

# PRIME Freestanding Retail For Lease

2984 Whitney Avenue, Hamden, CT 06518

**FC** FEBBRAIO  
COMMERCIAL

**BERKSHIRE  
HATHAWAY** | NEW ENGLAND  
HOMESERVICES | PROPERTIES

 COMMERCIAL DIVISION<sup>SM</sup>

# OVERVIEW



\$30/SF/Yr + NNN

- **SF:** 1,480 SF
- **ADT:** 27,875
- **Zone:** T4
- Ample Natural Light
- Directly off the highway
- Close proximity to Quinnipiac University



This bright, modern storefront offers a clean, functional layout designed to accommodate a wide range of business types. Expansive display windows provide strong street presence and fill the interior with natural light, creating an open and welcoming environment for customers or clients. The interior layout is efficient and well-proportioned, with an office space, storage area, two bathrooms and open floor layout allowing for creative buildouts that can easily align with any brand identity or operational need.

Delivered in move-in ready condition, the space features finished flooring, neutral tones, and a professional aesthetic that supports immediate occupancy. The rectangular footprint provides excellent flexibility for retail shelving, reception or waiting areas, product displays, or an open work setting. Its scale makes it equally practical for boutique operators looking to establish a flagship presence or service-oriented businesses seeking a modern, customer-friendly atmosphere.

Ideal for retail, salon, boutique fitness, specialty food, or professional office use, this space combines simplicity and functionality with a polished presentation that allows a business to stand out.

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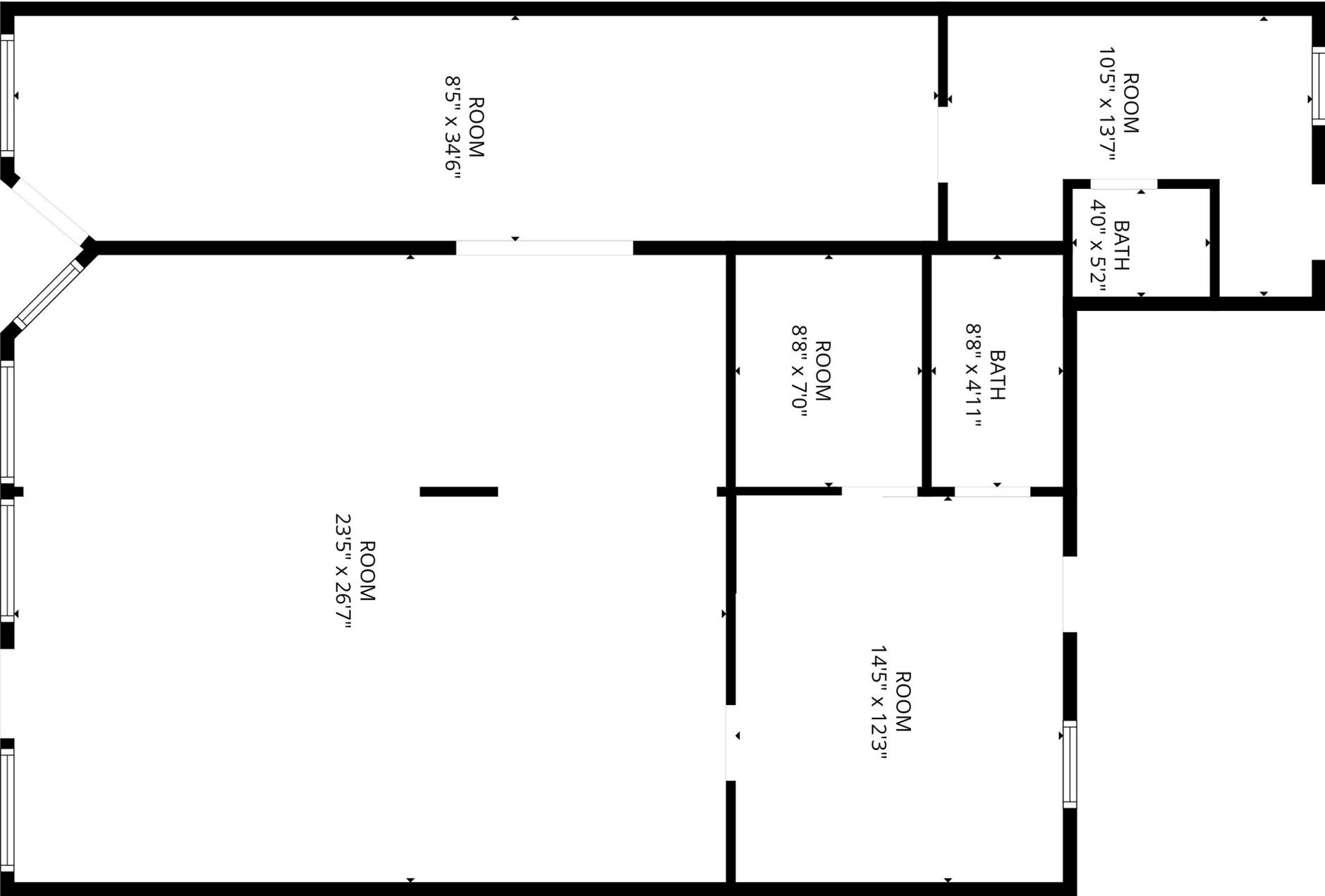


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# FLOOR PLAN





# TRAFFIC COUNTS



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

# LOCATION



Ideally situated on Hamden's main commercial corridor, 2984 Whitney Avenue offers outstanding visibility and access just minutes from downtown New Haven. The property sits along a high-traffic stretch connecting Quinnipiac University, Sleeping Giant State Park, and New Haven's business district, drawing steady commuter and local activity.

Surrounded by established retailers, restaurants, and neighborhood amenities, this site combines strong daily traffic counts of almost 30,000 vehicles with excellent demographics, making it a prime location for retail, food service, or professional users seeking exposure and convenience.

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	7,309	42,518	104,188
Median Age	29.2	39.4	42.6
Median Household Income	\$97,017	\$98,090	\$92,863
Average Household Income	\$1215,822	\$124,046	\$115,547

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### **ABOUT CHRISTOPHER**

Christopher Lara—known to many as Chris or CJ—is a seasoned commercial real estate professional with over a decade of experience. He began his career specializing in industrial properties before transitioning into hospitality and retail leasing, drawing from his background in the restaurant industry, where he's worked since the age of 17.

Originally from New York and a Connecticut resident for more than 20 years, Chris is recognized as a "go-to broker" in the restaurant and hospitality sectors, representing operators, developers, and investors throughout the region. He currently represents the largest privately owned Mexican restaurant group in Connecticut, a reflection of his deep industry insight and local market expertise.

As a member of the Febbraio Commercial Team at Berkshire Hathaway for the past few years, Chris focuses on a wide range of real estate transactions—from restaurant deals to retail, industrial, leasing, and investment sales. While he's an expert in hospitality, he brings the same strategic guidance, market knowledge, and personal attention to all types of commercial transactions.

Known for his hands-on, relationship-driven approach, Chris is deeply committed to his clients' success. Whether helping a restaurateur launch their first location or guiding an investor through a portfolio acquisition, he builds lasting partnerships based on trust, responsiveness, and results.

With a passion for real estate and a reputation for delivering value across asset classes, Chris continues to make a meaningful impact on Connecticut's commercial real estate landscape.

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In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.