

SERHANT.
COMMERCIAL

**1529 Dixwell Avenue
Hamden, CT 06514**

1,902 square feet commercial building



MF
MAVULI & FOX
COMMERCIAL REAL ESTATE TEAM
SERHANT.

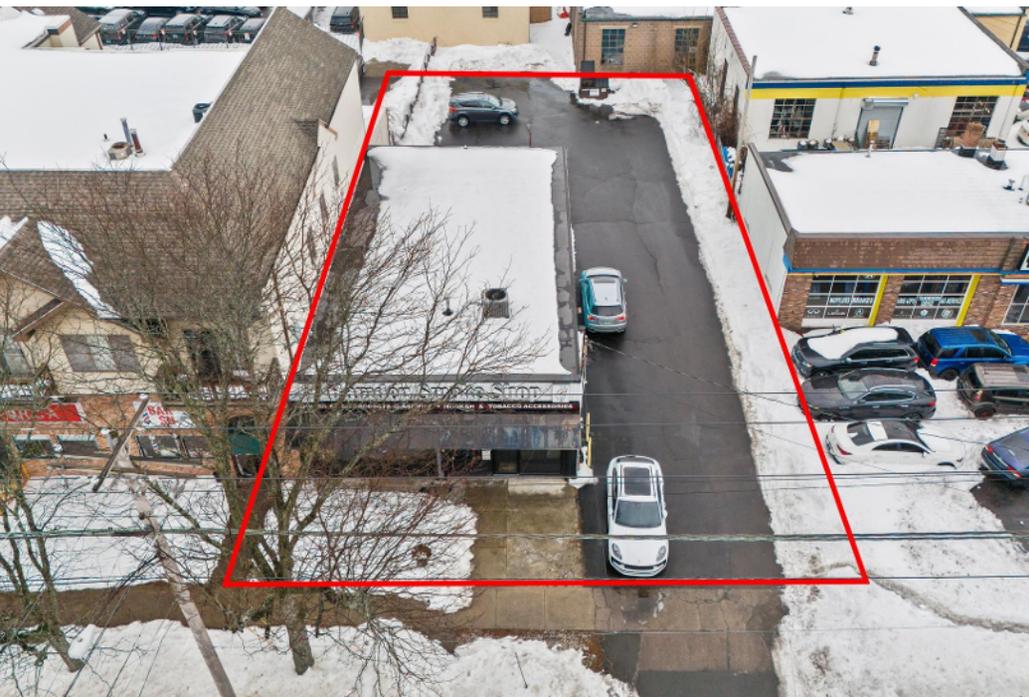
New to Market

1529 Dixwell Avenue is strategically positioned along Hamden's primary commercial corridor, offering strong visibility and steady traffic flow. Averaging 21,000 cars a day. The property benefits from proximity to Quinnipiac University, major retail centers, and dense surrounding residential neighborhoods. Convenient access to the Merritt Parkway and Interstate 91 enhances regional connectivity throughout Greater New Haven.

Asking Price:

