

For Lease

Office Space

47 Elm Street, #5
New Haven, CT 06510



Property Highlights

- \$2,150 per month + Elec, Gas
- Water included
- Unit Size: 1,135sf
- Second floor unit
- Elevator access
- Downtown section of New Haven, CT
- Minutes away from I-91 & I-95
- 0.2 Miles away from New Haven Green
- 1 Private parking space included in the State/Wall parking lot

For more information contact:

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Keller Williams Legacy Partners
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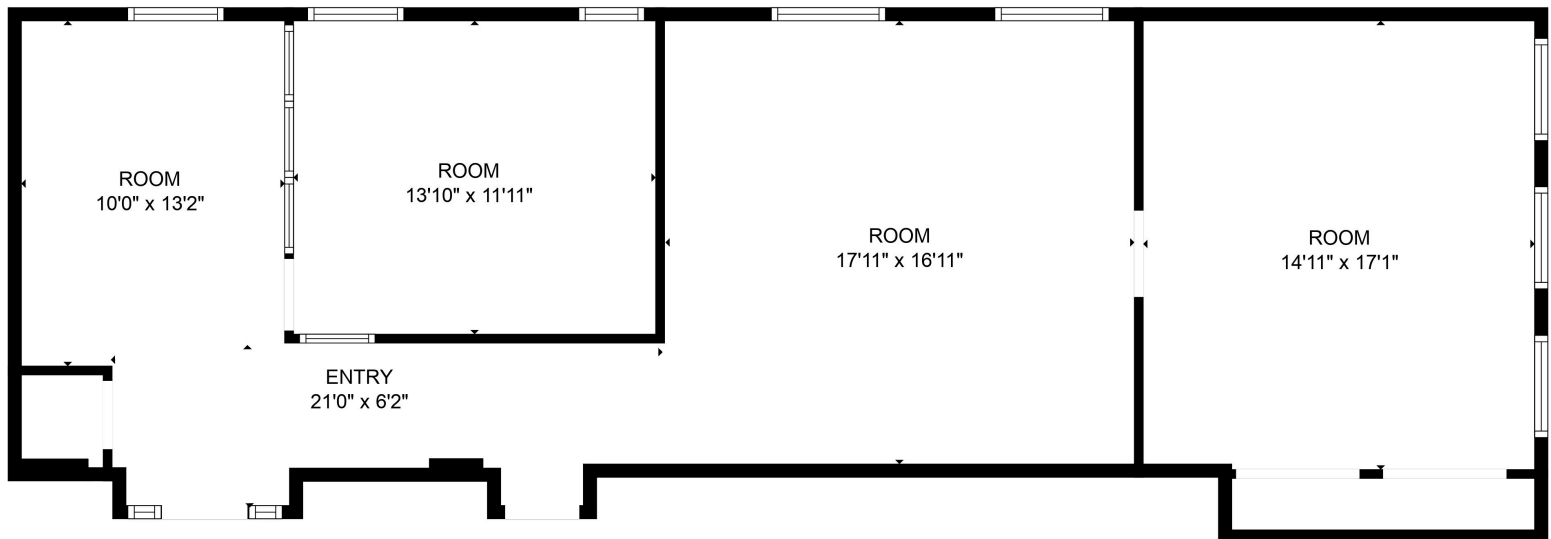
Property Summary

Elevate your business in this 1,135 sq. ft. office condo, ideally suited for professional services. Located in the historic Imperial Granum-Joseph Parker Building, also known as the Del Monico Building, this space offers a unique blend of charm and modern functionality. Built in 1875, the building is in the vibrant downtown section of New Haven and retains one of the last cast-iron facades in the city. The unit is located on the second floor and offers convenient access either through an elevator in the lobby on Orange Street or a stairwell at the entrance on Elm Street, with a seamless internal connection to 51 Elm Street.

The space is available for lease at \$22.73/sf per year, plus electric and gas. Water usage and common area cleaning are included in the rent. The unit's layout is flexible, with spaces for a reception area, conference room, bullpen, and a large executive office. Bathrooms are in the hall and are secured with keyed entry. Surrounded by long-standing first-floor tenants such as DelMonico Hatter and Ferruci Fine Men's Clothiers, this location offers excellent visibility and foot traffic. Having your office here would place you minutes away from The New Haven Green, Yale University, local courthouses, multiple dining and shopping options, and I-91/I-95 highways.

Parking options are abundant in the area. First, the landlord is offering access to 1 private spot in the State/Wall Lot around the corner. Additionally, there is on-street metered parking available on Elm and Orange Streets. Lastly, the "Orange/Elm Lot," operated by Park New Haven, is located directly across the street and offers a monthly pass for \$175 a month and hourly rates.

