

# 360 STATE STREET, NEW HAVEN, CT



**CONFIDENTIAL OFFERING - OPERATING SUPERMARKET**

**FOR LEASE: 18,850 SF**  
**PLUS 3,800 SF (BASEMENT)**

**FULLY FUNCTIONAL, TURNKEY GROCERY STORE**

#### DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	4,096	39,834	111,440
Number of Household	1,595	14,814	44,020
Avg. Household Income	\$85,929	\$91,659	\$86,712

**ASKING RENT: \$21.00 NNN**

**A TRUE EXCLUSIVE...**  
**CALL FOR THE**  
**DETAILS!**

**AGENTS:**  
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**CITY HIGHLIGHTS**

POPULATION	138,915
DAYTIME POPULATION	31,649+
HOME TO YALE UNIVERSITY	13,121 STUDENTS

**MAJOR EMPLOYEES**

YALE NEW HAVEN HOSPITAL	5,000+ EMPLOYEES
ASSA ABLOY	500+ EMPLOYEES

**NEW HAVEN CBD POPULATION**

2010	2,702	
2023	3,394	51.2% INCREASE
2028	4,410	22.0% INCREASE (PROJECTED)

**PROPERTY SUMMARY**

YEAR BUILT	2010
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**UNIT MIX**

STUDIO	99 UNITS (19.8%)
1 BEDROOM	328 UNITS (65.6%)
2 BEDROOM	58 UNITS (11.6%)
3 BEDROOM	15 UNITS (3.0%)

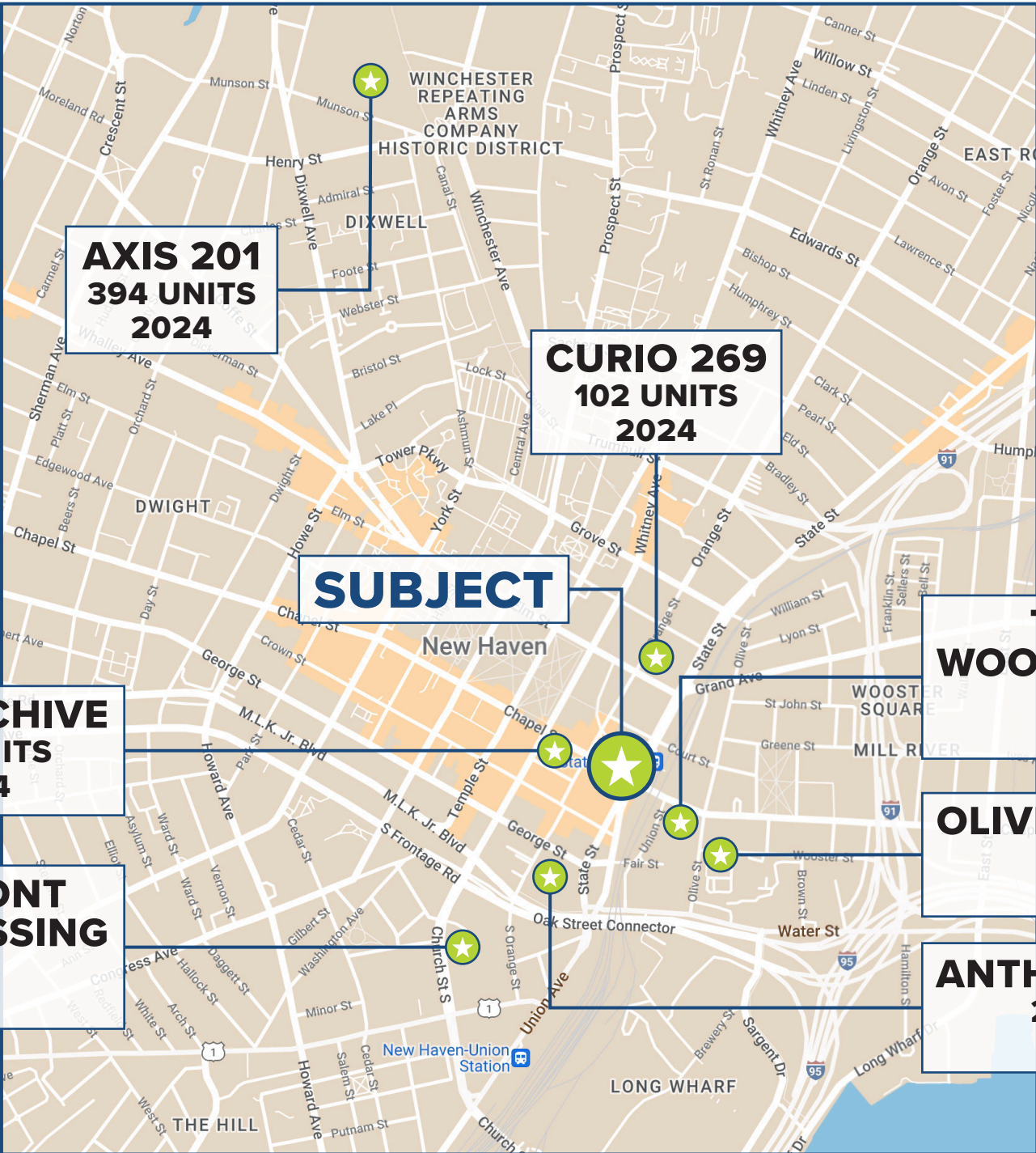
<b>TOTAL UNITS</b>	<b>500 UNITS (100.0%)</b>
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SITE SIZE	3.79 ACRES
HEIGHT	32 STORIES OVER ABOVE GROUND PARKING
PARKING	467 SPACES
RENT	\$2,000-\$6,000 / MONTH

