

OFFICE FOR SALE – DEVELOPMENT OPPORTUNITY

3127 – 3129 WHITNEY AVENUE
HAMDEN, CT



BUILDING SIZE:	11,256 SF	ACRES	1.43
WINDOWS:	Double Hung	TAXES:	\$29,366 (2023)
HVAC:	Central air	ZONING:	T-3
PARKING	39 +/- Surface Spaces	SPRINKLER:	Wet system

USES: Student Housing, Retail, Schools, Residential, Day Care, Community Residence, Office.

CONSTRUCTION: Combination wood frame, steel, and concrete

- ACCESS**
- Conveniently located close to Route 40 connector and I-91.
 - Centrally located within Connecticut, and access to New Haven, Hartford, and Stamford are less than a 50 minute drive.

TRAFFIC COUNT: 13,000 Cars Per Day

SALE PRICE: \$1,999,500



FOR MORE INFORMATION CONTACT:
CHRIS O'HARA
203-257-0032
203-831-4187

COLDWELL BANKER COMMERCIAL
355 RIVERSIDE AVENUE
WESTPORT, CT 06880

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- AIRPORTS:**
- Bradley International Airport is 47 miles north of the property.
 - Tweed New Haven Airport is 12.5 miles from the property.

- BUS:**
- On Bus Route - CT Transit.

- TRAIN:**
- New Haven's Union Station is 11.3 miles south of the property.
 - Shore Line East Commuter Railroad utilizes Union Station as its main hub to point further east along the shoreline.

- AMENITIES:**
- Whitney Avenue is close to Dixwell Avenue which offers numerous retail and dining options such as CVS, Stop & Shop, Kohl's, Chipotle, Starbucks, Panera Bread, and Dunkin' Donuts.

	2 MILES	5 MILES	10 MILES
• DEMOGRAPHICS			
• Total Households:	7,140	38,860	177,478
• Total Population:	20,361	98,915	466,096
• Average HH Income:	\$114,040	\$112,246	\$95,415



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