



109-117 WASHINGTON AVENUE  
NORTH HAVEN, CONNECTICUT





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## QUICK FACTS

- **ASKING RENT:** \$15 PSF + NNN
- **AVAILABLE SPACE:** 6,000 SF
- **JOIN ESTABLISHED & NEW TENANTS:** United Bank, Surge Fitness Center, Agency on Aging, Nutmeg Credit Union, Sav-Rite Liquors, Arnold's Jewelers, etc.
- **NEIGHBORING TENANTS:** Walgreens, Stop & Shop, McDonald's, Burger King, CVS, Starbucks, etc.

Surge Fitness Center



Parking

Body Waxing	ILoveKickboxing.com	Smoothie Shop	Janitorial Supply	Chiropractor	Vacancy	Agency on Aging	Nutmeg Credit Union	Dance Studio	Dollar Store	Super Sav-Rite Liquors
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Parking

Parking

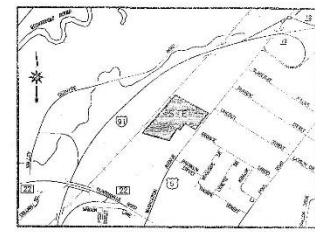
Massage Therapy & Wellness  
 Arnold's Jewelers  
 Prometrics Testing Center  
 Nail Salon  
 Hair Salon  
 Sports Plus  
 The Dog House Grill  
 CT E-Cigarettes  
 Tokyo Sushi  
 Wig Towne  
 Carbone's Deli

