

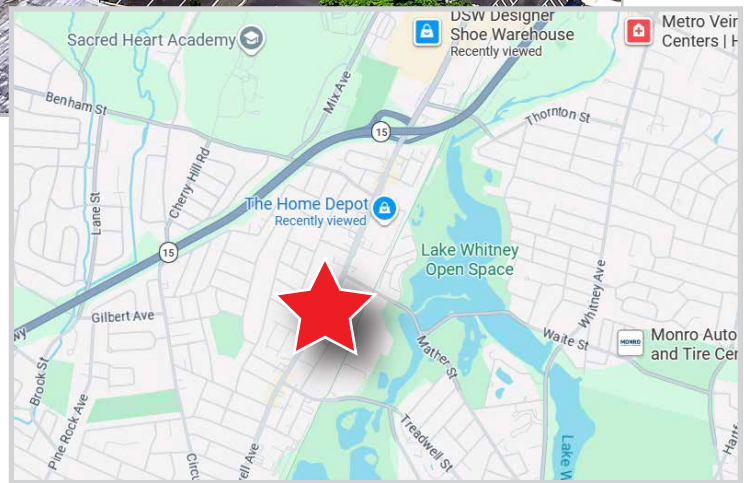
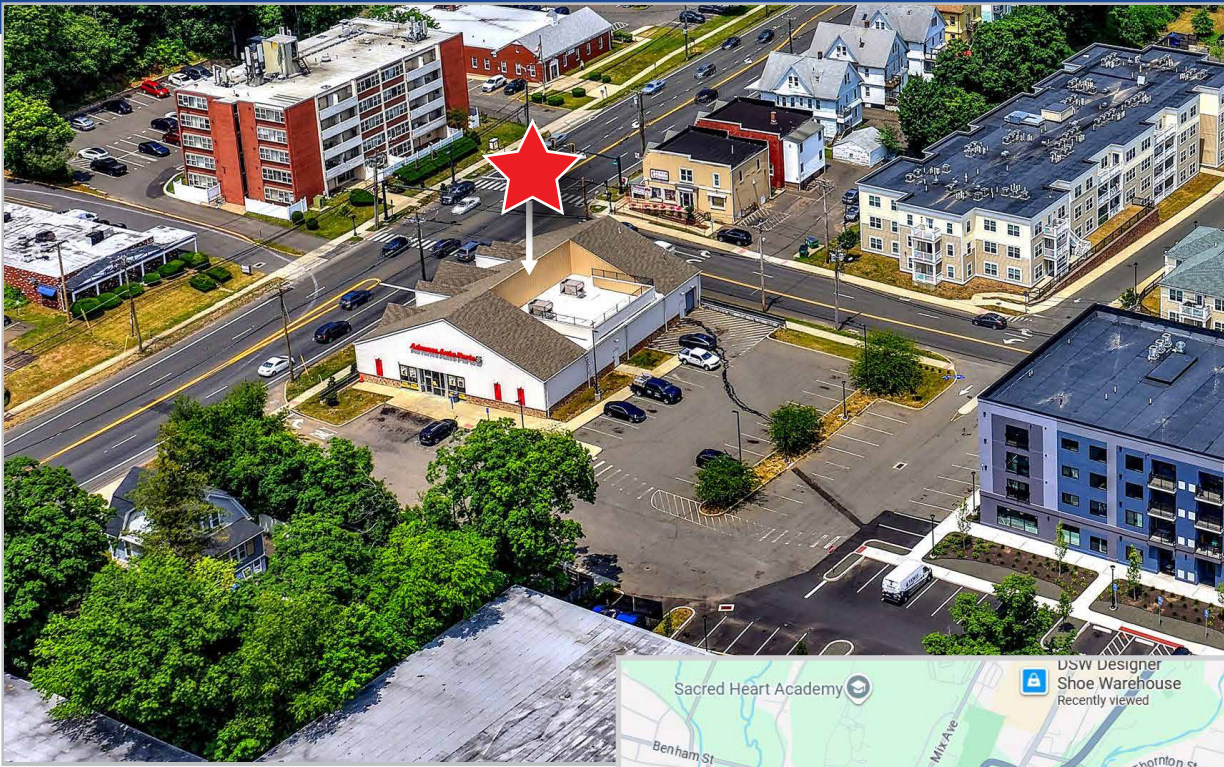
FOR SALE: INVESTMENT OPPORTUNITY