New Haven is the second largest city in Connecticut, experiencing rapid year over year population growth since 2010. The City is well-known for its highly educated, innovative workforce and entrepreneurs alike. These “eds and meds” institutions are large, immobile and growing employers that hold high wage jobs. With one of the top schools in the nation, Yale University attracts some of the world’s most brilliant people to New Haven, making the city an academic hub. A record 1,000 new apartments are set to come online in the downtown area. In addition, 3,500 units are in various stages of construction and planning.



# NEW LUXURY APARTMENTS



**AXIS 201**  
**394 UNITS**  
**2024**

**CURIO 269**  
**102 UNITS**  
**2024**

**SUBJECT**

**THE ARCHIVE**  
**166 UNITS**  
**2024**

**THE WHIT**  
**WOOSTER SQUARE**  
**230 UNITS**  
**2022**

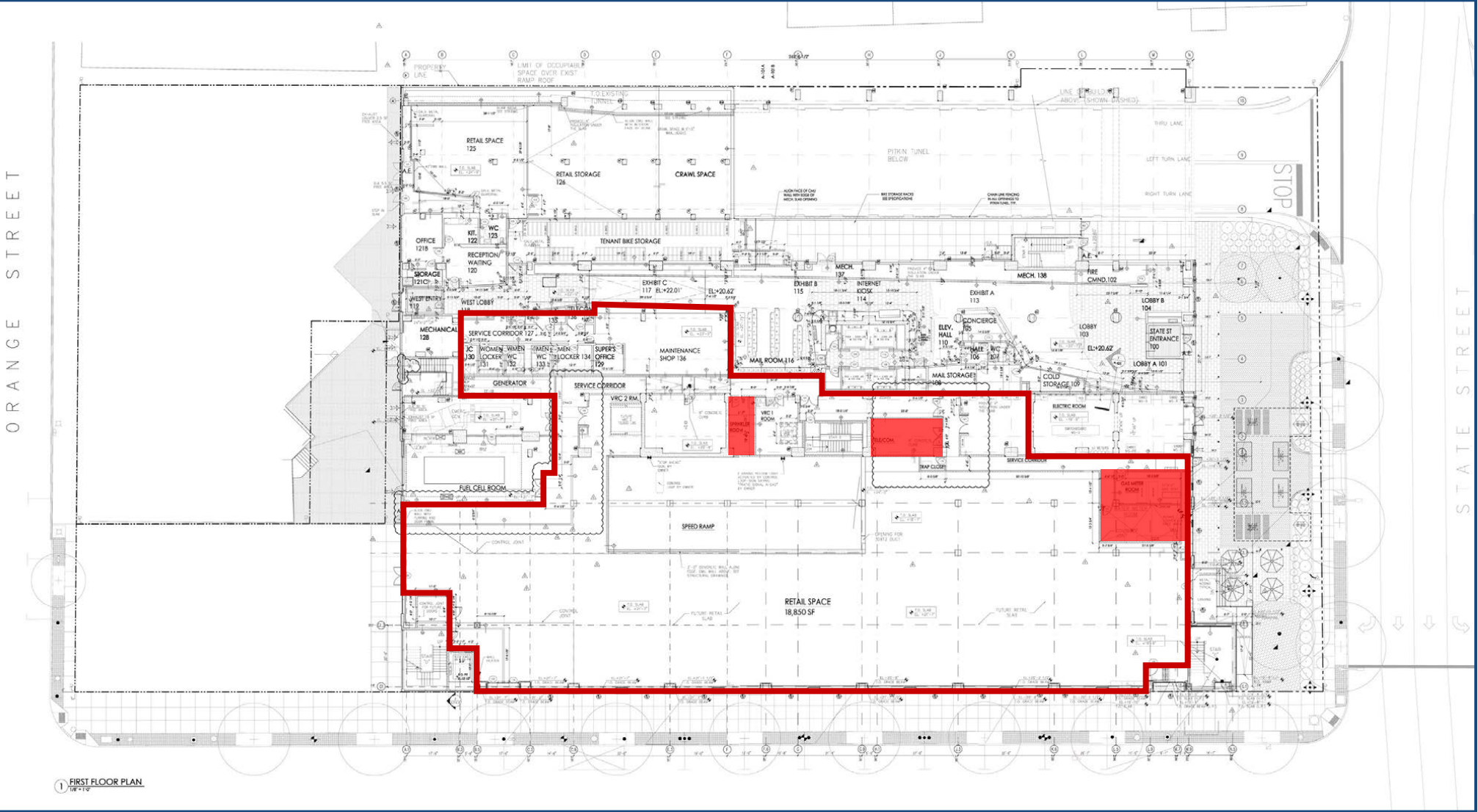
