

**FORMER SMITHLAND SUPPLY/AGWAY PET & GARDEN CENTER**  
**66 STATE STREET, NORTH HAVEN, CT**



**AVAILABLE: 17,947 SF / 3.52 AC**

- » Zoning: CB40
- » Parking: 25 on-site spaces
- » Use Type: Retail, medical, or restaurant
- » Excellent visibility from State Street (Rte. 5)
- » Easy highway access; 0.7 miles, 2 minutes to I-91
- » Location services neighboring towns such as Wallingford, Hamden, New Haven and Northford



DEMOGRAPHICS	3-MILES	5-MILES	7-MILES
POPULATION	49,449	126,479	280,112
NUMBER OF HH	19,920	50,765	112,385
AVG. HH INCOME	\$136,353	\$126,743	\$113,418
<b>8,076 VPD</b>			

**AREA RETAILERS:**



**TYLER LYMAN**  
 203.529.4639  
 tl@truecre.com

**WES CRAFT**  
 203.522.7484  
 wc@truecre.com

2228 Black Rock Turnpike, Suite 206, Fairfield, CT 06825  
 203.744.7777  
 www.truecre.com

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66 STATE STREET, NORTH HAVEN, CT



**SITE**

STATE STREET 18,076 VPD

Yale  
NewHaven  
Health