

Request for Proposals



Long Island Sound Shoreline Development Site

5 Rock Street
WEST HAVEN, CT 06516

RIPCO
INVESTMENT SALES



Explore the Vision

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the site

01

Rare Long Island Sound Waterfront Redevelopment Opportunity

Exceptional opportunity to acquire a waterfront development site positioned directly along the shoreline of Long Island Sound, offering a highly sought-after location with long-term value creation potential.

04

Positioned Within an Emerging Waterfront District

Located along West Haven's evolving shoreline, the property benefits from ongoing investment throughout the Greater New Haven waterfront, with increasing demand for walkable, experience-driven coastal environments.

02

Irreplaceable Coastal Location

Waterfront land along Connecticut's Gold Coast and New Haven shoreline is inherently limited in supply. The property's direct proximity to Long Island Sound creates a unique opportunity that cannot be readily replicated.

05

Strategic Access to New Haven and Regional Transportation

The property combines a waterfront setting with immediate access to I-95, Downtown New Haven, Union Station, and Tweed New Haven Airport, offering a unique blend of accessibility and coastal appeal.

03

Potential for Panoramic Water Views

The site offers the potential for expansive views of New Haven Harbor and Long Island Sound, creating a compelling setting for future residential, mixed-use, hospitality, or destination-oriented development, subject to approvals.

06

Significant Redevelopment and Value-Add Potential

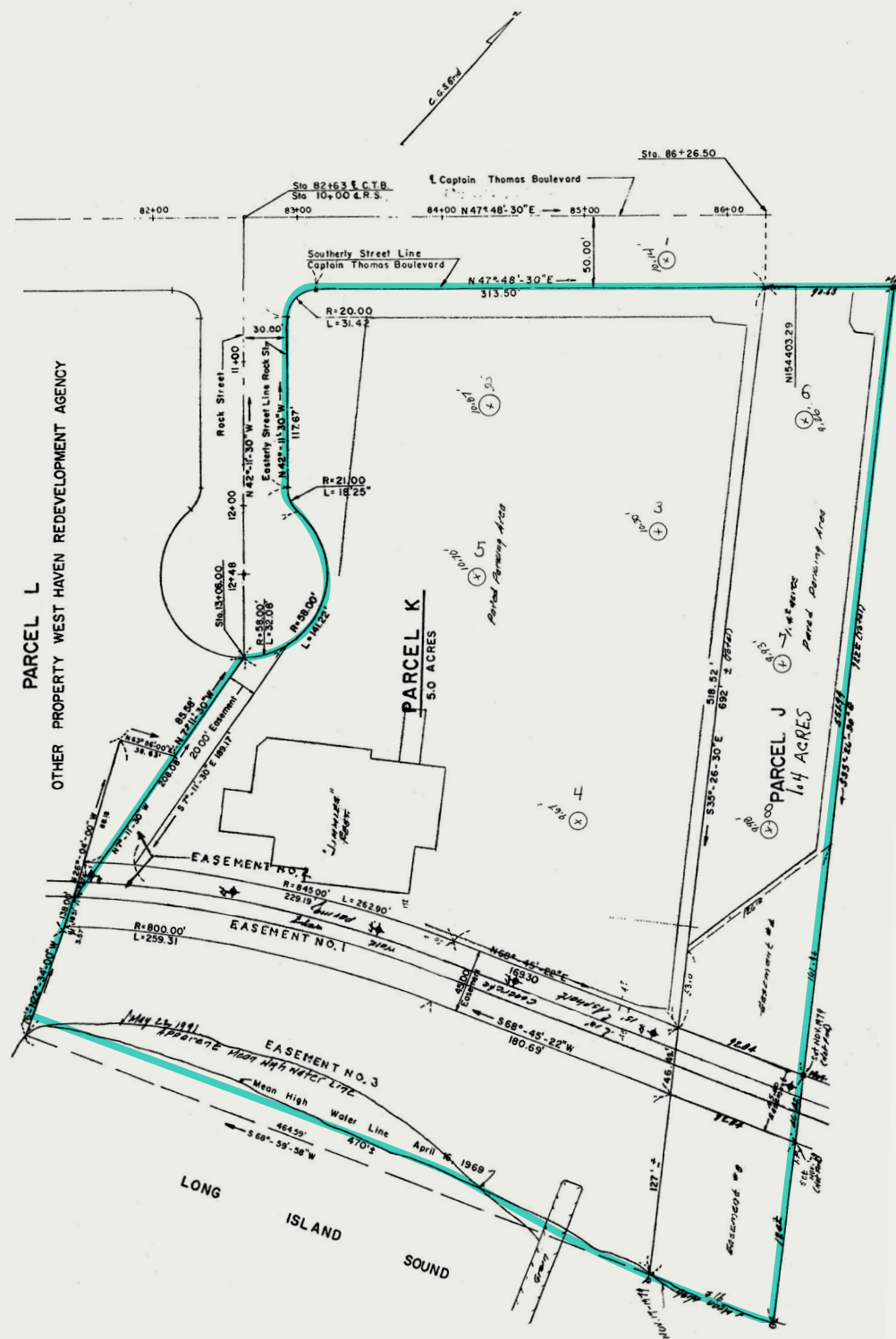
The combination of waterfront frontage, regional accessibility, and limited competing waterfront development sites presents a compelling opportunity for investors and developers seeking long-term appreciation and redevelopment upside.

