

# 15 Baer Circle, East Haven Connecticut

## INDUSTRIAL CONDOMINIUM UNITS C1 & C2



For Sale: \$205,000

For additional information please contact  
Silvester Garza  
203- 226-7101 ext. 8  
[Silvester@vidalwettenstein.com](mailto:Silvester@vidalwettenstein.com)

## FOR SALE

2,184± Square Feet

- Excellent Condition
- Zoned Light Industrial
- 12' Ceiling Height
- Exit 51 or 52 of I-95

Quiet dead end road, perfect for a small building and constructions trades, landscaper or storage. Very well maintained and clean. Modifications can be done inside to fit your needs.

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



**SIOR**

Individual Members

Society of Industrial and Office Realtors

## VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

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## AVAILABLE FOR SALE

### **Building Info:**

Total Bldg. Sq FT: 2,184±  
Manu. SF: 1,584  
Office SF: 600  
Zoning: LI-2  
Year Built: 2000  
Taxes for 2018: \$4,716  
Ceiling Height: 12'  
Flood insurance: \$400 per year  
Condo Fee: \$300 per month

### **Construction/Facilities:**

Type: Concrete block  
Roof: Asphalt shingle  
Parking: On site  
Heating Type: Hot air gas  
AC Office: Central air  
Drive in Door: 1  
Security System: Yes

### **Utilities:**

Gas: Yes  
Volts: 208/230  
Amps: 100  
Phase: 3  
Water: Public  
Sewer: Public

**Transportation:** I-95

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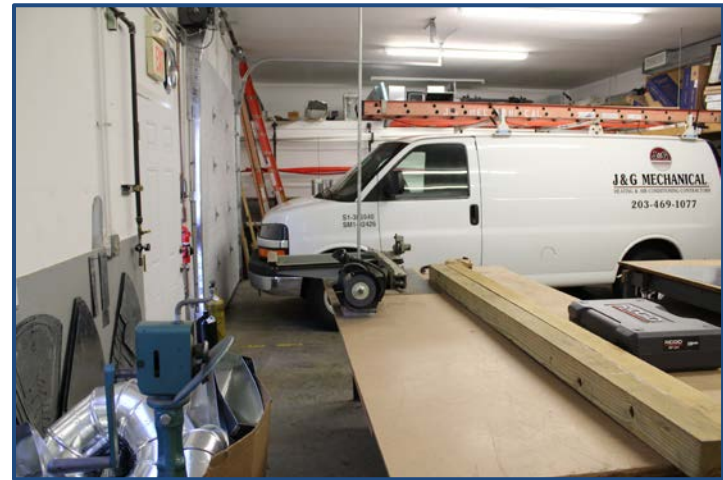
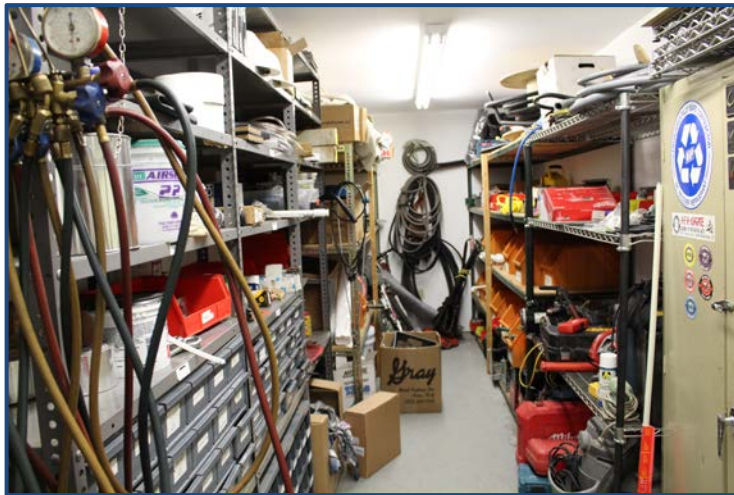
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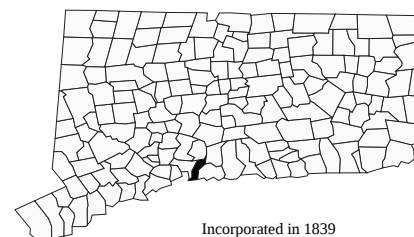
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# East Haven, Connecticut

