

# Land For Sale or Lease

## Approved for 4,000 SF Building w/ Drive-thru. Good for Food, Bank, Retail

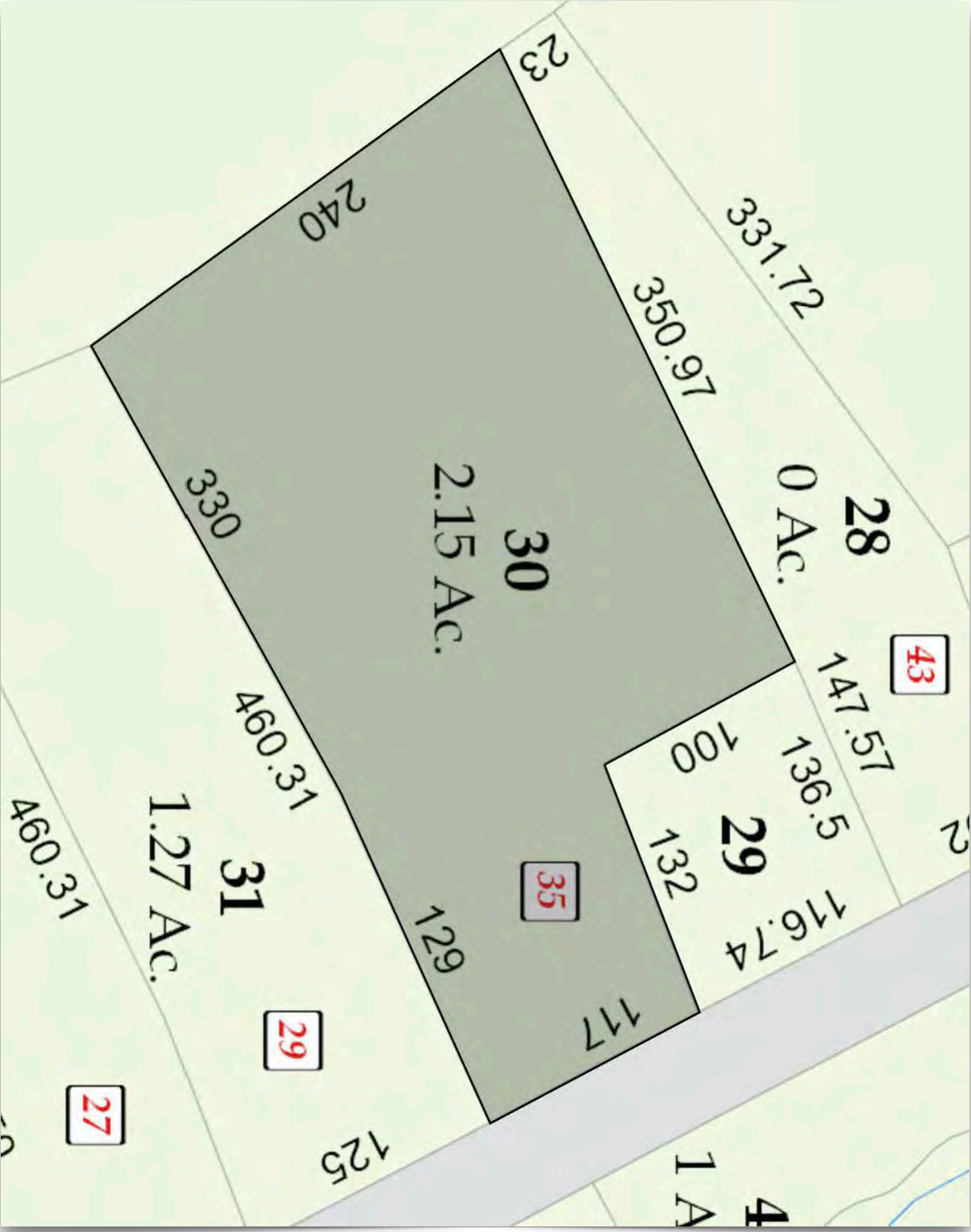


### 35 Oxford Road, Oxford, CT

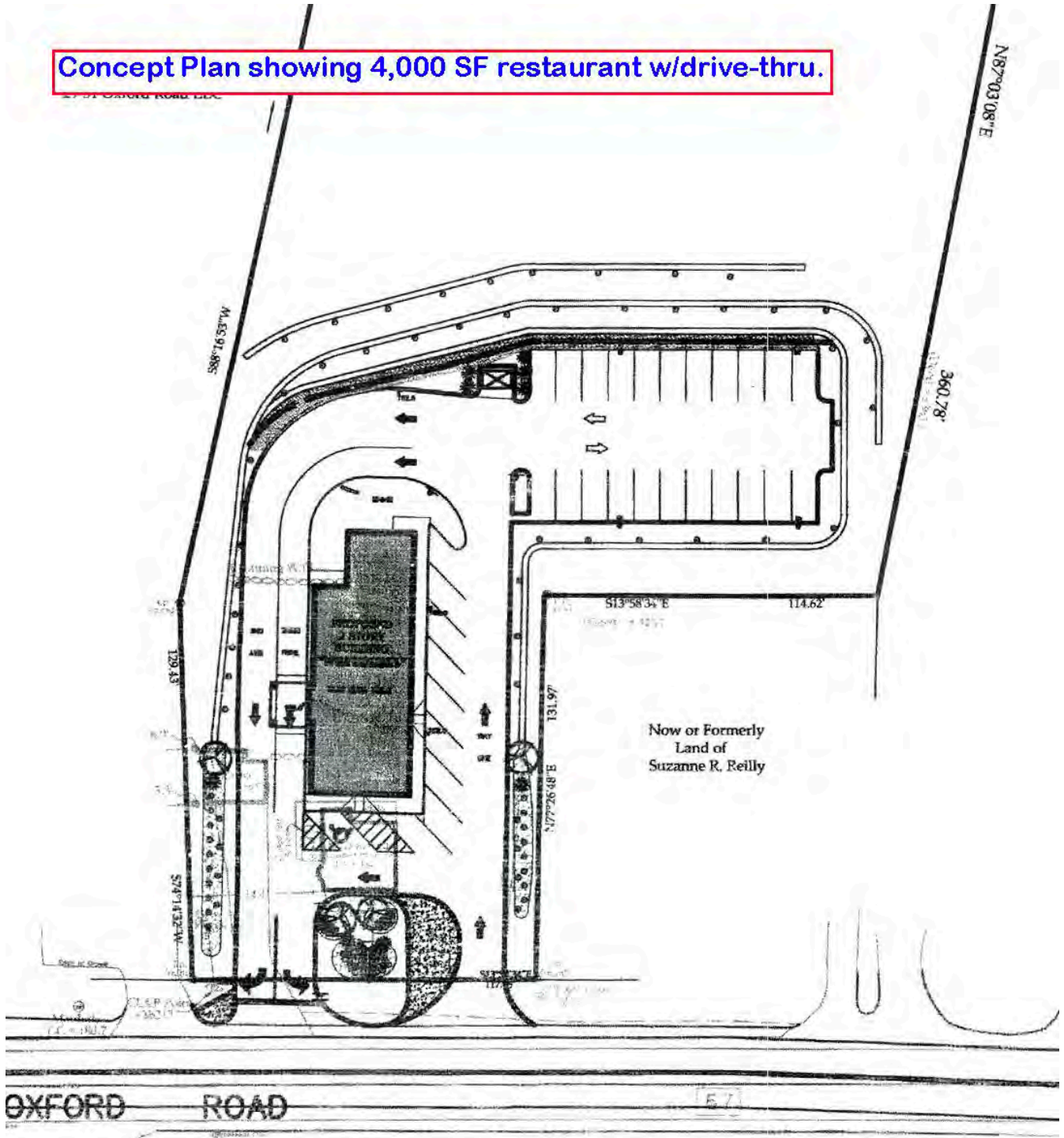
All of Oxford is steadily growing and along with that growth the retail corridor of Route 67 from Route 8 on up to Quarry Walk is quickly becoming the place to be for food and retail services. This 2.15-acre site with 117' of frontage at 35 Oxford Road is approved for a 4,000 SF building w/drive-thru suitable for food, a bank or general retail. Other uses are possible. Public sewer. Public water. Natural gas. Traffic count = 17,900 VPD. For sale at \$695,000 or for lease at \$50,000 annually. For more info, including a detailed demographic profile, contact: Alan M. Fischer, CCIM, SIOR.



