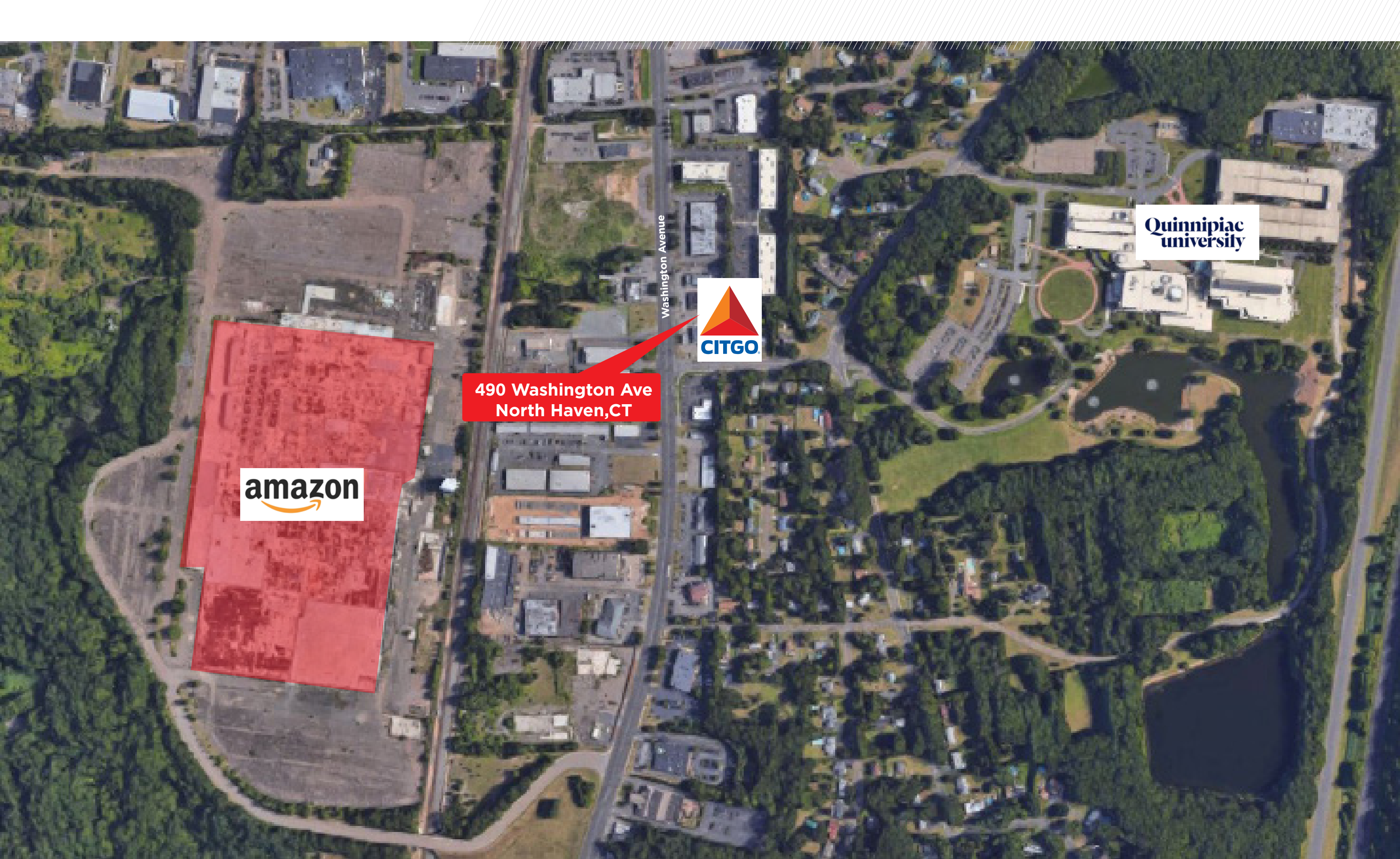




**490 WASHINGTON AVENUE
NORTH HAVEN, CONNECTICUT**



amazon

490 Washington Ave
North Haven, CT



Quinnipiac
university

PROPERTY OVERVIEW

Located in **North Haven, Connecticut, 490 Washington Avenue** is an owner operated Citgo gas station. Situated on the corner of Bradley Street, the property benefits from heavy daytime traffic along the 4-lane street of Washington Avenue. The site sits less than half a mile away from Quinnipiac University's North Haven Campus, which is home to Quinnipiac University's School of Health Sciences, School of Nursing, School of Law, School of Education, and School of Medicine.

