



**COLDWELL
BANKER
COMMERCIAL**
NRT

FOR SALE

MIXED-USE RETAIL

\$1,200,000

3936 Whitney Avenue
Hamden, CT 06518

AVAILABLE SPACE
6,820 SF



OFFICE

James McCall
203 376 9650
james.mccall@cbcnrt.com

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7 Kenosia Ave Ste 3, Danbury, CT 06810
203.744.7025

CBCWORLDWIDE.COM



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SALE



OFFERING SUMMARY

Sale Price:	\$1,200,000
Number Of Units:	7
Pro Forma Gross Income:	\$117,00
Gross Income:	\$93,998
Lot Size:	0.5 Acres
Building Size:	6,820 SF
Zoning:	T-3.5
Price / SF:	\$175.95

PROPERTY OVERVIEW

Coldwell Banker Commercial NRT presents for sale 3936 Whitney Avenue, located in Hamden, Connecticut. This 6,820 SF Mixed-Use property consists of one ground-floor retail unit and six apartments. Located on a half-acre at a signalized intersection, this high-visibility property has a traffic count of 23,000 vehicles per day. An excellent value-add opportunity for an investor, with vacant retail space and apartments leased below market rate.

PROPERTY HIGHLIGHTS

- Mixed-Use Investment
- 1 Retail Unit
- 6 Apartments
- Fronting Route 10
- Signalized Intersection
- 23,000 VPD