\$975,000



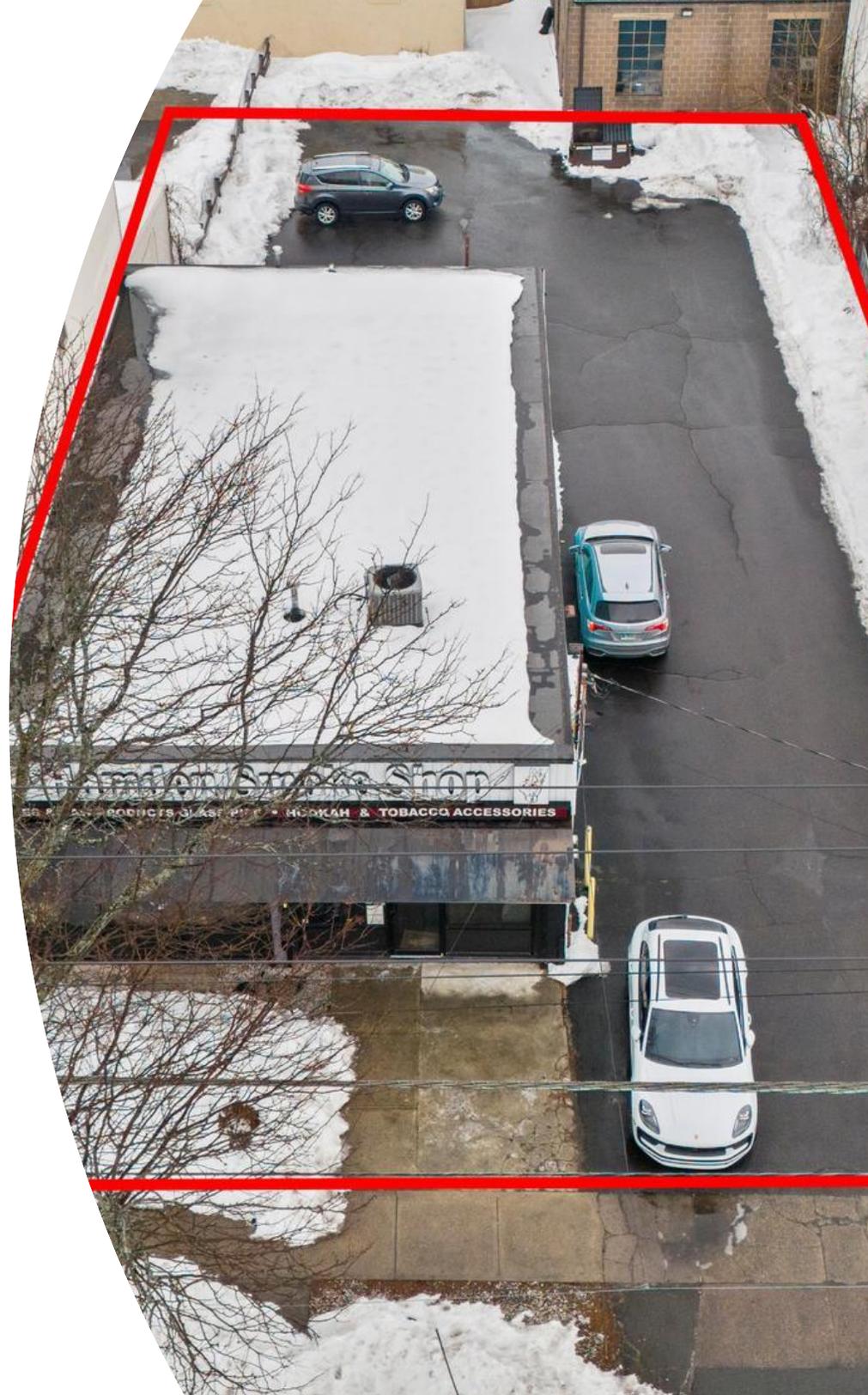




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Property Overview

Address	1529 Dixwell Avenue Hamden, CT 06514
Property Type	Commercial Building
Year Built/Renovated	1948
Building Size	1,920 SF
Lot Dimensions	32 X 60
Lot Area	.20 Acres
Floor Count	1 Story plus basement
Asking Price	\$975,000
Property Taxes	\$7,547 Annually
Parking	9 spaces
Zoning	Commercial -CDD



Hamden/Greater New Haven

Hamden/Greater New Haven is a vibrant and growing area known for its economy, cultural attractions, and strong population growth]. The region boasts a mix of residential, commercial, and retail spaces, making it an attractive destination for businesses and residents alike.



Economic Drivers

- **Educational Institutions:** Hamden is home to Quinnipiac University and is located minutes from Southern Connecticut State University and Yale University, providing a strong higher-education presence and workforce pipeline.
- **Tourism and Attractions:** Nearby attractions such as Sleeping Giant State Park, the Farmington Canal Heritage Trail, and regional entertainment venues draw consistent visitors and recreational activity to the area.
- **Infrastructure:** The property benefits from strong infrastructure, including immediate access to the Merritt Parkway (Route 15), Interstate 91, CT Transit bus routes, and proximity to New Haven Union Station and Tweed New Haven Airport.

Neighborhood Guide

This neighborhood offers a unique blend of convenience and charm.

Shopping and Dining

Hamden plaza & Marketplace
Stop & Shop
ShoRite
Eli's on Whitney
Mikro Craft Beer Bar & Kitchen

