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

• Conveniently located close to Route 40 connecter 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



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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.

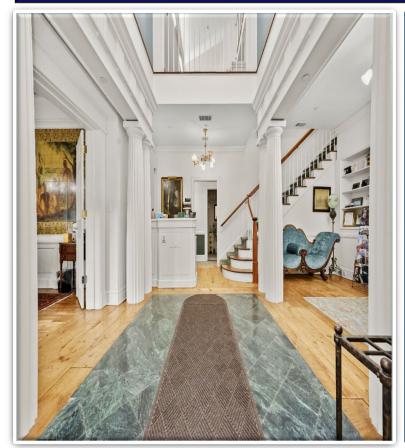
AMENITIES: • Whitney Avenue is close to Dixwell Avenue which offers numerous retail and dining options such as CVS, Stop & Shop, Kohl's, Chipotle, Starbucks, Panera Bread, and Dunkin' Donuts.

•	DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
•	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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