

BY MICKEY TANDON 401-640-6805



For Sale or For Lease  
484 BOSTON POST RD  
ORANGE CT

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ORANGE CT 06477

High Lights ✨ ✨ ✨

Sale opportunity in the nucleus of Orange's retail district! Potential high rate of return, lots of exposure off Boston Post Rd, convenient access to I-95, easy access to public transportation, great sight line! Tons of traffic as you are near restaurants and shopping centers. 144 feet of frontage and ample parking

The building had been fully leased since it was built and for the first time available for sale. A rare Lease opportunity or ideal for Retail Use  
Traffic Count: 21,000 vehicles per day



MICKEY TANDON

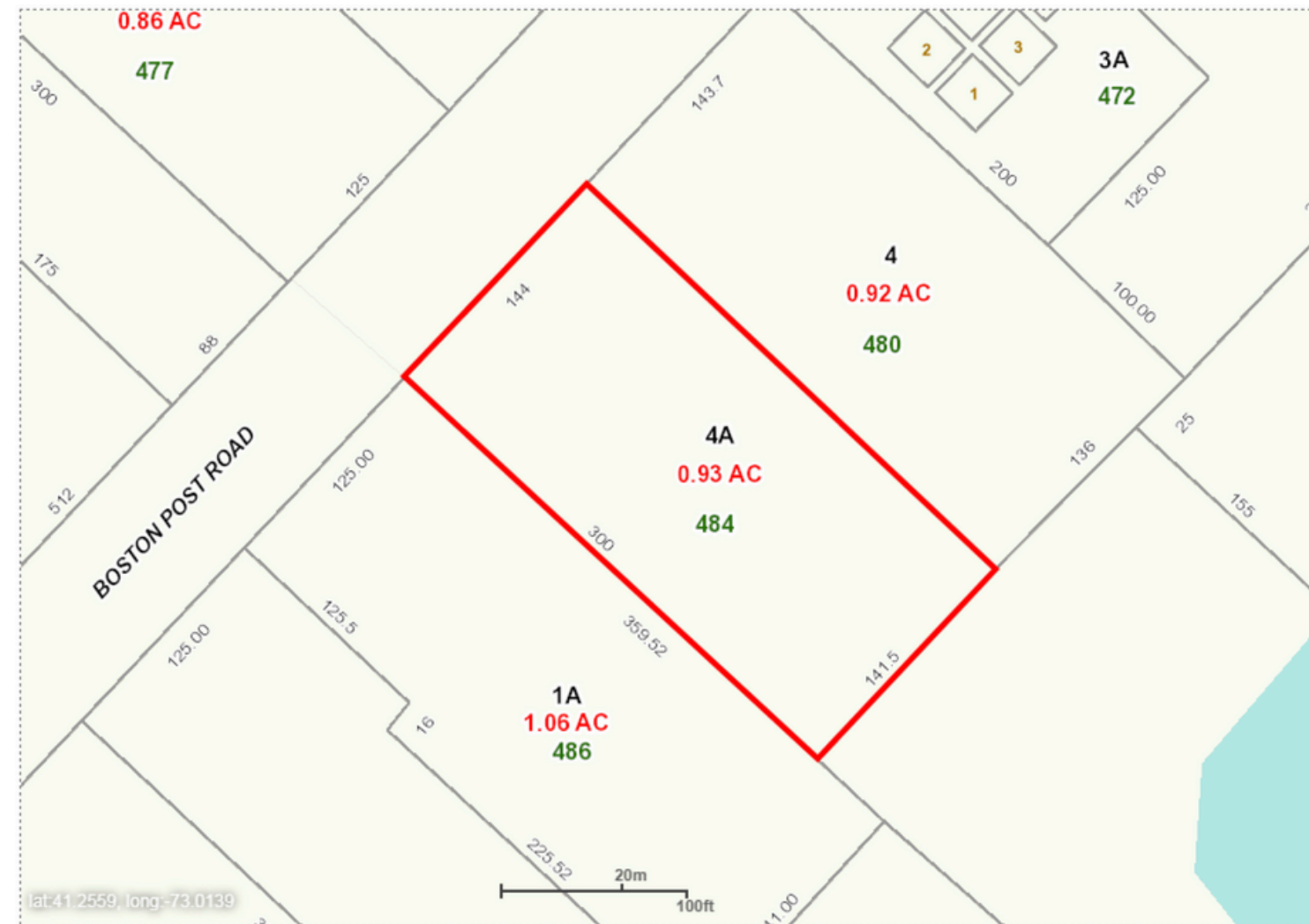
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# HIGHLIGHTS

