

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



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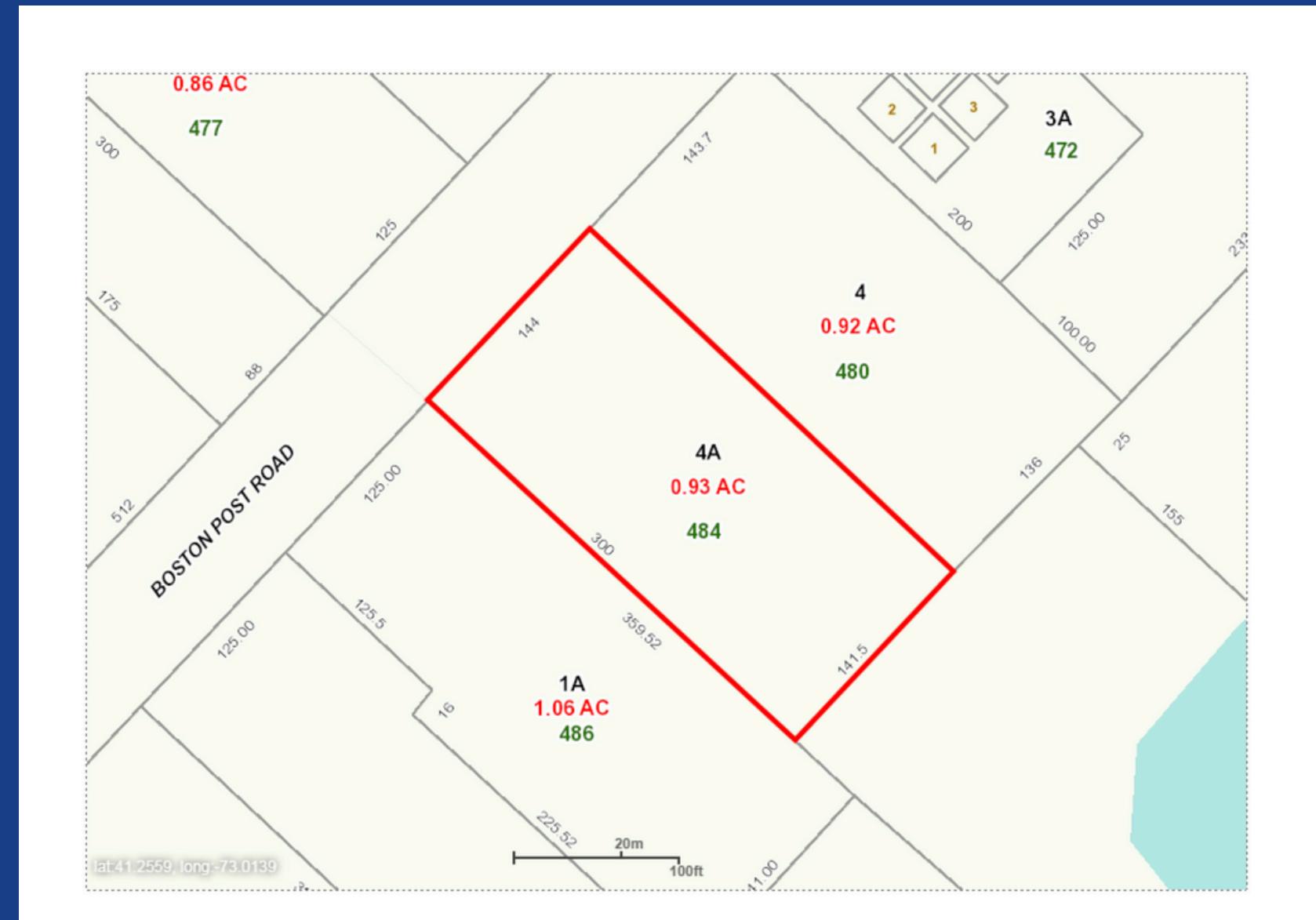
HIGHLIGHTS

