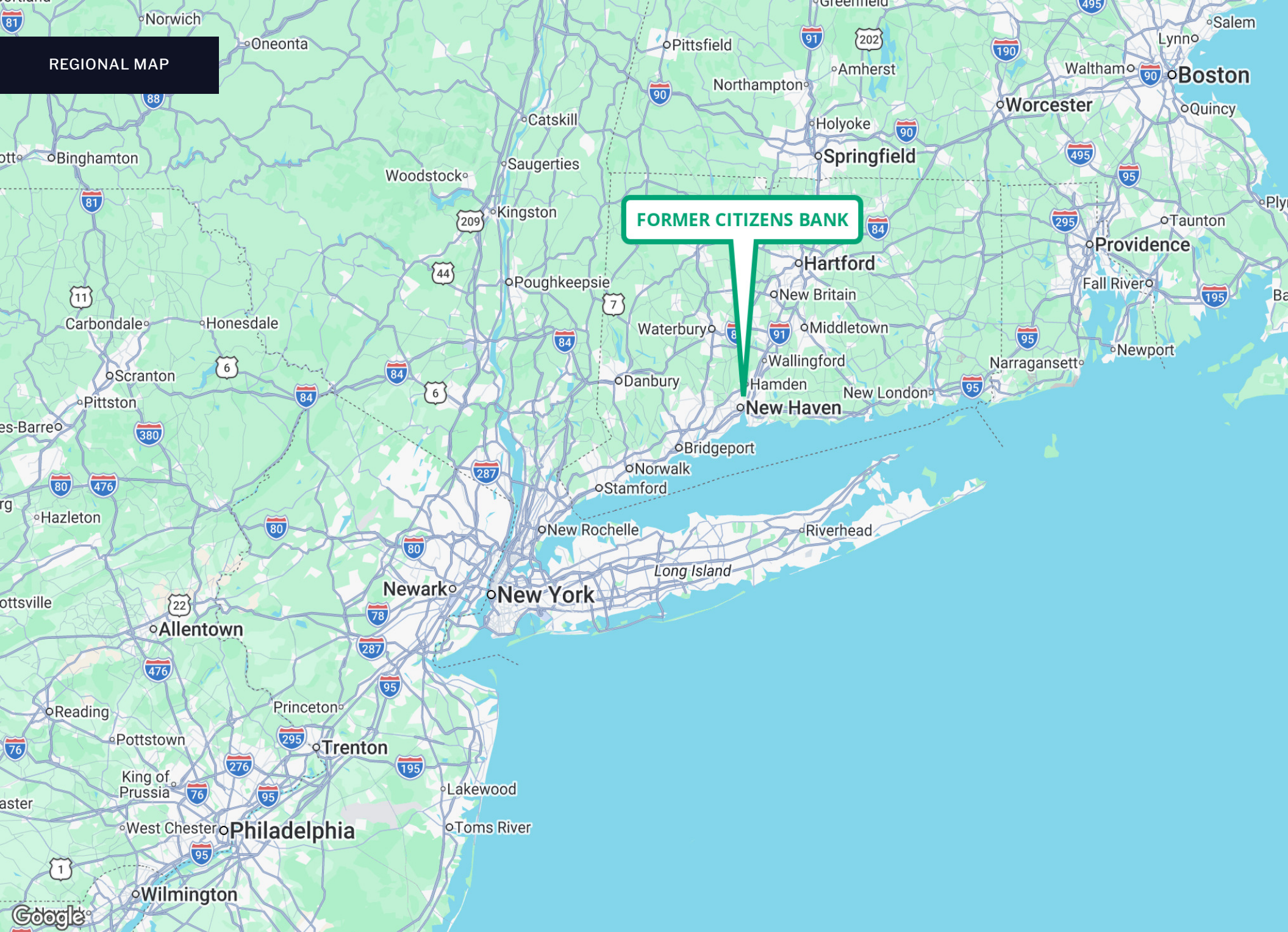
ADDITIONAL PHOTOS



AERIAL

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REGIONAL MAP

FORMER CITIZENS BANK

RETAILER MAP

FORMER CITIZENS BANK

M&T Bank

Dixwell Medical Center

IHOP SEPHORA KOHL'S

enterprise

LOUISIANA
KITCHEN
POPEYES

BANK OF AMERICA
McDonald's
ALDI
TACO BELL
Durlington
Firestone

Walmart

Citizens Bank
petco
Purina
OLD NAVY
ULTA
Staples
TJ-maxx

DUNKIN'