CERC Town Profile 2018 *Produced by The CT Data Collaborative*

**Town Hall**  
250 Main Street  
East Haven, CT 06512  
(203) 468-3204

*Belongs To*  
New Haven County  
LMA New Haven  
South Central Planning Area



Incorporated in 1839

## Demographics

### Population

	<b>Town</b>	<b>County</b>	<b>State</b>
2000	28,189	824,008	3,405,565
2010	29,257	862,477	3,574,097
2012-2016	29,015	860,874	3,588,570
2020	29,332	898,514	3,604,591
'16 - '20 Growth / Yr	0.3%	1.0%	0.1%

	<b>Town</b>	<b>County</b>	<b>State</b>
Land Area (sq. miles)	12	605	4,842
Pop./Sq. Mile (2012-2016)	2,359	1,424	741
Median Age (2012-2016)	43	40	41
Households (2012-2016)	11,240	326,487	1,354,713
Med. HH Inc. (2012-2016)	\$63,137	\$62,715	\$71,755

	<b>Town</b>	<b>State</b>
Veterans (2012-2016)	1,680	188,759

### Age Distribution (2012-2016)

	<b>0-4</b>	<b>5-14</b>	<b>15-24</b>	<b>25-44</b>	<b>45-64</b>	<b>65+</b>	<b>Total</b>
Town	1,260 4%	3,108 11%	3,417 12%	7,511 26%	8,425 29%	5,294 18%	29,015 100%
County	45,608 5%	101,958 12%	121,393 14%	217,078 25%	240,502 28%	134,335 16%	860,874 100%
State	188,812 5%	439,100 12%	494,529 14%	878,077 24%	1,033,029 29%	555,023 15%	3,588,570 100%

### Race/Ethnicity (2012-2016)

	<b>Town</b>	<b>County</b>	<b>State</b>
White Alone, Non-Hispanic	22,898	557,698	2,464,450
Black Alone	755	110,829	372,696
Asian	1,123	33,744	152,782
Native American	38	1,688	9,399
Other/Multi-Race	2,621	70,065	284,582
Hispanic or Latino	3,820	144,549	537,728

### Poverty Rate (2012-2016)

	<b>Town</b>	<b>County</b>	<b>State</b>
Poverty Rate (2012-2016)	9.2%	12.8%	10.4%

### Educational Attainment (2012-2016)

Educational Attainment (2012-2016)		Town		State	
High School Graduate	8,612	41%	673,220	27%	
Associates Degree	1,646	8%	184,426	7%	
Bachelors or Higher	4,904	23%	938,319	38%	

## Economics

### Business Profile (2016)

<b>Sector</b>	<b>Units</b>	<b>Employment</b>
Total - All Industries	586	6,089
23 - Construction	67	345
31-33 - Manufacturing	24	385
44-45 - Retail Trade	79	1,342
62 - Health Care and Social Assistance	46	1,084
72 - Accommodation and Food Services	50	590
Total Government	15	942

### Top Five Grand List (2017)

	<b>Amount</b>
Vigliotti Owned Properties	\$27,213,930
PAR Mill Street LLC	\$15,130,820
LJG Trolley Square LLC	\$15,056,490
Nutmeg Woods Apt Properties	\$14,984,880
Benchmark GPT	\$14,787,920
Net Grand List (SFY 2015-2016)	\$1,995,443,160

### Major Employers (2016)

Town of East Haven - BOE	Stop and Shop
Home Depot	ShopRite
Town Fair Tire	

## Education

### 2017-2018 School Year

	<b>Grades</b>	<b>Enrollment</b>
East Haven School District	PK-12	2,872

### Smarter Balanced Test Percent Above Goal (2016-2017)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	49.5%	53.1%	46.1%	50.0%	22.0%	41.8%
ELA	48.4%	51.8%	49.2%	54.1%	46.1%	53.7%

### Pre-K Enrollment (PSIS)

	<b>2016-2017</b>
East Haven School District	182

### 4-Year Cohort Graduation Rate (2016-2017)

	<b>All</b>	<b>Female</b>	<b>Male</b>
Connecticut	87.9%	90.9%	85.1%
East Haven School District	76.5%	75.2%	77.5%