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



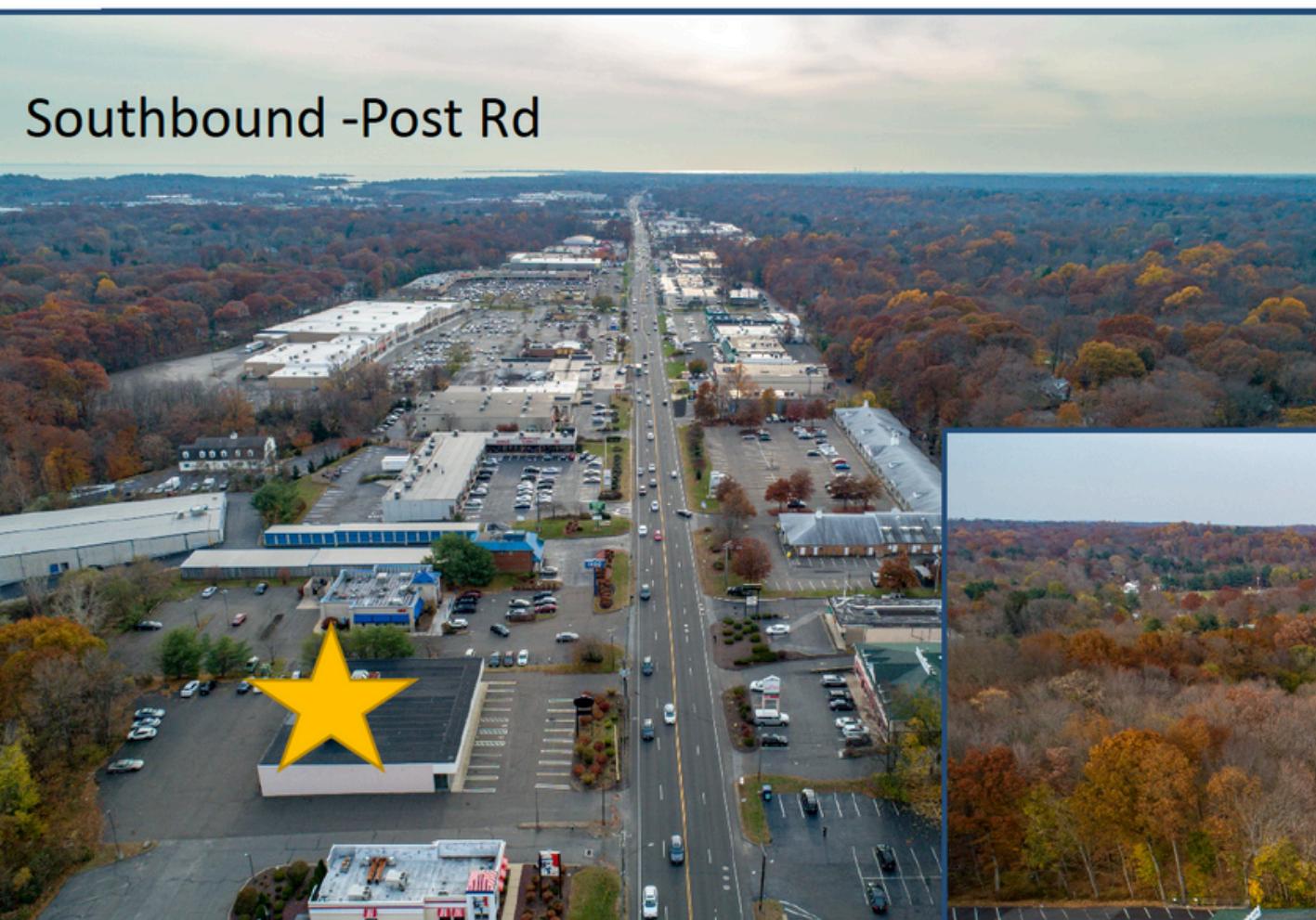
AREA STORES

484 Boston Post Road, Orange, Connecticut



LISTING VIEWS

484 Boston Post Road, Orange, Connecticut



Orange, Connecticut

CERC Town Profile 2018



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



484 BOSTON POST RD

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

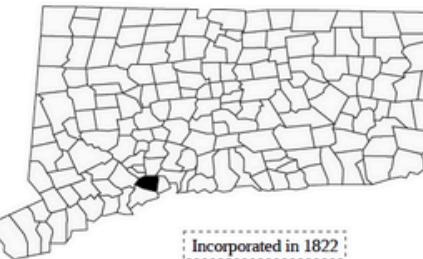
CERC Town Profile 2018 *Produced by The CT Data Collaborative*

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

2000
2010
2012-2016
2020
'16 - '20 Growth / Yr

Land Area (sq. miles)
Pop./Sq. Mile (2012-2016)
Median Age (2012-2016)
Households (2012-2016)
Med. HH Inc. (2012-2016)

Veterans (2012-2016)

Age Distribution (2012-2016)

0-4
5-14
15-24
25-44
45-64
65+
Total

Economics

Business Profile (2016)

Sector
Total - All Industries
23 - Construction
31-33 - Manufacturing
42 - Wholesale Trade
44-45 - Retail Trade
56 - Administrative and Waste Services
72 - Accommodation and Food Services
Total Government

Education

2017-2018 School Year

Orange School District
Regional School District 05

Pre-K Enrollment (PSIS)

Orange School District

4-Year Cohort Graduation Rate (2016-2017)

Connecticut
Regional School District 05

Grades

PK-6
7-12

Enrollment

1,175
2,216

Smarter Balanced Test Percent Above Goal (2016-2017)

Grade 3

Town
State

Grade 4

Town
State

Grade 8

Town
State

All

9.9%
3.7%
5.8%

Rate of Chronic Absenteeism (2016-2017)

Connecticut
Orange School District
Regional School District 05

Public vs Private Enrollment (2012-2016)

Public
Private

County

88.0%
12.0%

State

86.8%
13.2%



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CONTACT ⚡ INFORMATION

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