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RECEIVED

APR 19 2013
QUINNIPIACK VALLEY
HEALTH DISTRICT

 EXISTING RESIDENTIAL

1ST FLOOR
3936 WHITNEY AVENUE

APRIL 4TH 2013
ALAN G. FATICONE & PILRCE B. LINDSAY
DRAFTED BY PIERCE

APPROVED

APR 11 2013
QUINNIPIACK VALLEY
HEALTH DISTRICT
APR 11 2013

1062

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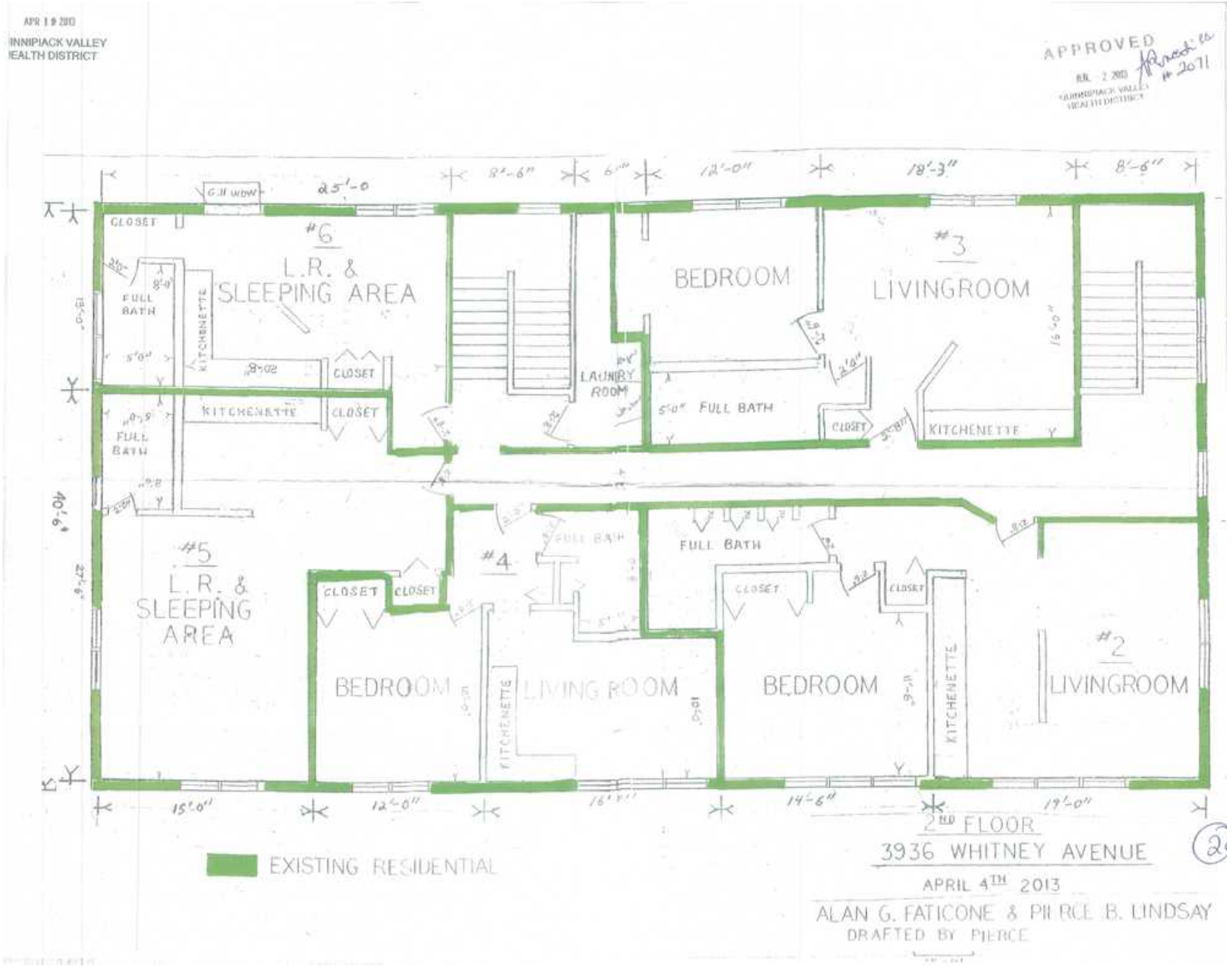
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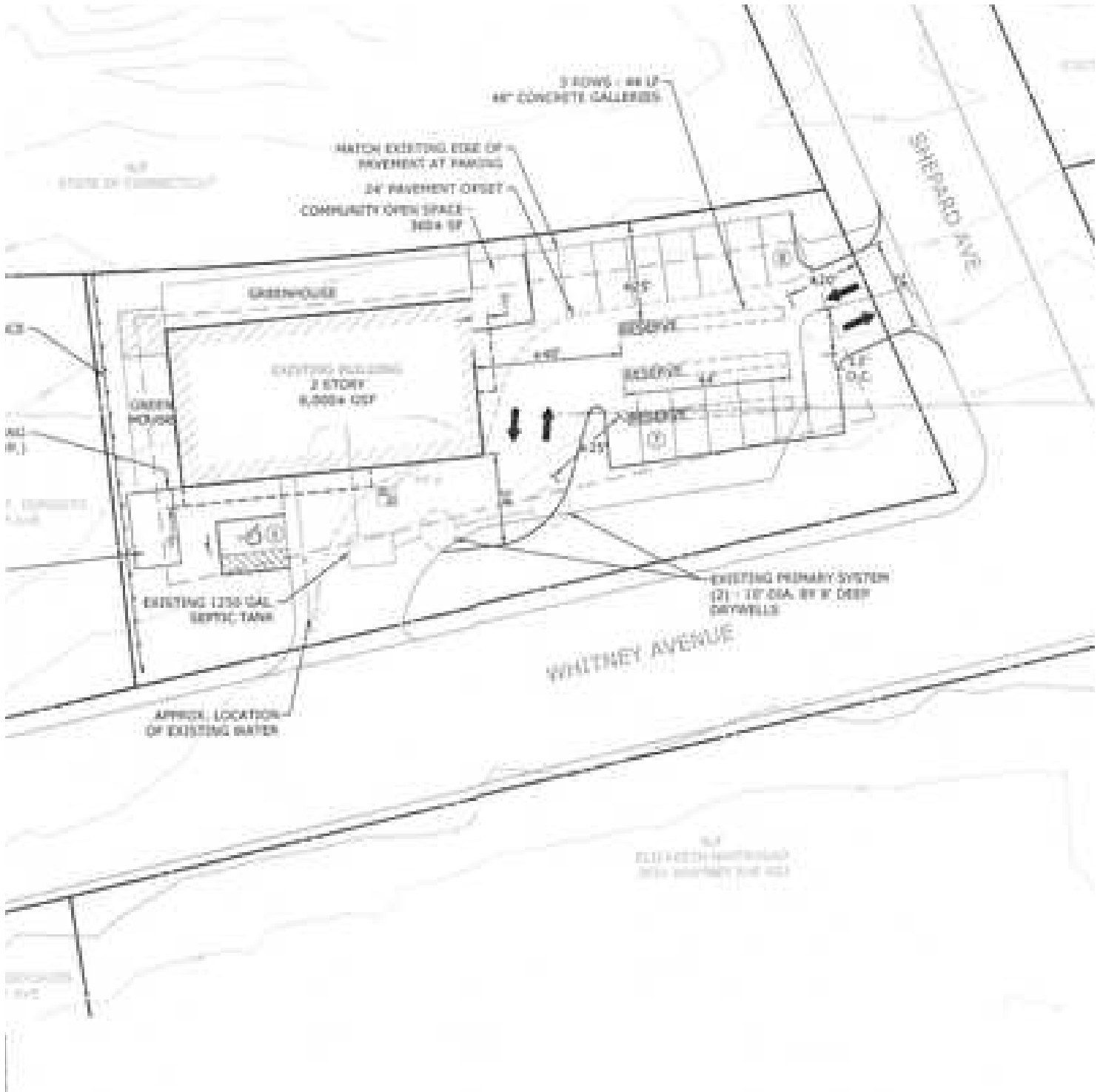
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UNIT NUMBER	CURRENT MONTHLY RENT
Retail	Vacant
Apt. 1	\$875
Apt. 2	\$950
Apt. 3	\$850
Apt. 4	\$890
Apt. 5	\$825
Apt. 6	\$785
800 sq ft greenhouse	
Laundry Room	\$250
Monthly Totals/Averages	\$5,425