### Rate of Chronic Absenteeism (2016-2017)

	<b>All</b>
Connecticut	9.9%
East Haven School District	15.7%

### Public vs Private Enrollment (2012-2016)

	<b>Town</b>	<b>County</b>	<b>State</b>
Public	90.2%	88.0%	86.8%
Private	9.8%	12.0%	13.2%

# East Haven, Connecticut

CERC Town Profile 2018



Connecticut  
Economic  
Resource Center

## Government

Government Form: Mayor - Council

Total Revenue (2016)	\$93,175,378	Total Expenditures (2016)	\$92,066,517	Annual Debt Service (2016)	\$5,816,578
Tax Revenue	\$64,114,541	Education	\$52,743,757	As % of Expenditures	6.3%
Non-tax Revenue	\$29,060,837	Other	\$39,322,760	Eq. Net Grand List (2016)	\$2,668,818,625
Intergovernmental	\$26,073,319	Total Indebtedness (2016)	\$26,845,958	Per Capita	\$92,645
Per Capita Tax (2016)	\$2,188	As % of Expenditures	29.2%	As % of State Average	61.2%
As % of State Average	76.2%	Per Capita	\$932	Moody's Bond Rating (2016)	A3
		As % of State Average	37.6%	Actual Mill Rate (2016)	31.55
				Equalized Mill Rate (2016)	23.62
				% of Net Grand List Com/Ind (2016)	15.7%

## Housing/Real Estate

### Housing Stock (2012-2016)

	<b>Town</b>	<b>County</b>	<b>State</b>
Total Units	12,390	362,497	1,493,798
% Single Unit (2012-2016)	62.0%	53.6%	59.1%
New Permits Auth (2017)	2	750	4,547
As % Existing Units	0.0%	0.2%	0.3%
Demolitions (2017)	3	202	1,403
Home Sales (2013)	257	5,858	26,310
Median Price	\$207,000	\$244,000	\$269,300
Built Pre-1950 share	23.9%	33.4%	29.7%
Owner Occupied Dwellings	7,919	203,568	900,223
As % Total Dwellings	70.5%	62.4%	66.5%
Subsidized Housing (2017)	965	46,104	168,576

### Distribution of House Sales (2013)

	<b>Town</b>	<b>County</b>	<b>State</b>
Less than \$100,000	35	1,128	3,417
\$100,000-\$199,999	152	2,047	7,522
\$200,000-\$299,999	55	1,418	6,031
\$300,000-\$399,999	11	730	3,380
\$400,000 or More	4	535	5,960

### Rental (2012-2016)

	<b>Town</b>	<b>County</b>	<b>State</b>
Median Rent	\$1,139	\$1,075	\$1,094
Cost-burdened Renters	58.3%	55.9%	52.5%

## Labor Force

	<b>Town</b>	<b>County</b>	<b>State</b>
Residents Employed	14,857	430,024	1,795,519
Residents Unemployed	892	24,872	96,273
Unemployment Rate	5.7%	5.5%	5.1%
Self-Employed Rate	8.2%	8.5%	9.9%
Total Employers	586	23,754	117,337
Total Employed	6,089	362,096	1,666,580

### Connecticut Commuters (2015)

Commuters Into Town From:		Town Residents Commuting To:	
East Haven, CT	1,402	New Haven, CT	3,618
New Haven, CT	861	East Haven, CT	1,402
Branford, CT	361	Branford, CT	1,227
West Haven, CT	325	North Haven, CT	835
Hamden, CT	271	Hamden, CT	656
North Branford, CT	218	Milford, CT	565
North Haven, CT	215	West Haven, CT	494

## Quality of Life

### Crime Rates (per 100,000 residents) (2016)

	<b>Town</b>	<b>State</b>
Property	2,221	1,780
Violent	111	224

### Disengaged Youth (2012-2016)

	<b>Town</b>	<b>State</b>
Female	6.3%	4.5%
Male	10.3%	5.5%

	<b>Town</b>
Library circulation per capita	3.16

### Distance to Major Cities

	<b>Miles</b>
Hartford	33
New York City	72
Providence	82
Boston	118
Montreal	295

### Residential Utilities

#### Electric Provider

The United Illuminating Co.  
(800) 257-0141

#### Gas Provider

Southern Connecticut Gas Company  
(800) 659-8299

#### Water Provider

South Central CT Regional Water Auth.  
(203) 562-4020

#### Cable Provider

Comcast Branford  
(800) 266-2278