## 484 Boston Post Road, Orange, Connecticut

Building Info:		Retail			Utilities:
Total Bldg. Sq FT:	9880		Sprinkler:	No	Volts: 240
Available sq ft:	9880		Heating type:	Gas Hot Air	Amps: 400 3 phase
Number of floors:	1		AC main bldg:	2- 15 ton units. New in 2017	Water: City
Ceiling height:	14'		Construction type:	Masonry	Sewer: Yes
Acres:	0.93		Roof:	3/4, replaced 2010	Gas: Yes
Zoning:	C-2		Year built:	1972	Tax Assessment: \$1,063,000
			Drive-in doors:	1-12'	Taxes: \$33,398/ \$3.38 psf
Occupancy:	90 days		Parking:	20 in front plus large parking lot in rear	Insurance: \$8,828
					Transportation:
					Distance to Hwy: 3/4 miles
					Nearest Hwy: I-95
					On Bus Route

# BUILDING SITE PLAN



# AREA STORES

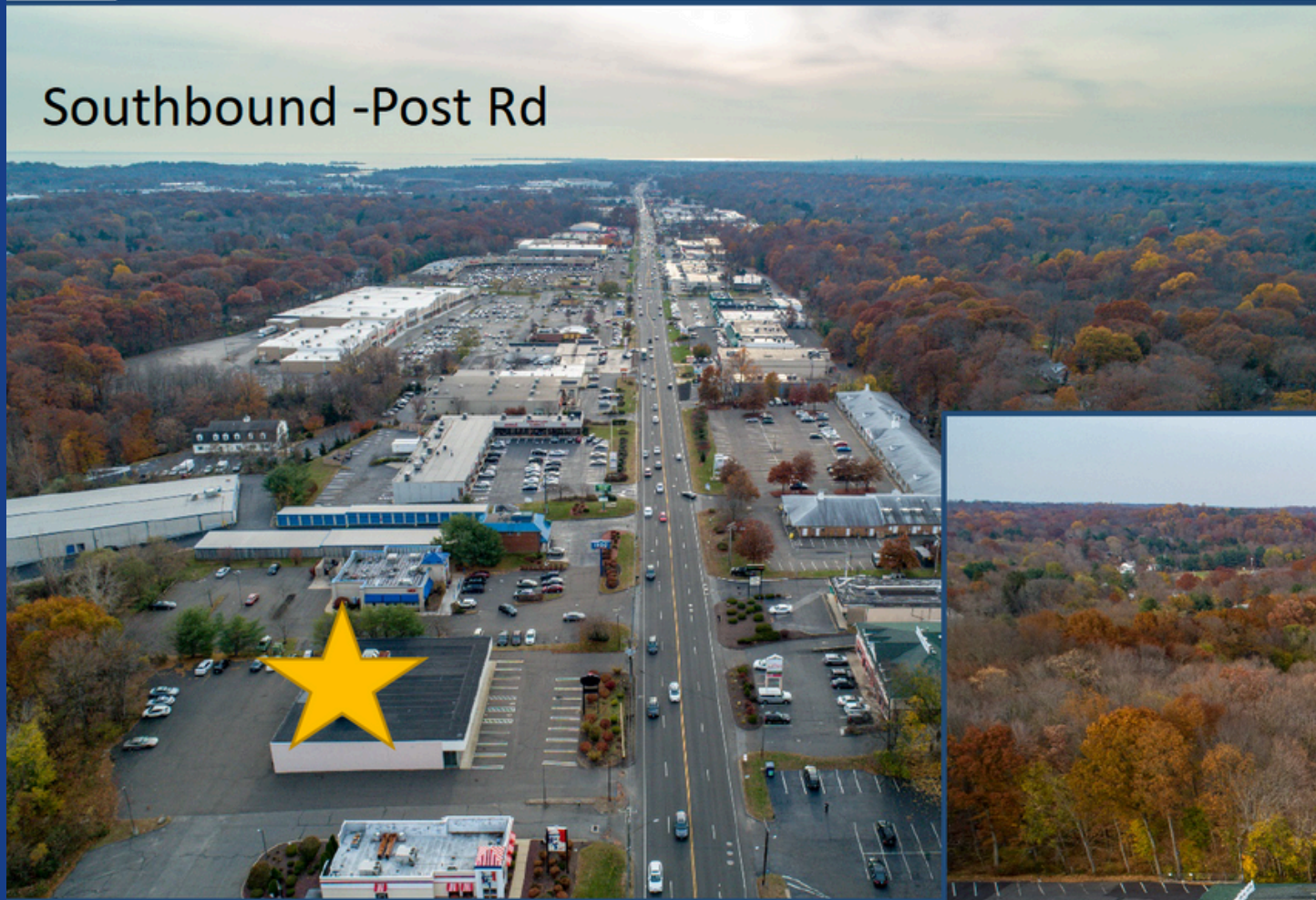
## 484 Boston Post Road, Orange, Connecticut