Wells Fargo
Planet Fitness
SUBWAY
Marshalls
MOE'S
Starbucks

BURGER KING
goodwill
Wendy's
CHASE
AutoZone
CVS pharmacy
Chick-fil-A
Chipotle

FORMER CITIZENS BANK

19,268 Vehicles Per Day

Dixwell Ave

Sanford St

ince St

50

40

30

2566

2572

10

Farmington Canal Heritage Trail

DEMOGRAPHICS MAP & REPORT

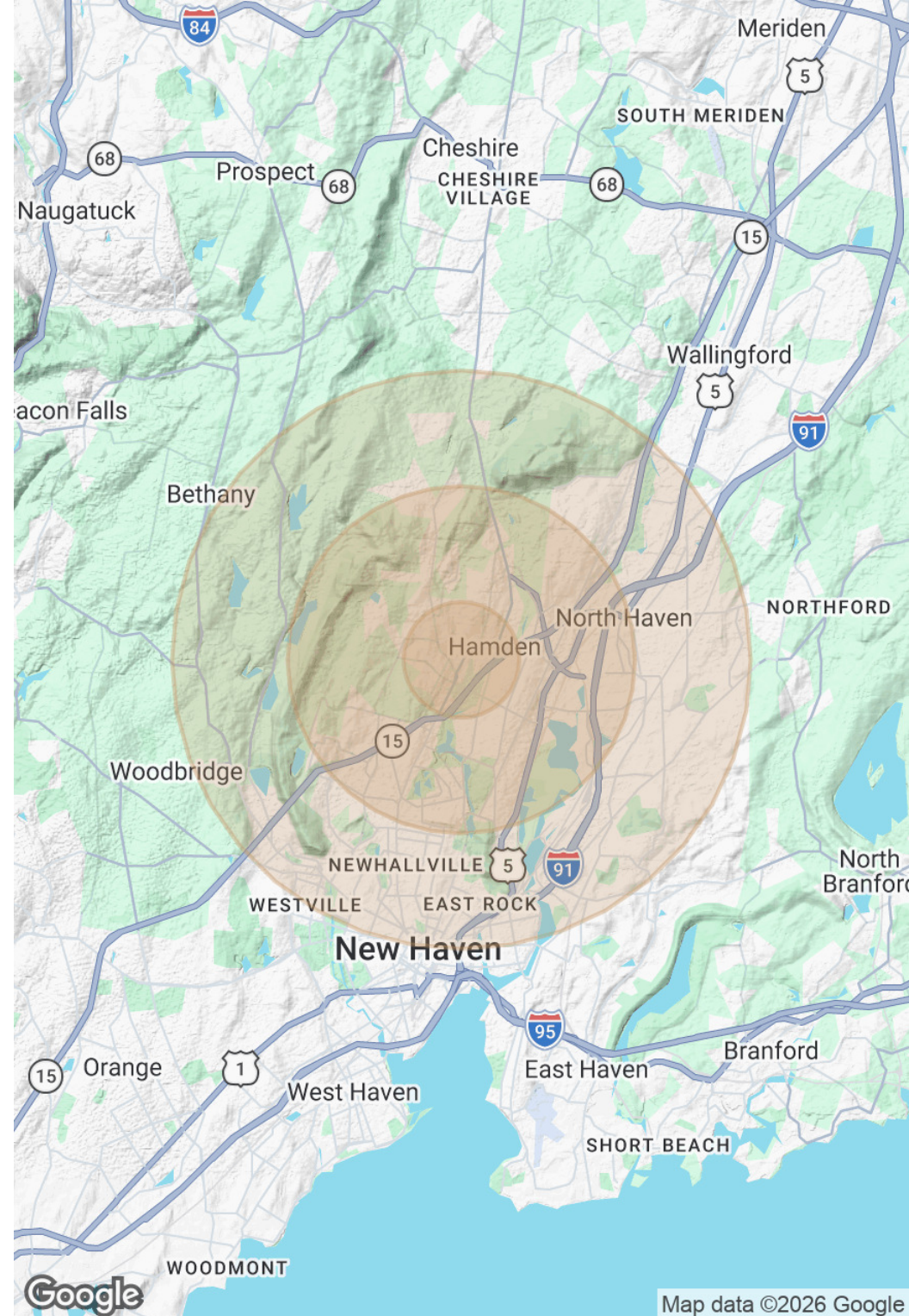
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,833	60,025	171,286
Average Age	40.7	41.9	37.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,527	24,147	65,807
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$109,701	\$117,076	\$104,882
Average House Value	\$289,891	\$309,273	\$338,610

2023 American Community Survey (ACS)



Map data ©2026 Google

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