Floor Plan



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Additional Photos



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Parking Options



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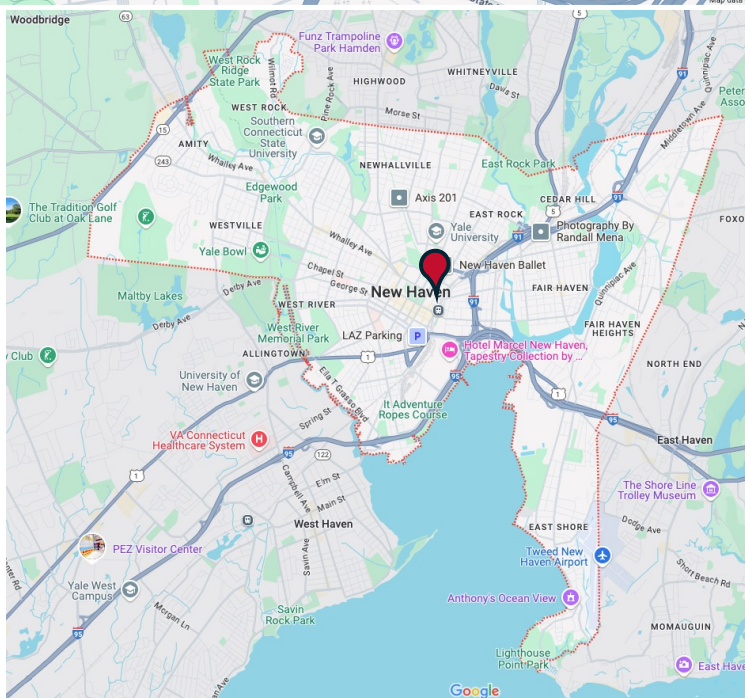
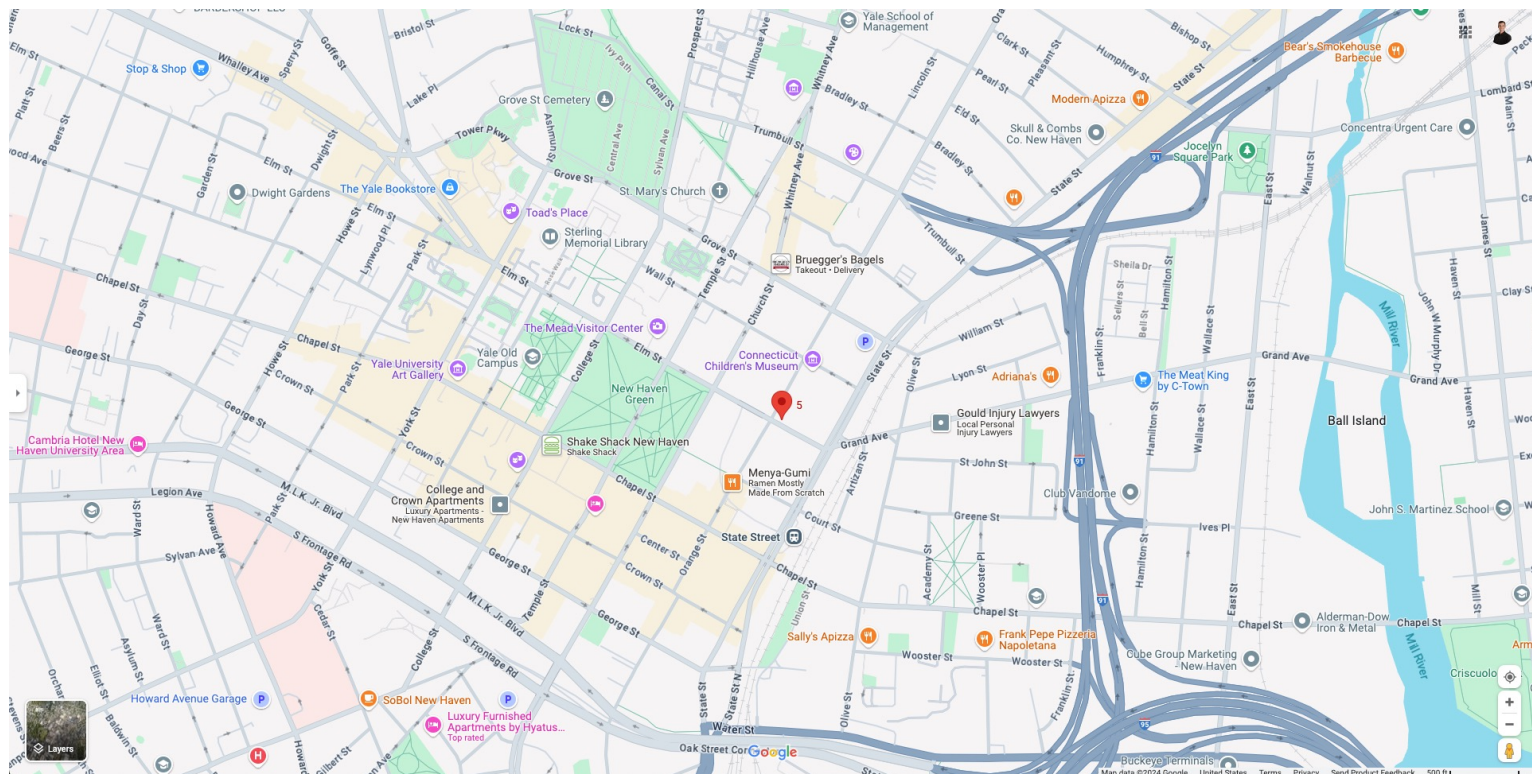
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Maps



