

215 GRAND AVENUE

New Haven – Connecticut

In Place Drive- Thru
FOR SALE OR FOR LEASE



THE CORDIDO GROUP



215 Grand Avenue
New Haven, Connecticut
New Haven County

SUBJECT TO ERRORS AND OMISSIONS





FERRY STREET

ADT
15,400

215 Grand Avenue
New Haven, Connecticut
New Haven County



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EXECUTIVE SUMMARY

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THE CORDIDO GROUP LLC, as exclusive investment advisor, is pleased to present and bring to market the opportunity to purchase or lease 215 Grand Avenue (“the property”), an established and highly visible commercial building in New Haven, Connecticut. This opportunity showcases the benefits of location, accessibility, and substantial potential of value-add redevelopment.

215 Grand Avenue is a 0.57-acre “hard corner” parcel spanning 131’ of frontage along Grand Avenue and 201’ along Ferry Street. The property is conveniently located in a central location amongst the dense Fair Haven neighborhood. Superb visibility and access further maximize the site’s value and convenience for customers.

Local proximity to downtown New Haven provides an advantage for any investor or operator. Renowned for its diverse dining and entertainment options and prestigious medical and educational institutions, New Haven attracts a dynamic and engaged community, providing any use with an active and populous consumer base.

The property further benefits from its strong neighboring tenants including Key Food Supermarket, McDonald’s, Dunkin’ Donuts, Key Bank, Fairbank Apartments, Fair Haven Elementary and Middle School, and the new \$40 million expansion Fair Haven Community Health Care Clinic.

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KEY HIGHLIGHTS

- **Exceptional** signalized “hard corner” location with high visibility and Annual Average Daily Traffic (AADT) counts of approximately 15,400 vehicles.
- Historically successful retail location with over 30 plus years of banking operations.
- Turnkey building fully vacant and available immediately.
- Versatile zoning coupled with a well-configured parcel allowing for an array of business and redevelopment opportunities, land use possibilities and the convenience of parking on-site for customers and employees.
- Local proximity to a strong labor force, large customer market, and New Haven’s strong economy and diverse amenity base.



PROPERTY OVERVIEW

Property Overview

Property Type:	Retail & Office with existing DRIVE-THROUGH
Address:	215-219 Grand Avenue, New Haven , CT
Lot Size:	24,830 square feet (0.57 acre)
Building Area (GBA):	12,292 square feet
Building Area (RSF):	7,999 square feet
Year Built:	1915
Foundation:	Masonry, stone, concrete with unfinished basement.
Structural System:	Stone and brick.
Floors:	Two stories plus full basement
Roof:	EPDM
HVAC:	Two gas fired hot water boilers for heating and forced air central air conditioning throughout.
Parking:	35 Surface Spaces.
Frontage:	131 +/- feet of frontage along Grand Avenue and 201 +/- feet of frontage along Ferry Street.
Zoning:	Business A-1 District (BA-1) - Neighborhood Center Mixed Use.
Utilities:	Natural Gas, Electric, City Water, City Sewer.
Real Estate Taxes (2026) :	\$56,517
Sale or Leasing Price:	Upon Request