# LISTING VIEWS

## 484 Boston Post Road, Orange, Connecticut

Southbound -Post Rd



Northbound -Post Rd



# Orange, Connecticut

CERC Town Profile 2018



Government															
Government Form: Selectman - Town Meeting															
Total Revenue (2016)		\$67,324,863		Total Expenditures (2016)		\$67,077,255		Annual Debt Service (2016)		\$6,375,710					
Tax Revenue		\$60,374,182		Education		\$44,175,681		As % of Expenditures		9.5%					
Non-tax Revenue		\$6,950,681		Other		\$22,901,574		Eq. Net Grand List (2016)		\$2,891,806,320					
Intergovernmental		\$5,118,888		Total Indebtedness (2016)		\$42,488,781		Per Capita		\$207,864					
Per Capita Tax (2016)		\$4,336		As % of Expenditures		63.3%		As % of State Average		137.4%					
As % of State Average		151.0%		Per Capita		\$3,054		Moody's Bond Rating (2016)		Aa1					
				As % of State Average		123.1%		Actual Mill Rate (2016)		31.40					
								Equalized Mill Rate (2016)		20.86					
								% of Net Grand List Com/Ind (2016)		20.3%					
Housing/Real Estate															
Housing Stock (2012-2016)				Distribution of House Sales (2013)											
		Town		County		State				Town		County		State	
Total Units		5,037		362,497		1,493,798		Less than \$100,000		1		1,128		3,417	
% Single Unit (2012-2016)		88.7%		53.6%		59.1%		\$100,000-\$199,999		15		2,047		7,522	
New Permits Auth (2017)		17		750		4,547		\$200,000-\$299,999		37		1,418		6,031	
As % Existing Units		0.3%		0.2%		0.3%		\$300,000-\$399,999		67		730		3,380	
Demolitions (2017)		2		202		1,403		\$400,000 or More		38		535		5,960	
Home Sales (2013)		158		5,858		26,310		Rental (2012-2016)							
Median Price		\$382,300		\$244,000		\$269,300				Town		County		State	
Built Pre-1950 share		15.5%		33.4%		29.7%		Median Rent		\$1,686		\$1,075		\$1,094	
Owner Occupied Dwellings		4,267		203,568		900,223		Cost-burdened Renters		54.0%		55.9%		52.5%	
As % Total Dwellings		86.8%		62.4%		66.5%									
Subsidized Housing (2017)		73		46,104		168,576									
Labor Force															
		Town		County		State		Connecticut Commuters (2015)							
Residents Employed		6,949		430,024		1,795,519		Commuters Into Town From:		Town Residents Commuting To:					
Residents Unemployed		279		24,872		96,273		New Haven, CT		1,114		New Haven, CT		1,177	
Unemployment Rate		3.9%		5.5%		5.1%		West Haven, CT		1,066		Milford, CT		802	
Self-Employed Rate		15.9%		8.5%		9.9%		Milford, CT		674		Orange, CT		498	
Total Employers		639		23,754		117,337		Bridgeport, CT		656		West Haven, CT		416	
Total Employed		10,506		362,096		1,666,580		Orange, CT		498		Stratford, CT		346	
								Hamden, CT		460		Bridgeport, CT		330	
								Stratford, CT		377		Shelton, CT		261	
Quality of Life															
Crime Rates (per 100,000 residents) (2016)				Distance to Major Cities				Residential Utilities							
		Town		State				Miles		Electric Provider					
Property		2,458		1,780		Hartford		38		The United Illuminating Co.					
Violent		65		224		New York City		64		(800) 257-0141					
Disengaged Youth (2012-2016)						Providence		92		Gas Provider					
		Town		State		Boston		127		Southern Connecticut Gas Company					
Female		0.0%		4.5%		Montreal		296		(800) 659-8299					
Male		0.0%		5.5%						Water Provider					
										South Central CT Regional Water Auth.					
Library circulation per capita		9.47								(203) 562-4020					
										Cable Provider					
										Cablevisions Systems of Southern CT					
										(203) 336-2225					