More recently, the site has benefitted from the new **Amazon BDL3 facility at 409 Washington Avenue**. Spanning over 855,000 square feet across 165 acres of land, the new Amazon distribution center is home to 1,800 new full-time employees.

With easy access to major roads and highways like the Wilbur Cross Parkway and I-91, the site services a 5-mile radius of over 36,000 households and 90,000 individuals.



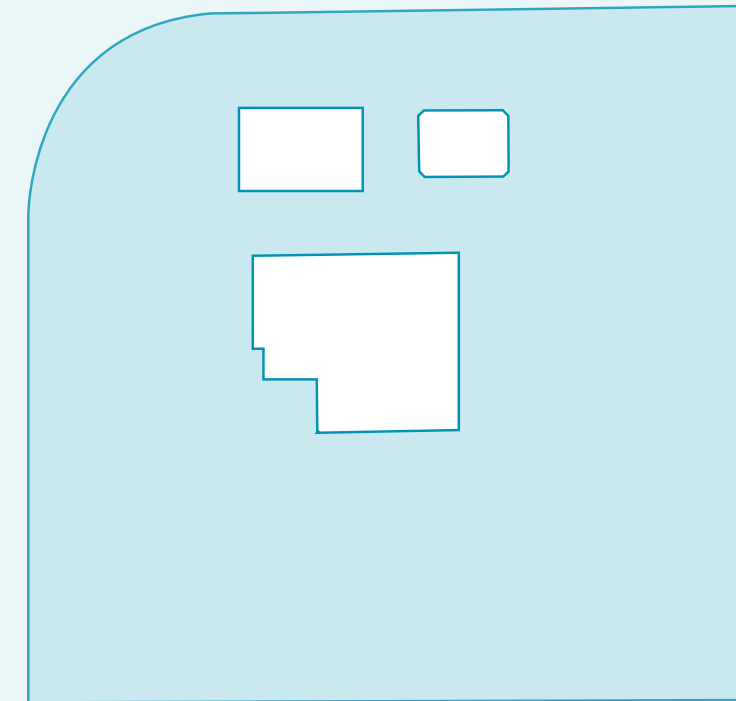
ASKING PRICE

With Supply: **\$2,100,000**

Without Supply: **\$2,500,000**

Address	490 Washington Avenue, North Haven, CT 06473
Parcel	NRHV-000090-000000-000021
Brand	Citgo
Tenant Name	Owner Operated
Lot SF	32,670 SF
Bldg. SF	3,000 SF

TAX MAP



LOCATION & MARKET OVERVIEW

North Haven is a town in New Haven County, Connecticut with a population of approximately 25,000 people. With principal communities of North Haven Center, Clintonville, Montowese, Green Acres, and Ridge Road, the town borders the communities of East Haven, Hamden, North Branford, and Wallingford. Within the greater northeast, North Haven is 27 miles south of Hartford, 76 miles northeast of New York City, 80 miles west of Providence and 115 miles southwest of Boston.

North Haven has a growing commercial, retailing and manufacturing base which employs approximately 12,640 people. There are more than 75 manufacturing and commercial firms in North Haven and the town is home to corporate tenants such as Amazon, Connecticut Container Corp. and O.F. Mossberg & Sons. Amazon began operating an 855,000 square-foot fulfillment center in North Haven in 2017 and has since created over 1,500 jobs. The state-of-the-art facility is capable of shipping over 1,000,000 items per day.

The economy of North Haven is also based on education. North Haven is home to several of Quinnipiac University's graduate schools and is also the home to a branch of Gateway Community College and The University of Connecticut New Haven County Extension Center. North Haven is near Yale University and other New-Haven based schools, making it a popular place to live for university faculty and staff.