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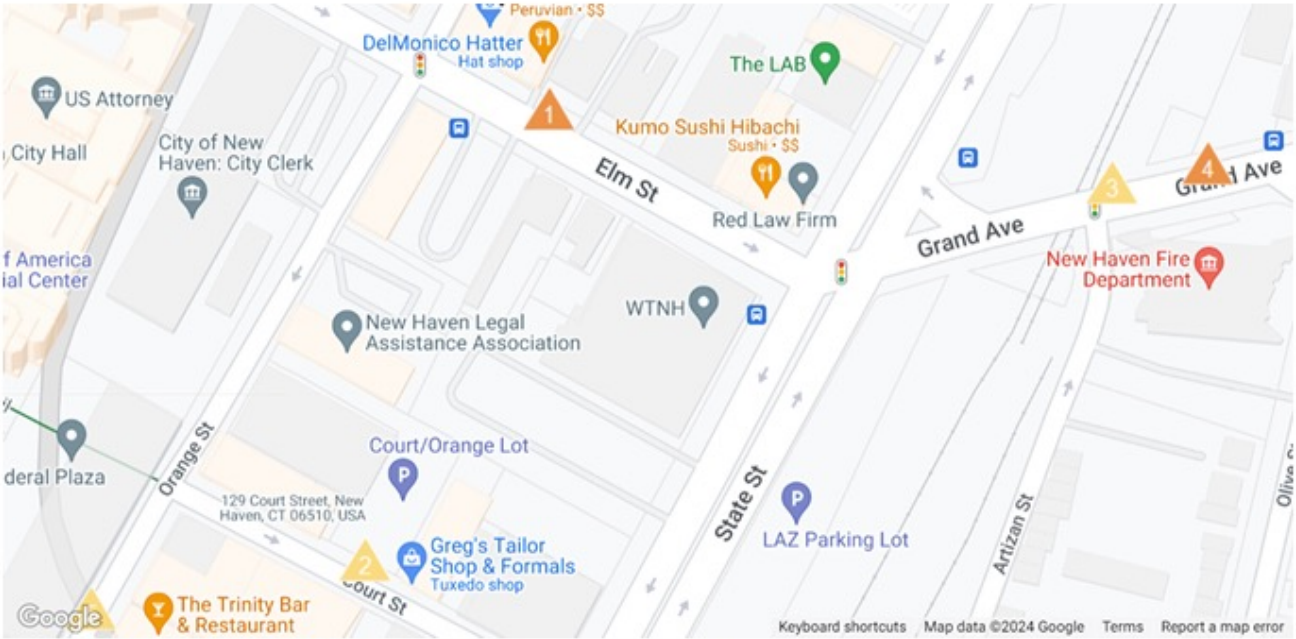
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Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

9,975

2023 Est. daily traffic counts

Street: Elm St
Cross: Orange St
Cross Dir: NW
Dist: 0.03 miles

Historical counts

Year	Count	Type
2013	10,022	ADT

2

894

2023 Est. daily traffic counts

Street: Court St
Cross: Orange St
Cross Dir: NW
Dist: 0.04 miles

Historical counts

2012	900	ADT
2009	900	ADT

3

5,894

2023 Est. daily traffic counts

Street: Grand Avenue
Cross: Artizan St
Cross Dir: SW
Dist: –

Historical counts

2021	5,900	AADT
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4

7,608

2023 Est. daily traffic counts

Street: Grand Ave
Cross: Artizan St
Cross Dir: W
Dist: 0.02 miles

Historical counts

2012	8,900	ADT
2009	7,000	ADT
2003	6,400	ADT

5

2,531

2023 Est. daily traffic counts

Street: N Wilton Rd
Cross: Lantern Ridge Rd
Cross Dir: SW
Dist: 0.56 miles

Historical counts

2018	3,000	AADT
2011	1,300	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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2024 Town Profile