Recreation and Green Spaces

Sleeping Giant State Park
Farmington Canal
Heritage Trail
Town Center Park

Transportation

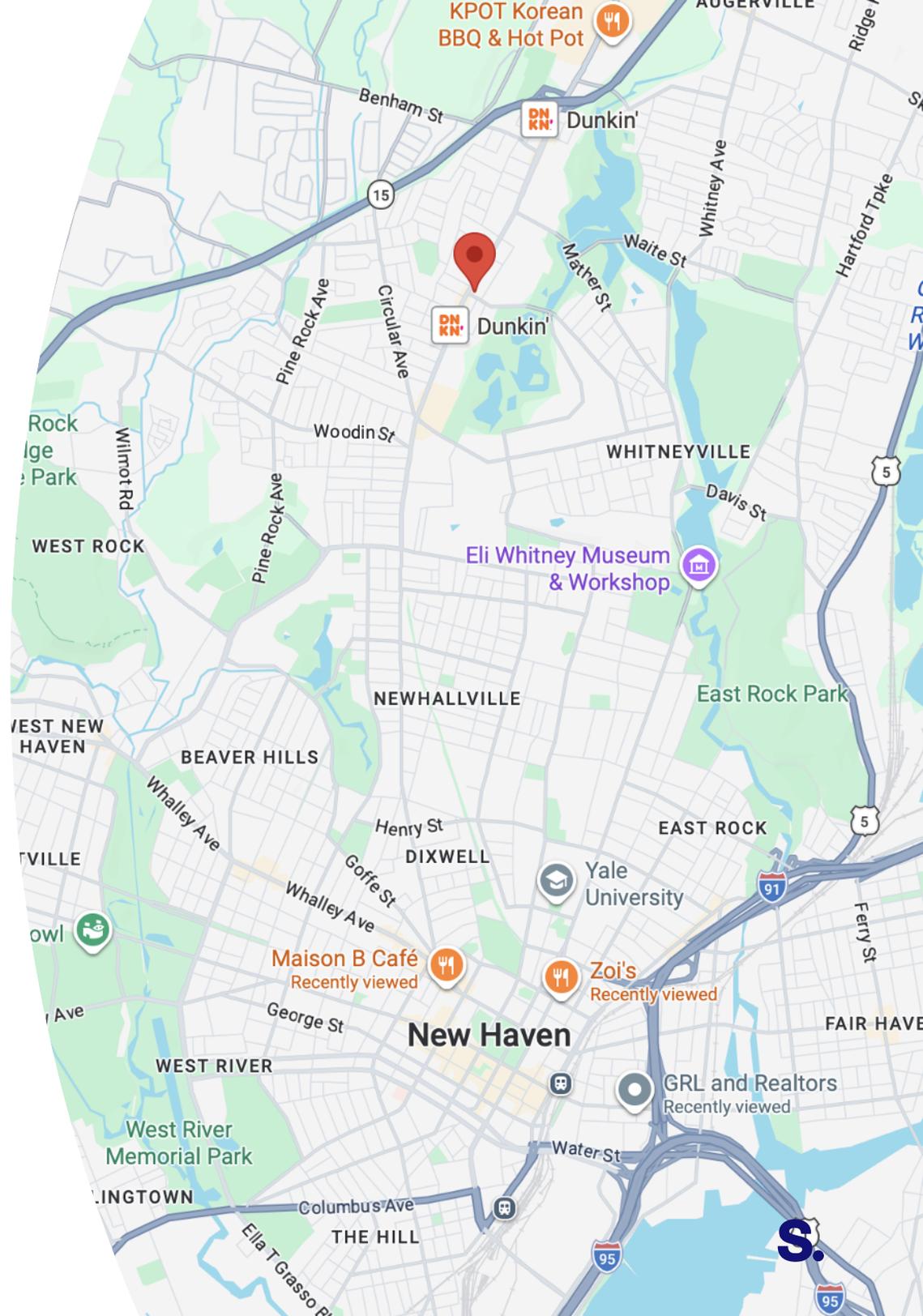
Merritt Parkway (Route 15)
Interstate 91
CT Transit Bus Routes
New Haven Union Station
Tweed New Haven Airport

Schools and Education

Quinnipiac University
Southern Connecticut State University
Hamden High School
Sacred Heart Academy
Hamden Hall County Day School