DEMOGRAPHIC MAP

POPULATION

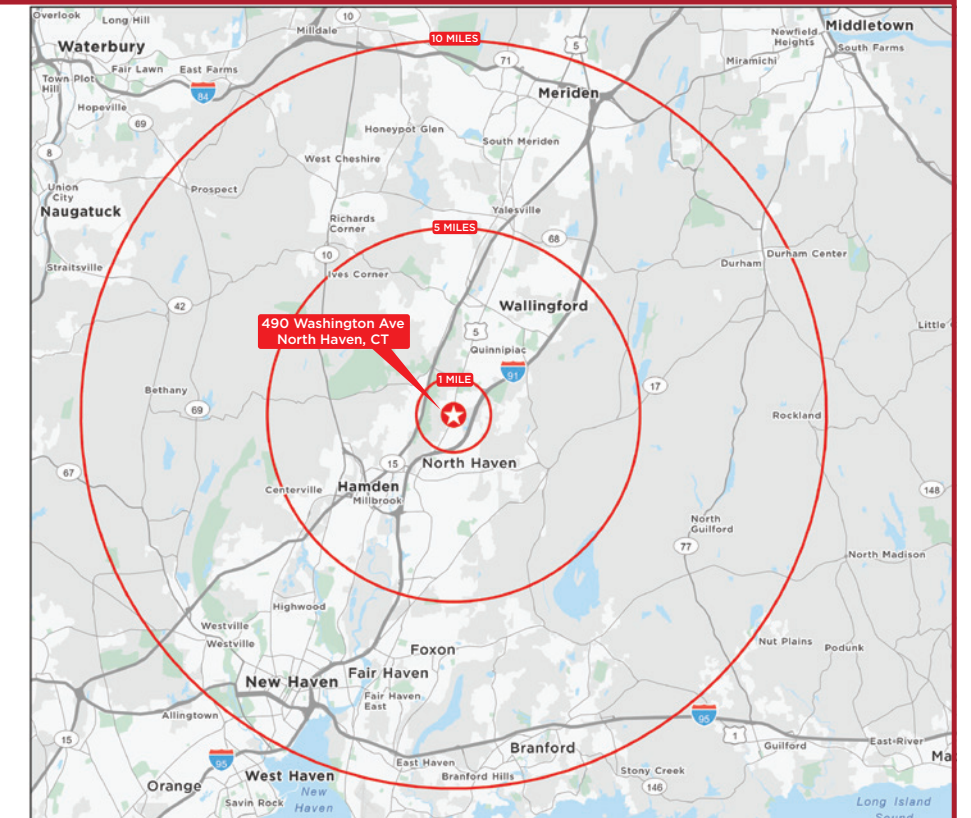
POPULATION	MEDIAN AGE
1 MILE: 2,879	1 MILE: 51.3
5 MILES: 92,956	5 MILES: 44.3
10 MILES: 431,586	10 MILES: 38.9

MEDIAN AGE (MALE)	MEDIAN AGE (FEMALE)
1 MILE: 49.4	1 MILE: 53.0
5 MILES: 42.8	5 MILES: 45.7
10 MILES: 37.3	10 MILES: 40.4

HOUSEHOLDS & INCOME

HOUSEHOLDS	AVERAGE HH SIZE
1 MILE: 1,130	1 MILE: 2.54
5 MILES: 36,065	5 MILES: 2.43
10 MILES: 165,521	10 MILES: 2.48

AVERAGE HH INCOME	MEDIAN HOME VALUE
1 MILE: \$109,824	1 MILE: \$290,550
5 MILES: \$112,023	5 MILES: \$281,271
10 MILES: \$96,244	10 MILES: \$256,043



TENANT PROFILE



Citgo Petroleum is a United States-based oil and gas company. Citgo is structured as a vertically integrated company, operating in all areas of the oil and gas industry. Some of these areas include refining, production and transporting oil and gas as well as the marketing of fuels, lubricants, oils and petrochemicals. Citgo is the eighth largest oil refiner and supplies four percent of the country's fuel through a network of 5,000 gas stations in 30 states.

COMPANY FACTS



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490 WASHINGTON AVENUE



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