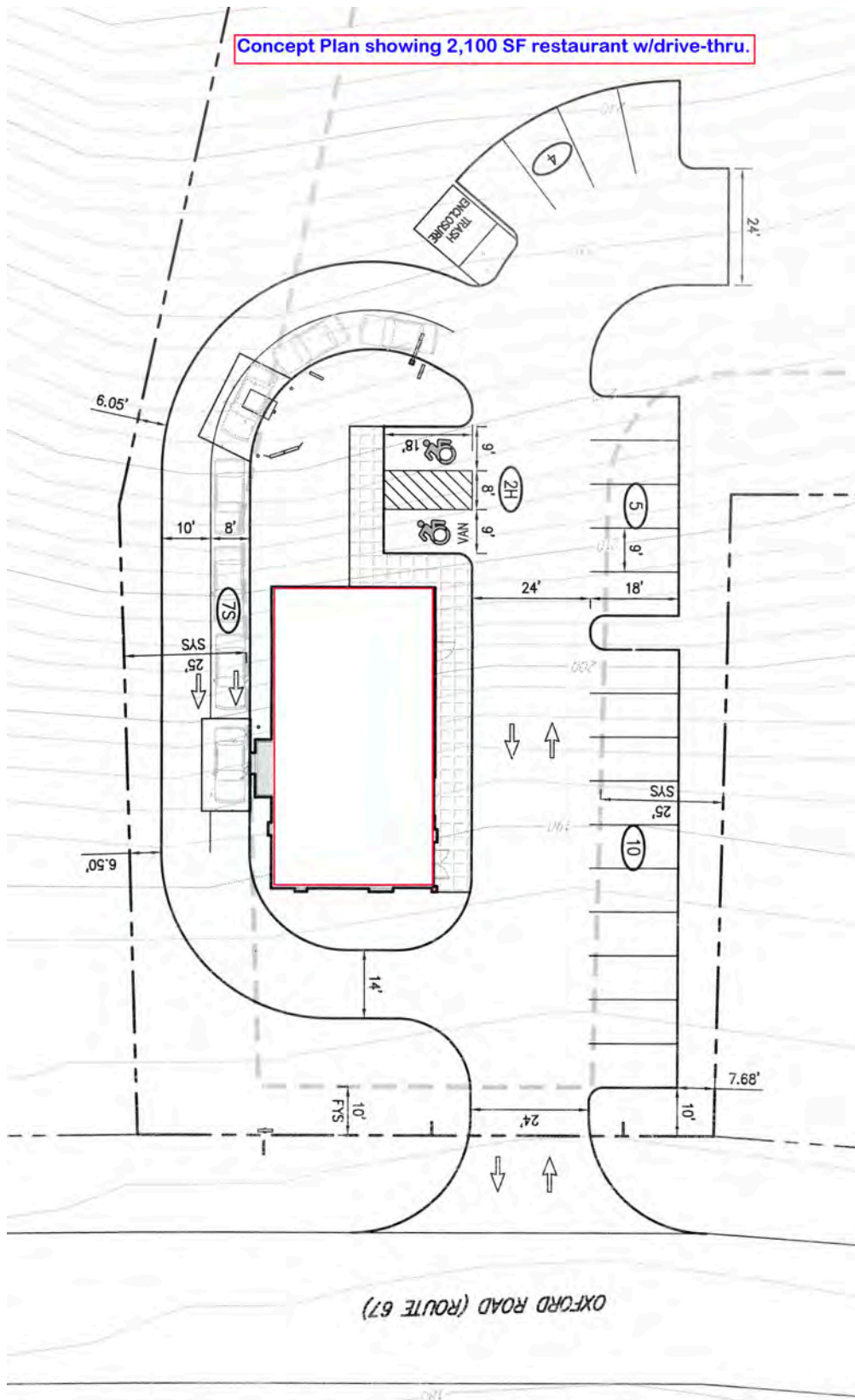
Cell: 203-982-6789 | Office: 203-795-5554 x304 | Email: [AFischer@FischerCom.com](mailto:AFischer@FischerCom.com)



Concept Plan showing 4,000 SF restaurant w/drive-thru.