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New Haven, Connecticut

General

ACS, 2018-2022

	New Haven	State
Current Population	135,736	3,611,317
Land Area <i>mi</i> ²	19	4,842
Population Density <i>people per mi</i> ²	7,262	746
Number of Households	52,977	1,409,807
Median Age	31	41
Median Household Income	\$54,305	\$90,213
Poverty Rate	25%	10%

Economy

Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)

	Jobs	Share of Industry
1 Educational Services	25,341	100%
2 Health Care and Social Assistance	18,185	46%
3 Government	8,402	65%
4 Admin and Support and Waste Mgt	6,726	93%
5 Professional, Scientific, and Tech Svc	4,812	100%
Total Jobs, All Industries	91,144	

SOTS Business Registrations

Secretary of the State, March 2024

New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	1,103	1,229	1,746	1,672	1,768

Total Active Businesses 10,754

Key Employers

Data from Municipalities, 2024

- Yale New Haven Health
- Yale University
- Southern Connecticut State Univeristy
- Knights of Columbus
- AstraZeneca Alexion

Demographics

ACS, 2018-2022

Age Distribution

	New Haven	State
Under 10	15,847 12%	11%
10 to 19	21,083 16%	13%
20 to 29	28,093 21%	13%
30 to 39	20,077 15%	13%
40 to 49	16,328 12%	12%
50 to 59	14,010 10%	14%
60 to 69	10,904 8%	13%
70 to 79	6,650 5%	7%
80 and over	2,744 2%	4%

Race and Ethnicity

	New Haven	State
Asian	5%	5%
Black	28%	10%
Hispanic or Latino/a	31%	17%
White	32%	64%
Other	4%	4%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

	New Haven	State
English	12 24%	67 77%
Spanish		

Educational Attainment

	New Haven	State
High School Diploma Only	26 29%	
Associate Degree	5 8%	
Bachelor's Degree	17 23%	
Master's Degree or Higher	19 22%	

Housing

ACS, 2018-2022

	New Haven	State
Median Home Value	\$236,500	\$323,700
Median Rent	\$1,402	\$1,374
Housing Units	59,097	1,531,332

	New Haven	State
Owner-Occupied	29 66%	
Detached or Semi-Detached	25 65%	
Vacant	8 10%	

Schools

CT Department of Education, 2023-24

School Districts	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Amistad Academy District	K-12	1,125	0	95%
Booker T. Washington Academy	K-8	384	0	
Common Ground High School District	9-12	223	0	88%
Elm City College Preparatory School	K-12	775	0	90%
Elm City Montessori School	PK-8	305	78	
Highville Charter School District	PK-12	504	80	*
New Haven School District	PK-12	18,966	1,168	76%
Statewide	-	512,652	19,530	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

	Math	ELA
Amistad Academy District	21%	38%
Booker T. Washington Academy	22%	27%
Common Ground High School District		
Elm City College Preparatory School	18%	37%
Elm City Montessori School	28%	42%
Highville Charter School District	9%	20%
New Haven School District	14%	22%
Statewide	42%	48%

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New Haven, Connecticut

Labor Force

CT Department of Labor, 2023

Employed

Unemployed

Unemployment Rate

Self-Employment Rate*

63,850

2,779

4%

6%

1,822,090

71,113

10%

*ACS, 2018–2022

Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts

Rhode Island

New York

Population within 45 minutes: 1,617,594

Access

ACS, 2018–2022

Mean Commute Time *

No Access to a Car

No Internet Access

21 min

9

8

26 min

26%

9%

Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *

4

3

65

12

8%

14%

80%

13%

Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

Local

-

Amtrak, Metro-North, Hartford Line, Shore Line East

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Municipal Expenditure

Grand List

Municipal Debt

Total Revenue

Property Tax Revenue

per capita

per capita, as % of state avg.

Intergovernmental Revenue

Revenue to Expenditure Ratio

Total Expenditure

Educational

Other

Equalized Net Grand List

per capita

per capita, as % of state avg.

Commercial/Industrial Share of Net Grand List

Actual Mill Rate

Equalized Mill Rate

Moody's Rating (2023)

S&P Rating (2023)

Total Indebtedness

per capita

per capita, as % of state avg.

as percent of expenditures

Annual Debt Service

as % of expenditures

\$602,527,211

\$288,668,433

\$2,144

67%

\$258,988,517

100%

\$604,080,115

\$236,076,142

\$368,003,973

\$11,789,933,691

\$87,280

54%

40%

43.88

24.57

Baa1

BBB+

\$701,523,811

\$5,193

191%

116%

\$61,543,151

10%

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advancect.org/site-selection/ct-sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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