**THE PIERPONT**  
**AT CITY CROSSING**  
**223 UNITS**  
**2022**

**OLIVE & WOOSTER**  
**299 UNITS**  
**2022**

**ANTHEM SQUARE**  
**200 UNITS**  
**2024**

ORANGE STREET

STATE STREET





**BROADWAY SHOPPING CENTER**

**T-Mobile**  
SHAKE SHACK  
**CASK REPUBLIC**  
CHIPOTE  
**Rite Aid**  
FIVE GUYS  
BUFFALO WILD WINGS

**AutoZone**  
**STOP & SHOP**

**wow! tikka**  
FEDERAL PLAZA  
COURT HOUSE  
**CVS pharmacy**

Yale

COURTYARD

NEW HAVEN GREEN

TOMATILLO

**SITE**  
**360 STATE STREET**

**Walgreens**  
Harvest  
PACÍFICO RESTAURANT  
Starbucks  
LOUIS' LUNCH  
BAR  
Panera BREAD

Yale New-Haven Health

STATE STREET TRAIN STATION

SHAKE SHACK  
**TD Bank**  
Gateway Community College  
OLIVES AND OIL  
MECHA  
NEW HAVEN HOTEL  
barcelona

**SKAPPO**  
**T-Mobile**  
**DUNKIN'**  
116 CROWN  
**BARCADE**  
NINTH SQUARE MARKET  
Foot Locker  
Pilo Tiki  
DOLLAR GENERAL