PARCEL MAP



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215 GRAND AVENUE
PICTURES



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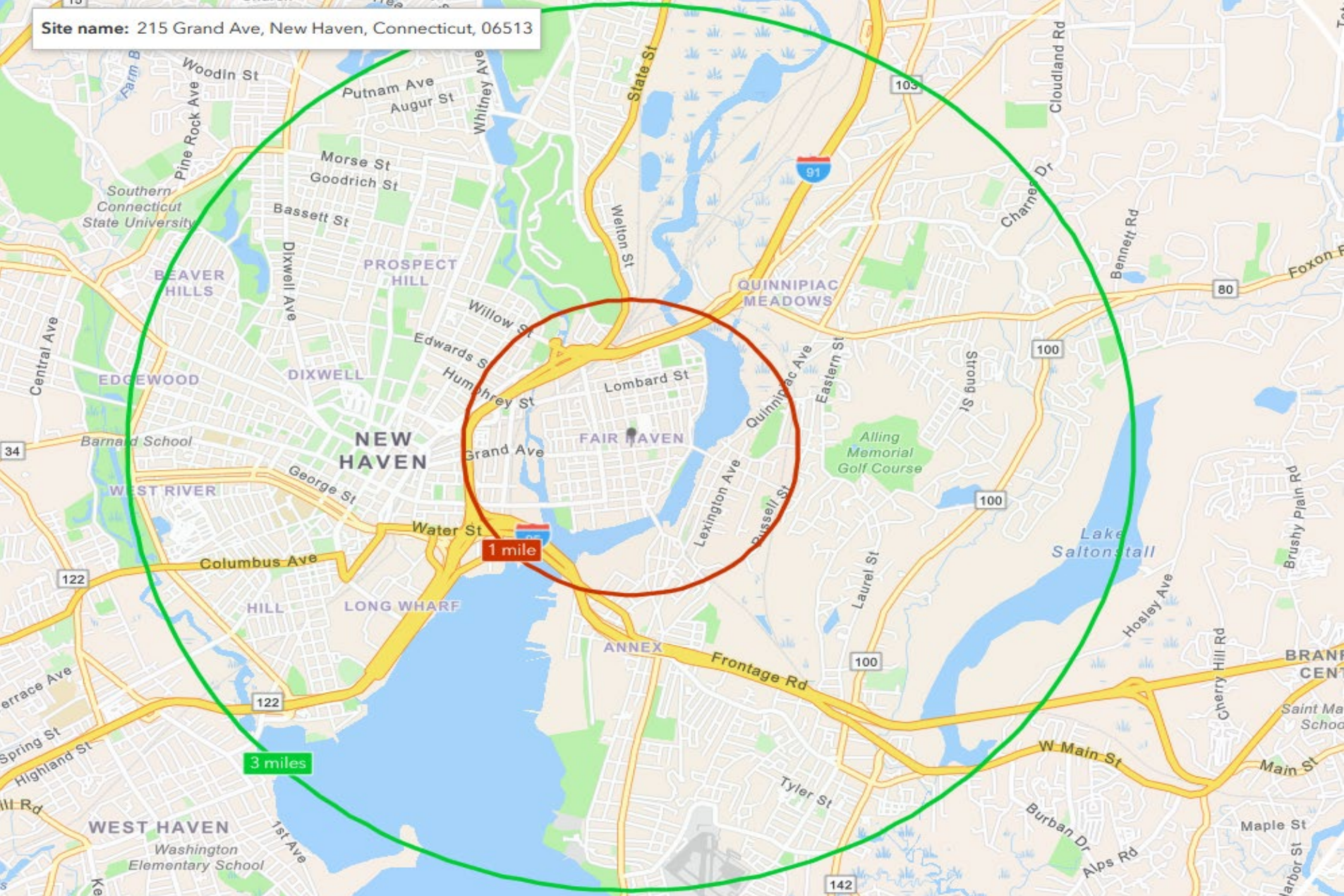