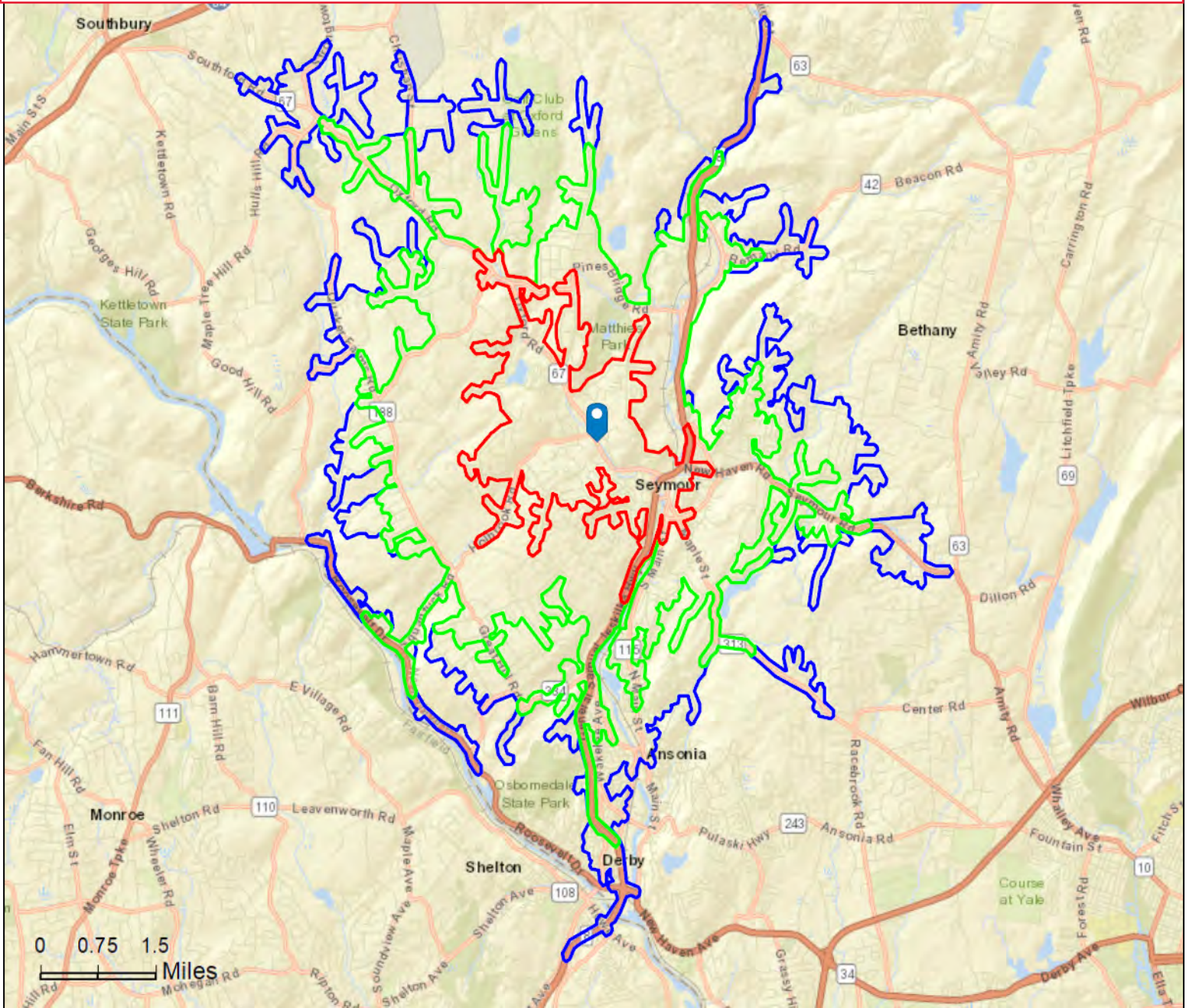


Concept Plan showing 2,100 SF restaurant w/drive-thru.