8,364 SF +/- FREESTANDING RETAIL BLDG ON .84 +/- AC

1717 Dixwell Avenue, Hamden, CT



COLONIAL PROPERTIES



PROPERTY INFORMATION

Purchase Price:	\$2,300,000
Cap Rate:	6%
NOI:	\$136,935
Building SF:	8,364 SF +/-
Zoning:	T5
Year Built:	2016

PROPERTY HIGHLIGHTS

- Prominent location on Hamden's highly trafficked Dixwell Ave Corridor
- Strong visibility with extensive frontage and signage
- Established retail location in densely populated trade area
- Surrounded by national, regional and local retailers, restaurants & service businesses
- Convenient access to Rte. 15, I-91 and Downtown New Haven



200 Boston Post Road, Orange, CT 06477

Fred A. Messoré
Sr. Vice President/Broker
c: 203-988-6298 O : 203-795-8060
fred@colprop.com



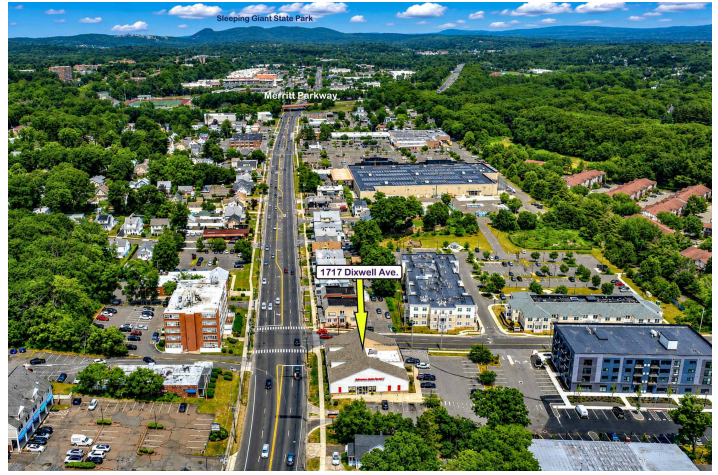
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PROPERTY DESCRIPTION

1717 Dixwell Avenue, is a 8,364-square-foot retail investment property strategically located along one of Greater New Haven's most established commercial corridors.

Positioned on highly traveled Dixwell Avenue, the property benefits from exceptional visibility, strong consumer traffic, and convenient access to Route 15, I-91, and downtown New Haven. The surrounding area is home to a diverse mix of national retailers, restaurants, service providers, and dense residential neighborhoods, creating a vibrant retail environment and a consistent customer base.

This offering presents investors with the opportunity to acquire a well-located retail asset in a proven market with strong long-term fundamentals. Its prominent location, established presence, and accessibility make it an attractive addition to any investment portfolio. Current lease term runs thru March/2031 (March 2046 with options).

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1717 Dixwell Avenue, Hamden, CT



COLONIAL PROPERTIES

LOCATION MAP



**This concentration of grocery, home improvement, dining, healthcare and service-oriented businesses helps establish Dixwell Avenue as a significant daily-needs retail corridor.*

DEMOGRAPHICS

Demographic	1 Mile	3 Miles	5 Miles
Population	14,765 9	2,727	218,657
Households	6,781	36,744	85,241
Median Household Income	\$75,855	\$70,407	\$64,016