the highlights



the offering

the survey



the market

Situated along West Haven's iconic shoreline within the historic Savin Rock district, **5 Rock Street** presents a rare-to-market waterfront development opportunity in one of Connecticut's most recognizable coastal communities. The site benefits from a highly desirable location adjacent to the Long Island Sound, offering exceptional visibility, waterfront access, and proximity to a growing mix of residential, hospitality, and recreational destinations.

West Haven has emerged as a focus of continued public and private investment, with significant redevelopment activity occurring along the city's shoreline corridor. Recent projects in the immediate area reflect the municipality's commitment to revitalization and long-term economic growth, enhancing the appeal of waterfront assets and creating momentum throughout the Savin Rock district. The property's strategic location provides convenient access to downtown West Haven, Interstate 95, Route 1, and the West Haven Metro-North station, connecting the area to New Haven, Fairfield County, New York City, and the broader Northeast Corridor. This accessibility supports a wide range of potential development uses while providing connectivity to major employment centers, educational institutions, and regional transportation networks.

Surrounded by beaches, waterfront parks, established residential neighborhoods, and a growing collection of hospitality and entertainment venues, 5 Rock Street occupies a unique position within an increasingly desirable coastal market. The combination of waterfront character, strong regional accessibility, ongoing neighborhood investment, and long-term growth potential establishes the property as a compelling opportunity for developers seeking to capitalize on one of Southern Connecticut's most prominent shoreline locations.



Inquire for Pricing



APPRaisal VALUE	Improvement Value:	\$1,407,900
	Land Value:	\$1,300,500
	Total Parcel Value:	\$2,861,500



APPRaisal VALUE	Improvement Value:	\$0
	Land Value:	\$165,400
	Total Parcel Value:	\$238,300

THE OFFERING

ADDRESS	5 Rock St, West Haven, CT
COUNTY	New Haven County
LOCATION	on the Long Island Sound
PROPERTY TYPE	Development Site
PARCEL NUMBER	020-0219-0-0000
TAXES	\$69,165
PARCEL NUMBER	020-0195-0-0000
TAXES	\$5,760

PROPERTY INFORMATION

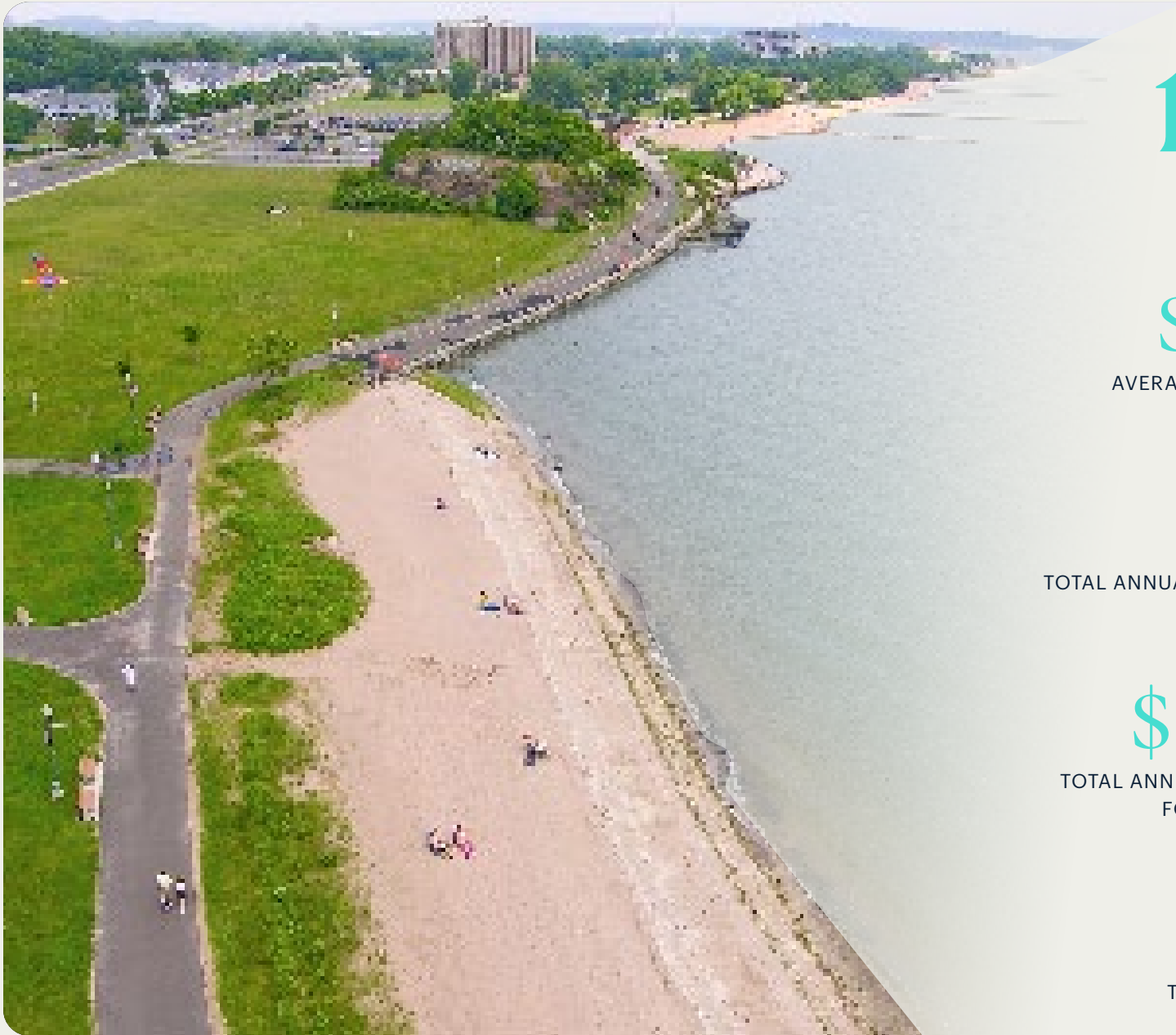
LOT DIMENSIONS	
ACRES	6.97 Acres
ZONING	subject to municipal approvals and SCR-SRR rezoning As of 2024 under West Hartford Zoning regulations, the SCR (Shoreline Commercial Retail) district allows several as-of-right uses designed to promote mixed waterfront commerce and recreation.