# DEMOGRAPHICS



## CONTACT US FOR PRICE

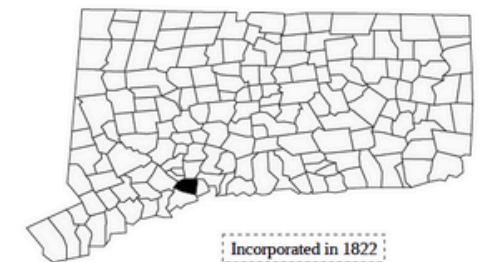
We are pleased to exclusively offer for SALE, this free standing retail building . It is situated on the main Orange/Milford retail artery in an area with outstanding demographics. This prime retail building, consisting of 9,880 square feet is five minutes from exit 41 of I-95 and has 144± feet of frontage on the Boston Post Road (Route 1)

## Orange, Connecticut

CERC Town Profile 2018 *Produced by The CT Data Collaborative*

**Town Hall**  
617 Orange Center Road  
Orange, CT 06477  
(203) 891-4700

*Belongs To*  
New Haven County  
LMA New Haven  
South Central Planning Area



Incorporated in 1822

### Demographics

#### Population

	Town	County	State
2000	13,233	824,008	3,405,565
2010	13,956	862,477	3,574,097
2012-2016	13,941	860,874	3,588,570
2020	13,772	898,514	3,604,591
'16 - '20 Growth / Yr	-0.3%	1.0%	0.1%

	Town	County	State
Land Area (sq. miles)	17	605	4,842
Pop./Sq. Mile (2012-2016)	811	1,424	741
Median Age (2012-2016)	45	40	41
Households (2012-2016)	4,919	326,487	1,354,713
Med. HH Inc. (2012-2016)	\$106,475	\$62,715	\$71,755

	Town	State
Veterans (2012-2016)	695	188,759

#### Age Distribution (2012-2016)

	0-4		5-14		15-24		25-44		45-64		65+		Total
Town	726	5%	1,635	12%	1,645	12%	2,873	21%	4,404	32%	2,658	19%	13,941
County	45,608	5%	101,958	12%	121,393	14%	217,078	25%	240,502	28%	134,335	16%	860,874
State	188,812	5%	439,100	12%	494,529	14%	878,077	24%	1,033,029	29%	555,023	15%	3,588,570

#### Race/Ethnicity (2012-2016)

	Town	County	State
White Alone, Non-Hispanic	12,146	557,698	2,464,450
Black Alone	186	110,829	372,696
Asian	994	33,744	152,782
Native American	0	1,688	9,399
Other/Multi-Race	315	70,065	284,582
Hispanic or Latino	356	144,549	537,728

#### Poverty Rate (2012-2016)

	Town	County	State
Poverty Rate (2012-2016)	3.5%	12.8%	10.4%

#### Educational Attainment (2012-2016)

	Town	County	State
High School Graduate	1,900	19%	673,220
Associates Degree	590	6%	184,426
Bachelors or Higher	5,720	58%	938,319

### Economics

#### Business Profile (2016)

Sector	Units	Employment
Total - All Industries	639	10,506
23 - Construction	32	145
31-33 - Manufacturing	12	803
42 - Wholesale Trade	50	615
44-45 - Retail Trade	123	2,205
56 - Administrative and Waste Services	39	739
72 - Accommodation and Food Services	65	1,378
Total Government	19	625

#### Top Five Grand List (2017)

	Amount
United Illuminating Company	\$113,810,110
Fairfield Grand Reserve LLC	\$23,049,850
Connecticut Light & Power	\$21,845,240
Southern Connecticut Gas Company	\$17,132,710
Wu/LH co Lighthouse Real Estate Ventures Inc	\$17,002,000
Net Grand List (SFY 2015-2016)	\$1,921,064,120

#### Major Employers (2017)

United Illuminating	The Town of Orange
Southern Connecticut Gas	Light Sources
Dichello Distributors	

### Education

#### 2017-2018 School Year

	Grades	Enrollment
Orange School District	PK-6	1,175
Regional School District 05	7-12	2,216

#### Pre-K Enrollment (PSIS)

	2016-2017
Orange School District	37

#### 4-Year Cohort Graduation Rate (2016-2017)

	All	Female	Male
Connecticut	87.9%	90.9%	85.1%
Regional School District 05	95.7%	*	*

#### Smarter Balanced Test Percent Above Goal (2016-2017)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	57.0%	53.1%	70.1%	50.0%	NA	41.8%
ELA	63.1%	51.8%	67.8%	54.1%	NA	53.7%

#### Rate of Chronic Absenteeism (2016-2017)

	All
Connecticut	9.9%
Orange School District	3.7%
Regional School District 05	5.8%

#### Public vs Private Enrollment (2012-2016)

	Town	County	State
Public	83.0%	88.0%	86.8%
Private	17.0%	12.0%	13.2%



# CONTACT \*\*\* INFORMATION

☎ 401-640-6805

✉ [mickeytandon@gmail.com](mailto:mickeytandon@gmail.com)

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