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PRO FORMA INCOME SUMMARY

PRO FORMA

Retail Space	\$28,800
Apartments	\$85,200
Laundry	\$3,000
Gross Income	\$117,000
Net Operating Income	\$95,882

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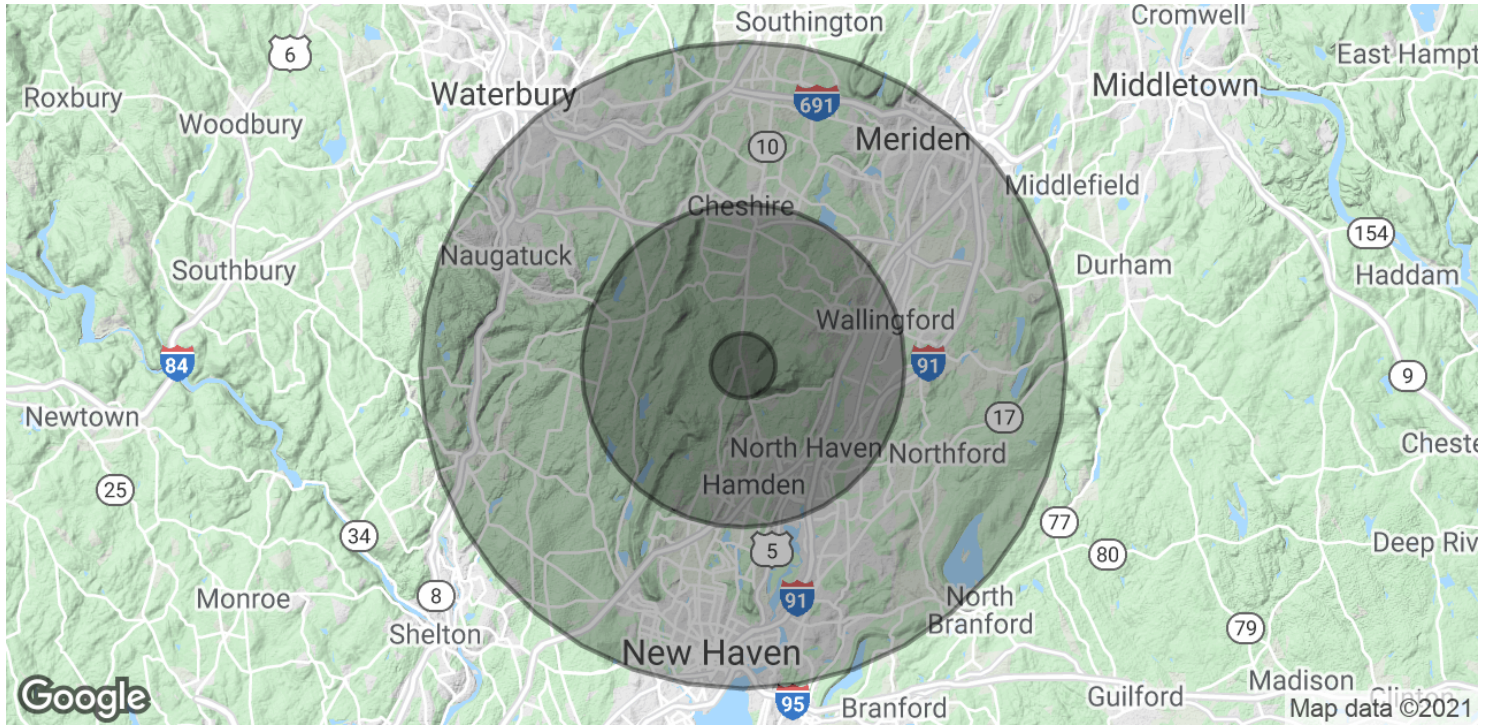
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,640	83,780	497,493
Average age	41.3	42.0	37.6
Average age (Male)	42.7	41.3	36.5
Average age (Female)	40.5	42.6	38.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	888	32,793	187,609
# of persons per HH	3.0	2.6	2.7
Average HH income	\$107,614	\$100,240	\$79,814
Average house value	\$358,610	\$356,212	\$317,003

* Demographic data derived from 2010 US Census

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