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MARKET & DEMOGRAPHICS

Site name: 215 Grand Ave, New Haven, Connecticut, 06513



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Key Facts

215 Grand Ave, New Haven, Connecticut, 06513
Ring of 3 miles

KEY FACTS

143,199

Population



2.3

Average Household Size

33.7

Median Age

\$56,353

Median Household Income

EDUCATION

11.6%

No High School Diploma



32.8%

High School Graduate



18.9%

Some College/ Associate's Degree



36.7%

Bachelor's/Grad/ Prof Degree

BUSINESS



6,024

Total Businesses



100,415

Total Employees

EMPLOYMENT



White Collar

57.9%



Blue Collar

19.7%



Services

22.4%

5.0%

Unemployment Rate

INCOME



\$56,353

Median Household Income



\$33,806

Per Capita Income



\$27,213

Median Net Worth

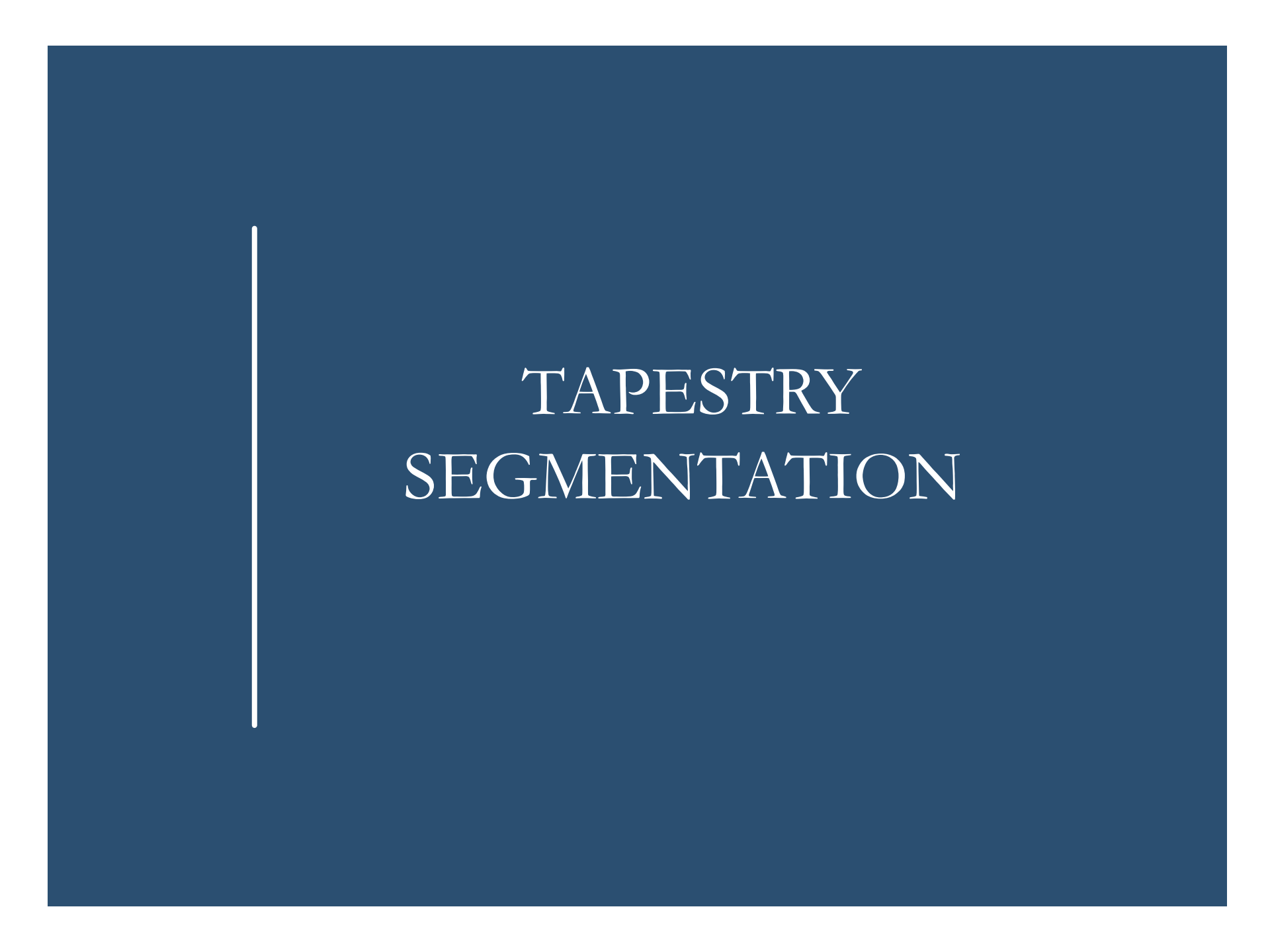
2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.2%)

The smallest group: \$150,000 - \$199,999 (6.5%)

Indicator ▲	Value	Diff	
<\$15,000	15.3%	+6.9%	
\$15,000 - \$24,999	9.3%	+3.1%	
\$25,000 - \$34,999	8.8%	+2.4%	
\$35,000 - \$49,999	11.3%	+2.9%	
\$50,000 - \$74,999	18.2%	+1.6%	
\$75,000 - \$99,999	10.2%	-0.7%	
\$100,000 - \$149,999	12.7%	-4.0%	
\$150,000 - \$199,999	6.5%	-3.8%	
\$200,000+	7.7%	-8.2%	

Bars show deviation from South Central Connecticut Planning Region



TAPESTRY SEGMENTATION



LifeMode Group: Next Wave

Fresh Ambitions

A4

Households: 794,600

Average Household Size: 3.17

Median Age: 31.3

Median Household Income: \$41,775

WHO ARE WE?