United Bank

Parking

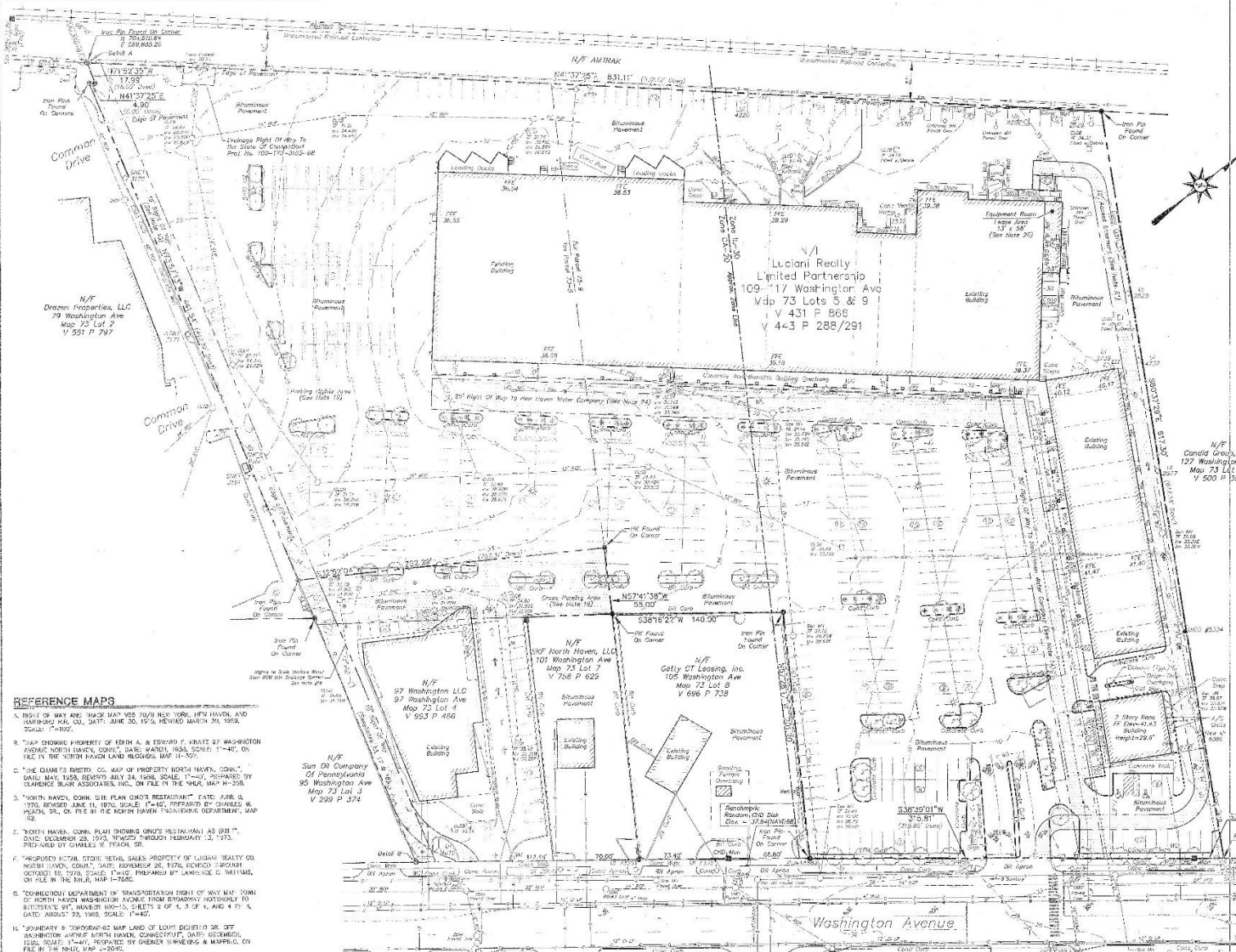



# TENANT LAYOUT



**GENERAL NOTES**

1. A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CONNECTICUT STATE AGENCY STATUTES 01-300b-1 THROUGH 01-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS "2."
3. BOUNDARY DETERMINATION IS A RESURVEY.
4. THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY AND CONFORMS TO THE SURVEY AND IS INTENDED TO DEFINE THE POSITION OF THE BOUNDARIES WITH RESPECT TO ADJACENT PROPERTY, FOUND STRIKES, EXISTING ENCUMBRANCES, VISIBLE UTILITIES, AND ROADWAYS.
5. NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM, NAD 83, ADJUSTMENT 85, USING STATE CENTER 13 N 54'.
6. ELEVATIONS AND CONTOURS ARE BASED UPON NAVD 86, ADJUSTMENT 05, USING CPD.
7. STREET LIGHT INFORMATION IS BASED UPON REFERENCE MAP "A", USING GRID BEARINGS.
8. 2436 N 704876.52 F 910747.35  
2436 N 704876.52 F 910747.35  
2436 N 704788.55 F 917848.00  
2436 N 704788.55 F 917848.00
9. RAILROAD RIGHT OF WAY LINES ARE BASED UPON REFERENCE MAPS A AND B, USING ADJUSTMENT 85, USING NAVD 86, ADJUSTMENT 05, USING CPD.  
NON STA. 301+56.42 N 704802.1238 F 889,205.1502  
NON STA. 301+56.42 N 704802.1238 F 889,205.1502  
PT STA. 388+15.24 N 704485.9316 F 985,718.7884  
NON STA. 388+15.24 N 704485.9316 F 985,718.7884
10. PARCELS IS DEPicted ON ASSESSOR MAP 73, LOTS 5 AND 9.
11. PARCELS IS LOCATED IN FLOOD ZONE K, AS DEPicted ON THE FIRM FLOOD INSURANCE RATE MAP NUMBER 050202013A, NORTH HAVEN COMMUNITY FIRM NUMBER 0502013A, EFFECTIVE DATE: 03/08/01, 11, 2003.
12. THERE ARE NO VISIBLE ENCUMBRANCES OTHER THAN THOSE DEPicted OR NOTED HEREON. A SUBSTANTIAL SURVEY WAS NOT PERFORMED, THEREFORE THE SURVEYOR HAS NO KNOWLEDGE OF ANY VISIBLE ENCUMBRANCES.
13. THE UNDERGROUND UTILITIES DEPicted HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR WOULD BE RESPONSIBLE FOR THE UNDERGROUND UTILITIES DEPicted THROUGHOUT THE PROJECT. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPicted ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS IS REASONABLE FROM THE AVAILABLE FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
14. NO EVIDENCE OF SOUTH APPEAR OF RECORDS FOR THE UNDERGROUND ILLUMINATING UTILITY POLES LOCATED ALONG THE NORTH AND EAST PROPERTY LINES.
15. PARCELS IS SUBJECT TO A 15 FOOT WIDE RIGHT OF WAY, RECORDED IN VOLUME 90, PAGE 241, VOLUME 96, PAGE 206, VOLUME 97, PAGE 141, VOLUME 208, PAGE 100, VOLUME 208, PAGE 202, AND VOLUME 208, PAGE 201, OF THE NORTH HAVEN LAND RECORDS, AND ALSO AS DEPicted ON REFERENCE MAPS A, C, D, E, F, H, AND M.
16. PARCELS IS SUBJECT TO AN EASEMENT IN FAVOR OF NEW HAVEN WATER COMPANY, RECORDED IN VOLUME 189, PAGE 304 OF THE N.H.R. AND ALSO AS DEPicted ON REFERENCE MAP F.
17. PARCELS IS SUBJECT TO THE RIGHT TO CONSTRUCT, MAINTAIN, AND REPAIR SEWERAGE SYSTEM RECORDED IN VOLUME 189, PAGE 305 AND VOLUME 189, PAGE 306 OF THE N.H.R. AND ALSO AS DEPicted ON REFERENCE MAP F.
18. PARCELS IS TO BE USED IN ACCORDANCE WITH A GRANT AND AGREEMENT BY AND BETWEEN R.T.C. ASSOCIATES AND ARDUR A. LUSKANI, ET AL, RECORDED IN VOLUME 268, PAGE 109 AND VOLUME 268, PAGE 107 OF THE N.H.R.
19. PARCELS IS TO BE USED IN ACCORDANCE WITH A MUTUAL GRANT, CROSS EASEMENT, CROSS EASEMENT, AND MAINTENANCE AGREEMENT, RECORDED IN VOLUME 268, PAGE 109 AND VOLUME 268, PAGE 107 OF THE N.H.R. AND ALSO AS DEPicted ON REFERENCE MAP F.
20. PARCELS IS SUBJECT TO A LEASE TO KENNEDY MOBILE CTS OF NEW HAVEN, INC. RECORDED IN VOLUME 400, PAGE 74, VOLUME 400, PAGE 73, AND VOLUME 897, PAGE 218 OF THE N.H.R.
21. PARCELS IS SUBJECT TO AN EASEMENT IN FAVOR OF METRO MOBILE CTS OF NEW HAVEN, INC. RECORDED IN VOLUME 400, PAGE 74, VOLUME 400, PAGE 73, AND VOLUME 897, PAGE 218 OF THE N.H.R.
22. PARCELS IS SUBJECT TO AN EASEMENT IN FAVOR OF METRO MOBILE CTS OF NEW HAVEN, INC. RECORDED IN VOLUME 400, PAGE 74, VOLUME 400, PAGE 73, AND VOLUME 897, PAGE 218 OF THE N.H.R.
23. PARCELS IS SUBJECT TO AN EASEMENT IN FAVOR OF METRO MOBILE CTS OF NEW HAVEN, INC. RECORDED IN VOLUME 400, PAGE 74, VOLUME 400, PAGE 73, AND VOLUME 897, PAGE 218 OF THE N.H.R.
24. PARCELS IS SUBJECT TO AN EASEMENT IN FAVOR OF METRO MOBILE CTS OF NEW HAVEN, INC. RECORDED IN VOLUME 400, PAGE 74, VOLUME 400, PAGE 73, AND VOLUME 897, PAGE 218 OF THE N.H.R.