the market





194K

AREA POPULATION

\$111K

AVERAGE HOUSEHOLD INCOME

\$2B

TOTAL ANNUAL RETAIL GOODS EXPENDITURE

\$89M

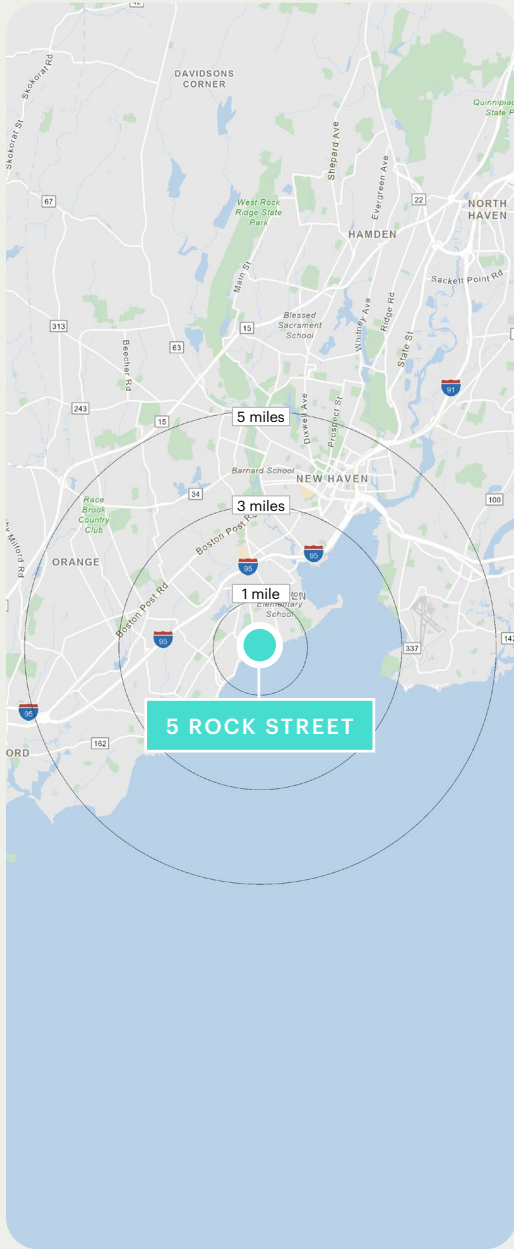
TOTAL ANNUAL CONSUMER EXPENDITURE
FOOD AND BEVERAGE

2K

TOTAL BUSINESSES

WITHIN 3 MILE RADIUS FROM SITE

the demographics



1 mile radius

Population	Avg HH Income	Daytime Population
12,359	\$108,366	8,245
Households	Med HH Income	Total Businesses
5,591	\$83,874	251

2 mile radius

Population	Avg HH Income	Daytime Population
66,784	\$105,426	62,177
Households	Med HH Income	Total Businesses
26,097	\$80,944	2,405

3 mile radius

Population	Avg HH Income	Daytime Population
194,216	\$111,104	218,701
Households	Med HH Income	Total Businesses
79,371	\$77,918	8,678

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

the demographics

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