These young families, many of whom are recent immigrants, focus their life and work around their children. *Fresh Ambitions* residents have overcome the language barrier and earned a high school diploma. They work overtime in service, in skilled and unskilled occupations, and spend what they have on their children. Multigenerational families support many families living together; income is often supplemented with public assistance and Social Security. Residents spend more than one-third of their income on rent in older row houses or multiunit buildings. They budget wisely not only to make ends meet but also to save for trips abroad to see their relatives.



**TAPESTRY
SEGMENTATION**
esri.com/tapestry

OUR NEIGHBORHOOD

- Reside in mostly row houses or 2–4 unit buildings; many were built before 1950, located in major urban cities.
- Predominantly renters; average gross rent is a little below the US average.
- Most households have at least one vehicle, and commuters drive alone to work. Walking to work or taking public transportation is common too.
- Nearly half of the households have children of all ages and are composed of more single-parent than married-couple families. There are more than three persons per household; the proportion of multigenerational families is twice that of the US.

SOCIOECONOMIC TRAITS

- Nearly one in four is foreign-born.
- Supporting large families, many earners will take on overtime work when possible.
- One in three has earned a high school diploma.
- Price-conscious consumers that budget for fashion, not branding. However, parents are happy to spoil their brand-savvy children.
- When traveling, seek out discount fares over convenience.

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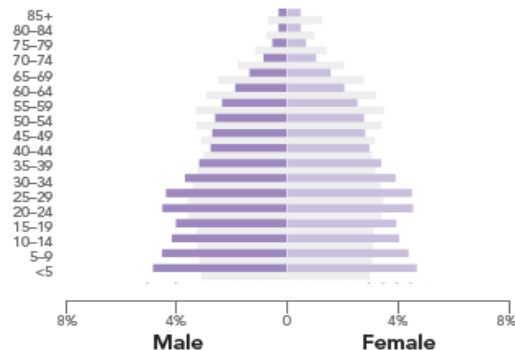
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AGE BY SEX (Esri data)

Median Age: 28.6 US: 38.2

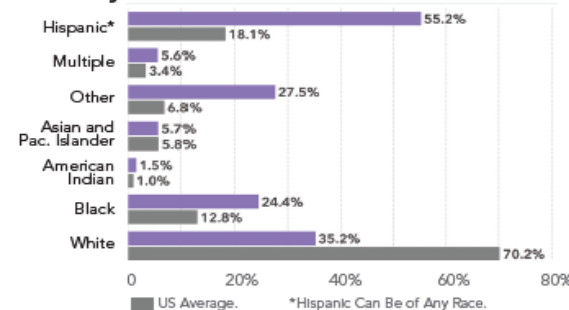
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 90.6 US: 64.0



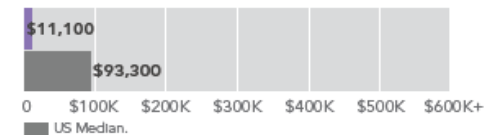
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