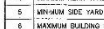
- REFERENCE MAPS**
1. RIGHT OF WAY AND EASEMENT MAP FOR THE NORTH HAVEN SHOPPING CENTER, AS SHOWN ON THE NORTH HAVEN LAND RECORDS, MAP H-109.
  2. MAP SHOWING PROPERTY OF EDWIN A. EDWARDS F. KNATE BY WASHINGTON AVENUE NORTH HAVEN, CT, DATE: MARCH 30, 1916, REVISED MARCH 31, 1928, SCALE: 1"=100'.
  3. THE CHAMBERS EASEMENT, CO. MAP OF PROPERTY NORTH HAVEN, CT, DATE: MAY 1, 1906, REVISED MAY 24, 1908, SCALE: 1"=40', PREPARED BY LAWRENCE BEAR ASSOCIATES, INC. ON FILE IN THE N.H.R. MAP H-109.
  4. NORTH HAVEN, CONN. SITE PLAN OWNER'S RESTAURANT, DATE: JUNE 15, 1970, BOUNDARY LINE IN 1970, SCALE: 1"=40', PREPARED BY CHARLES R. HAZEN, SR., ON FILE IN THE NORTH HAVEN ENGINEERING DEPARTMENT, MAP 12.
  5. NORTH HAVEN, CONN. PLAN SHOWING OWNER'S RESTAURANT AS SHOWN, DATE: DECEMBER 28, 1970, REVISED THROUGH FEBRUARY 21, 1971, PREPARED BY CHARLES R. HAZEN, SR.
  6. RECORDED METAL DETAIL SALES PROPERTY OF LUCIANI REALTY CO NORTH HAVEN, CONN., DATE: DECEMBER 28, 1976, REVISED THROUGH OCTOBER 18, 1978, SCALE: 1"=40', PREPARED BY LAWRENCE C. SHIMMUS, ON FILE IN THE N.H.R. MAP H-109.
  7. CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, ZONE OF NORTH HAVEN WASHINGTON AVENUE FROM BROADWAY INTERSECTION TO BUTTERFIELD, BY WASHINGTON AVENUE, SHEETS 2 AND 3 OF A AND C, A, DATE: AUGUST 23, 1968, SCALE: 1"=40'.
  8. BOUNDARY & TOPOGRAPHIC MAP LAND OF LOTS DISTRICT 30, OFF WASHINGTON AVENUE NORTH HAVEN, CONNECTICUT, DATE: DECEMBER, 1928, SCALE: 1"=40', PREPARED BY GEORGE SURVEYING & MAPPING, ON FILE IN THE N.H.R. MAP H-109.
  9. PROPERTY TO BE CONVEYED TO CONDO GROUP, LLC WASHINGTON AVENUE NORTH HAVEN, CONNECTICUT, AS OF: SEPTEMBER, 1998, DRAWN THROUGH NOVEMBER 16, 1998, SCALE: 1"=40', PREPARED BY GEORGE SURVEYING & MAPPING, ON FILE IN THE N.H.R. MAP H-109.
  10. TOPOGRAPHIC MAP TITLE SURVEY PROPERTY OF ORZEAN PROPERTIES, LLC 175-21 WASHINGTON AVENUE NORTH HAVEN, CONNECTICUT, DATE: APRIL 2, 2003, SCALE: 1"=40', PREPARED BY GEORGE SURVEYING & MAPPING, ON FILE IN THE N.H.R. MAP H-109.
  11. 109-17 WASHINGTON AVENUE NORTH HAVEN, CONNECTICUT BOUNDARY SURVEY, DATE: FEBRUARY 24, 1998, REVISED OCTOBER 1, 2008, SCALE: 1"=40', PREPARED BY HANIS & HANIS ENGINEERS, INC.
  12. 1/4-3/4 ACRES LOTS 17 WASHINGTON AVENUE NORTH HAVEN, CT, LOTS 17 AND 18, 2006, SCALE: 1"=40', PREPARED BY JOHN JAMES PAUL, SURVEYOR & ASSOC.
  13. STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION NEW HAVEN - AND FOND - SPRINGFIELD IN THE TOWN OF NORTH HAVEN, CONNECTICUT, 170-2260', S.M.S. & S.M.R. 16, 1970, PREPARED BY THE STATE OF CONNECTICUT SURVEYOR.