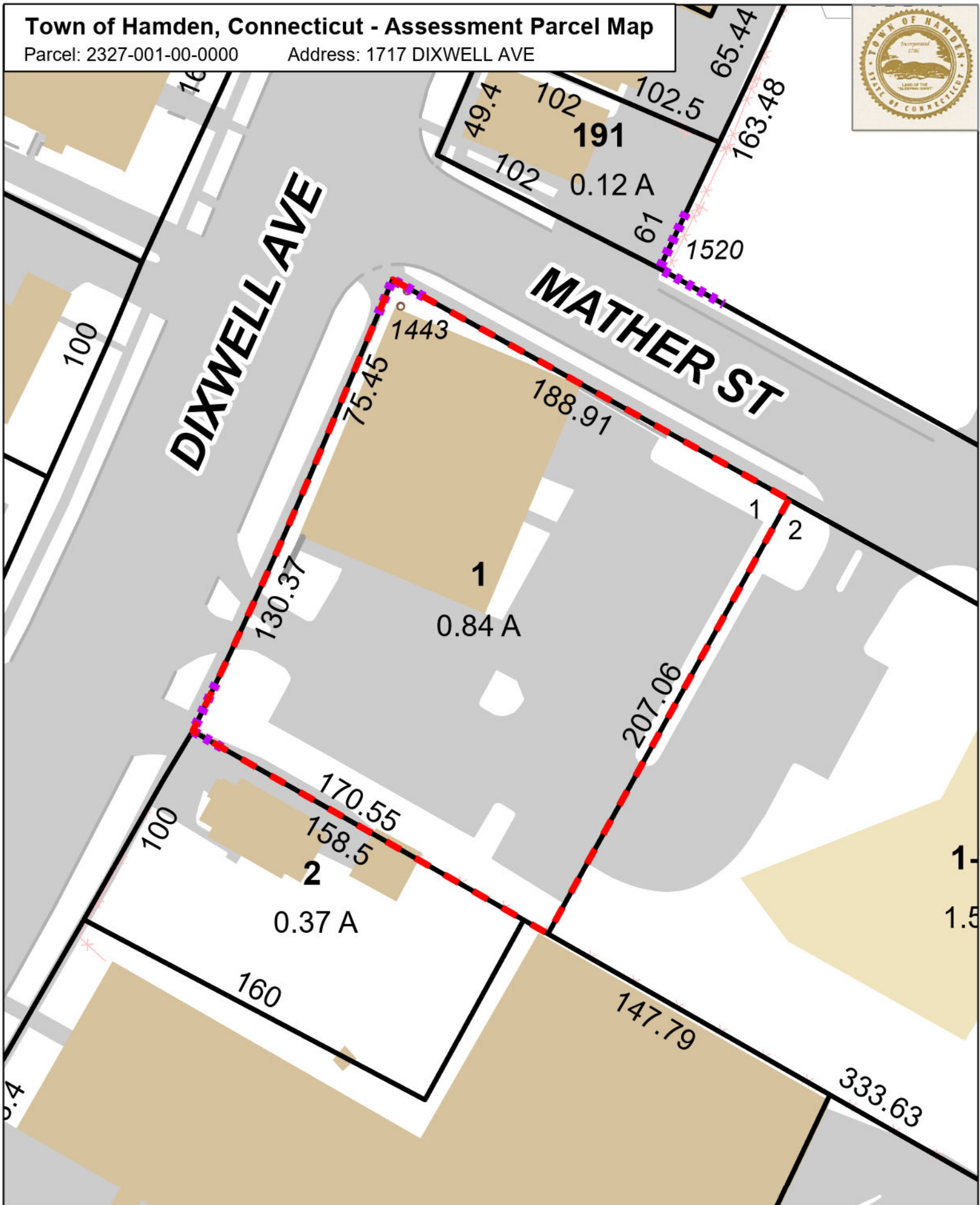


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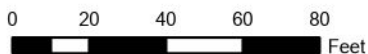
Town of Hamden, Connecticut - Assessment Parcel Map

Parcel: 2327-001-00-0000

Address: 1717 DIXWELL AVE



Approximate Scale: 1:600



Map Produced: April 2026

Disclaimer: This map is for informational purposes only.
All information is subject to verification by any user.
The Town of Hamden and its mapping contractors assume
no legal responsibility for the information contained herein.