**This is a color-coded map showing the boundaries of trade areas within 5, 9 & 11 minute drive times of the SITE.**



**This site is located in:**

**City:** Oxford  
**County:** New Haven County  
**State:** Connecticut  
**ZIP Code:** 06478  
**Census Tract:** 09009346101  
**Census Block Group:** 090093461011  
**CBSA:** New Haven-Milford, CT Metropolitan Statistical Area



# Executive Summary

35 Oxford Rd, Oxford, Connecticut, 06478  
 Drive Time: 5, 9, 11 minute radii

Alan M. Fischer, CCIM, SIOR  
 Latitude: 41.40248  
 Longitude: -73.09089

	5 minutes	9 minutes	11 minutes
<b>Population</b>			
2000 Population	5,180	19,988	34,277
2010 Population	5,623	22,067	37,593
2019 Population	5,643	22,369	38,034
2024 Population	5,656	22,520	38,286
2000-2010 Annual Rate	0.82%	0.99%	0.93%
2010-2019 Annual Rate	0.04%	0.15%	0.13%
2019-2024 Annual Rate	0.05%	0.13%	0.13%
2019 Male Population	48.5%	48.5%	48.7%
2019 Female Population	51.5%	51.5%	51.3%
2019 Median Age	45.9	44.2	42.4

In the identified area, the current year population is 38,034. In 2010, the Census count in the area was 37,593. The rate of change since 2010 was 0.13% annually. The five-year projection for the population in the area is 38,286 representing a change of 0.13% annually from 2019 to 2024. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 45.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	91.9%	87.8%	83.6%
2019 Black Alone	2.1%	4.5%	7.0%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	2.2%	2.6%	2.8%
2019 Pacific Islander Alone	0.1%	0.0%	0.0%
2019 Other Race	1.6%	2.5%	3.6%
2019 Two or More Races	1.9%	2.3%	2.7%
2019 Hispanic Origin (Any Race)	8.6%	10.8%	13.9%

Persons of Hispanic origin represent 13.9% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.5 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	121	121	120
2000 Households	2,038	7,927	13,485
2010 Households	2,317	8,882	14,782
2019 Total Households	2,312	8,934	14,816
2024 Total Households	2,312	8,967	14,862
2000-2010 Annual Rate	1.29%	1.14%	0.92%
2010-2019 Annual Rate	-0.02%	0.06%	0.02%
2019-2024 Annual Rate	0.00%	0.07%	0.06%
2019 Average Household Size	2.44	2.49	2.56

The household count in this area has changed from 14,782 in 2010 to 14,816 in the current year, a change of 0.02% annually. The five-year projection of households is 14,862, a change of 0.06% annually from the current year total. Average household size is currently 2.56, compared to 2.53 in the year 2010. The number of families in the current year is 10,090 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	16.6%	16.2%	16.9%
<b>Median Household Income</b>			
2019 Median Household Income	\$80,313	\$79,816	\$76,646
2024 Median Household Income	\$85,612	\$85,907	\$82,070
2019-2024 Annual Rate	1.29%	1.48%	1.38%
<b>Average Household Income</b>			
2019 Average Household Income	\$96,772	\$98,382	\$97,250
2024 Average Household Income	\$107,329	\$110,011	\$108,799
2019-2024 Annual Rate	2.09%	2.26%	2.27%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$39,529	\$38,956	\$37,760
2024 Per Capita Income	\$43,749	\$43,415	\$42,113
2019-2024 Annual Rate	2.05%	2.19%	2.21%

### Households by Income

Current median household income is \$76,646 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$82,070 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$97,250 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$108,799 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$37,760 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$42,113 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	119	120	114
2000 Total Housing Units	2,101	8,204	14,113
2000 Owner Occupied Housing Units	1,520	5,555	8,834
2000 Renter Occupied Housing Units	518	2,372	4,651
2000 Vacant Housing Units	63	277	628
2010 Total Housing Units	2,451	9,368	15,748
2010 Owner Occupied Housing Units	1,774	6,524	10,213
2010 Renter Occupied Housing Units	543	2,358	4,569
2010 Vacant Housing Units	134	486	966
2019 Total Housing Units	2,458	9,465	15,917
2019 Owner Occupied Housing Units	1,754	6,512	10,157
2019 Renter Occupied Housing Units	558	2,422	4,659
2019 Vacant Housing Units	146	531	1,101
2024 Total Housing Units	2,470	9,552	16,077
2024 Owner Occupied Housing Units	1,789	6,677	10,422
2024 Renter Occupied Housing Units	523	2,289	4,441
2024 Vacant Housing Units	158	585	1,215

Currently, 63.8% of the 15,917 housing units in the area are owner occupied; 29.3%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 15,748 housing units in the area - 64.9% owner occupied, 29.0% renter occupied, and 6.1% vacant. The annual rate of change in housing units since 2010 is 0.48%. Median home value in the area is \$265,188, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.69% annually to \$288,324.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.