**LEGEND**

Property Line	1/8" = 10'	Boundary	1/8" = 10'	Utility	1/8" = 10'
Easement Line	3/16" = 10'	Water Line	1/8" = 10'	Water Meter	1/8" = 10'
Utility Line	1/8" = 10'	Sign	1/8" = 10'	Sign	1/8" = 10'
Chain Link Fence	1/8" = 10'	Manhole	1/8" = 10'	Manhole	1/8" = 10'
Overhead Wire	1/8" = 10'	Maintenance Hole	1/8" = 10'	Maintenance Hole	1/8" = 10'
Gas Line	1/8" = 10'	Decorative Tree	1/8" = 10'	Decorative Tree	1/8" = 10'
Sanitary Sewer	1/8" = 10'	Decorative Tree	1/8" = 10'	Decorative Tree	1/8" = 10'
Shower Sewer	1/8" = 10'	Decorative Tree	1/8" = 10'	Decorative Tree	1/8" = 10'
Telecommunications Line	1/8" = 10'	Decorative Tree	1/8" = 10'	Decorative Tree	1/8" = 10'
Water Line	1/8" = 10'	Decorative Tree	1/8" = 10'	Decorative Tree	1/8" = 10'
Electric Line	1/8" = 10'	Decorative Tree	1/8" = 10'	Decorative Tree	1/8" = 10'

**ZONING INFORMATION**

ZONE	MINIMUM LOT AREA	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MAXIMUM BUILDING HEIGHT
1	MINIMUM LOT AREA: 10,000 S.F.	30 FEET	20 FEET	20 FEET	35 FEET
2	MINIMUM LOT AREA: 10,000 S.F.	30 FEET	20 FEET	20 FEET	35 FEET
3	MINIMUM FRONT YARD: 20 FEET	20 FEET	20 FEET	20 FEET	35 FEET
4	MINIMUM FRONT YARD: 20 FEET	20 FEET	20 FEET	20 FEET	35 FEET
5	MINIMUM SIDE YARD (EACH): 12 FEET	20 FEET	20 FEET	20 FEET	35 FEET
6	MINIMUM BUILDING COVERAGE: 25 PERCENT	20 FEET	20 FEET	20 FEET	35 FEET
7	MINIMUM BUILDING COVERAGE: 25 PERCENT	20 FEET	20 FEET	20 FEET	35 FEET





## DEMOGRAPHICS (2017)

	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	4,504	38,964	108,603
DAYTIME POPULATION	5,161	35,832	87,840
MEDIAN HH INCOME	\$73,883	\$79,298	\$73,249
AVERAGE AGE	43.70	41.00	41.20
HOUSEHOLDS	1,746	14,603	42,874



 **SURGE**  
FITNESS CENTER  
FALL 2019





109-117 WASHINGTON AVENUE  
NORTH HAVEN, CONNECTICUT