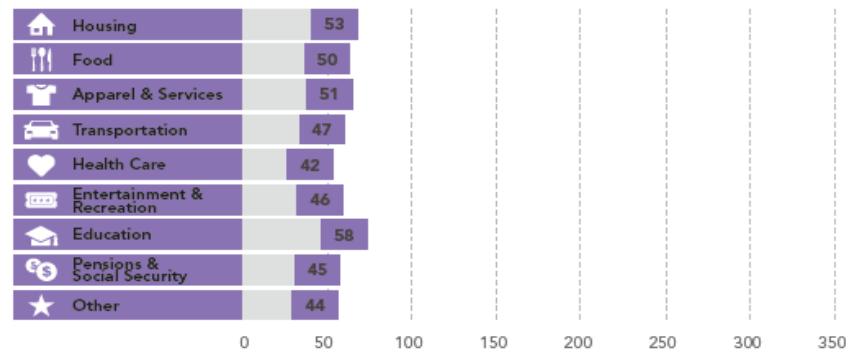


Median Net Worth



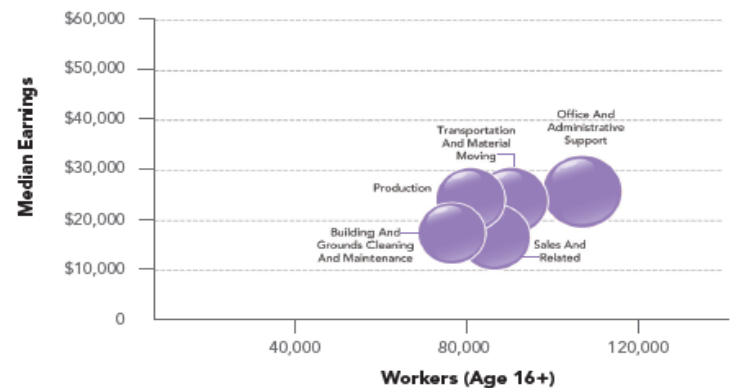
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Young families are the focus; *Fresh Ambitions* residents must budget for baby food and disposable diapers. Baby and parenthood magazines are their chosen reading material.
- These young, newly established residents own cell phones, not landlines.
- Almost half of all households can access the internet via home PC; Spanish-language web sites and downloading video games and music are popular.
- Nearly half of all households subscribe to a cable service; Spanish TV networks, BET, and children's shows are popular.
- Half of all residents have owned or used a credit or debit card within the past year. Nearly a third maintain a savings account. When possible, money is often wired to family abroad.

HOUSING

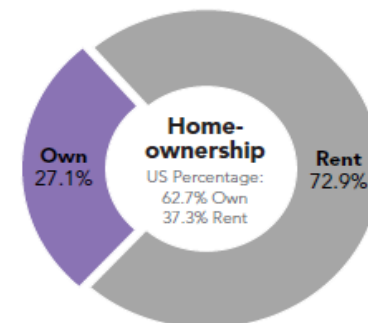
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Multiunit Rentals;
Single Family

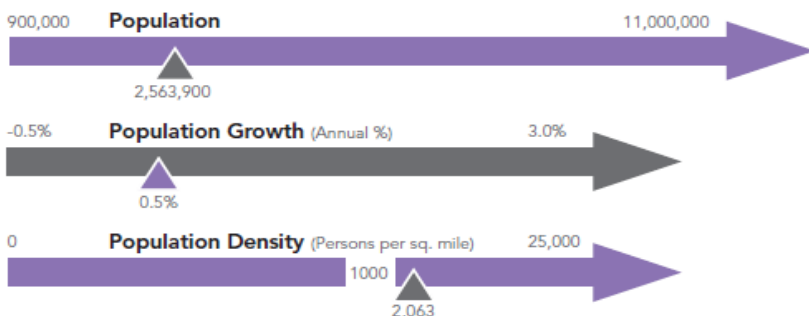
Average Rent:
\$857

US Average: \$1,038



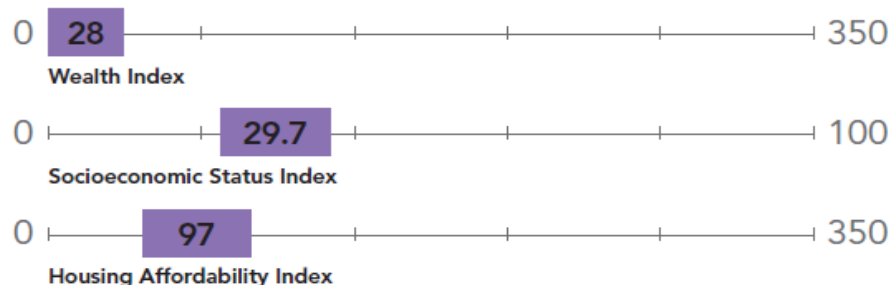
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





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Brokerage & Advisory

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