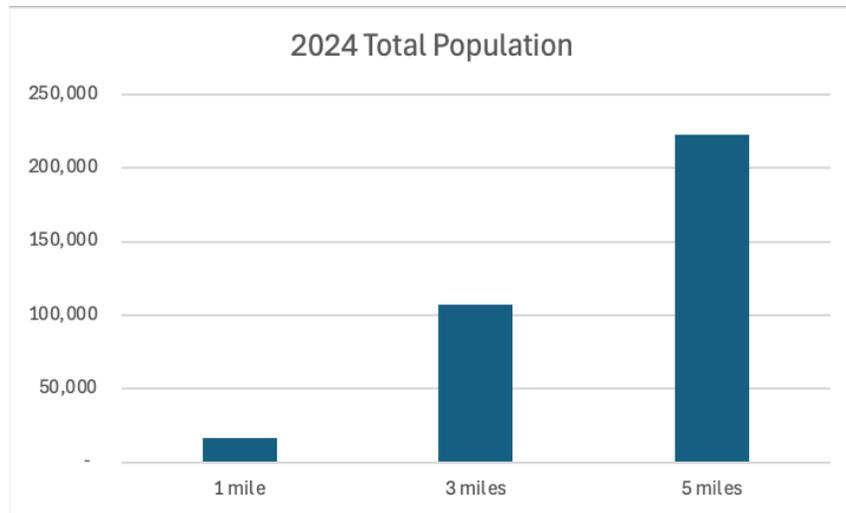
Entertainment

Space Ballroom
Cinemark North Haven
Toyota Oakdale Theatre
Local breweries and restaurants

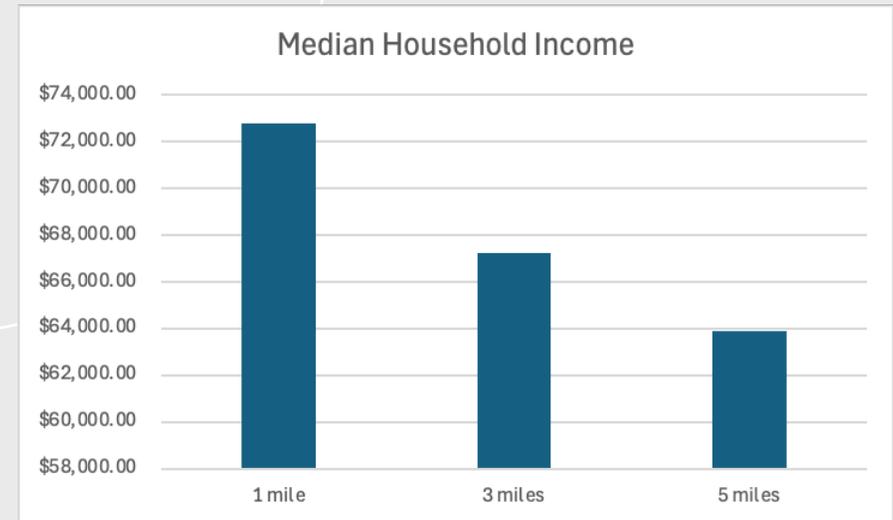


Demographics

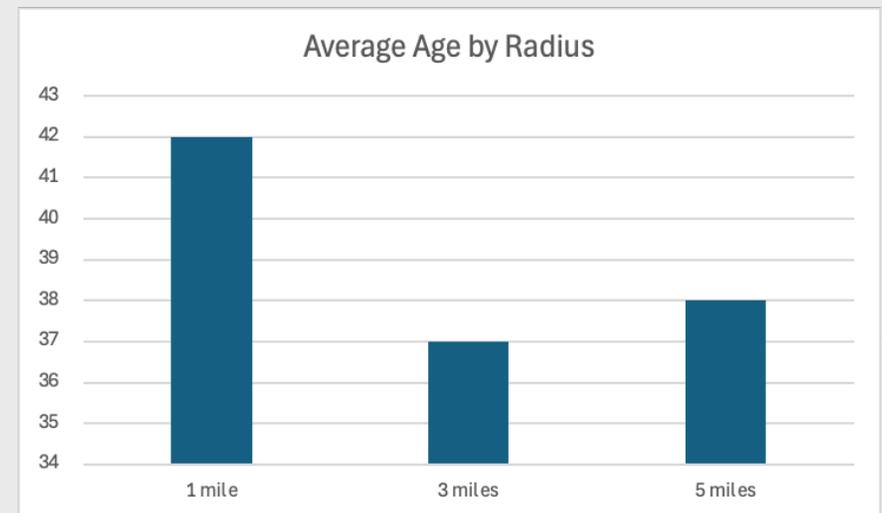
The demographics of the area surrounding the property highlight a thriving and diverse community with strong economic indicators. Within 1, 3, and 5-mile radii, the population density, average household income, and median age reveal a robust consumer base and a desirable market for residential and commercial tenants. These metrics underscore the property's appeal to a wide range of potential residents, businesses, and investors, making it a **prime opportunity in this dynamic neighborhood.**



Steady growth within 1, 3, and 5 miles highlights a diverse and dense consumer base.



High income levels indicate strong spending power and demand for premium offerings.



A balanced age mix appeals to professionals, families, and retirees alike.

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