

# 6.38 Acres REDEVELOPMENT / LAND OPPORTUNITY

1605 Sherman Avenue, Hamden, CT



To arrange a tour contact:  
Scott Zakos 203-226-7101 Ext 4  
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## VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

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

# 1605 Sherman Avenue, Hamden, CT

## PROPERTY DETAILS

Building Area: 27,486± SF Gross  
Footprint 13,743±

Land Area: 6.38 Acres

Construction: Brick Masonry

Zoning: R3 (land/specialty  
use/indoor recreation)

Ceiling Height: Varies 10' - 14' Clear

Age: 1975±

Heating: Gas

Electric: 3 Phase - 600 Amps

Water/ Sewer: City

Sale Price: \$790,000

Signalized light intersection

Building is currently vacant



Location: I-91 exit 10, continue on CT-40 N/Mt Carmel  
Connector. Drive to Sherman Ave in Hamden.

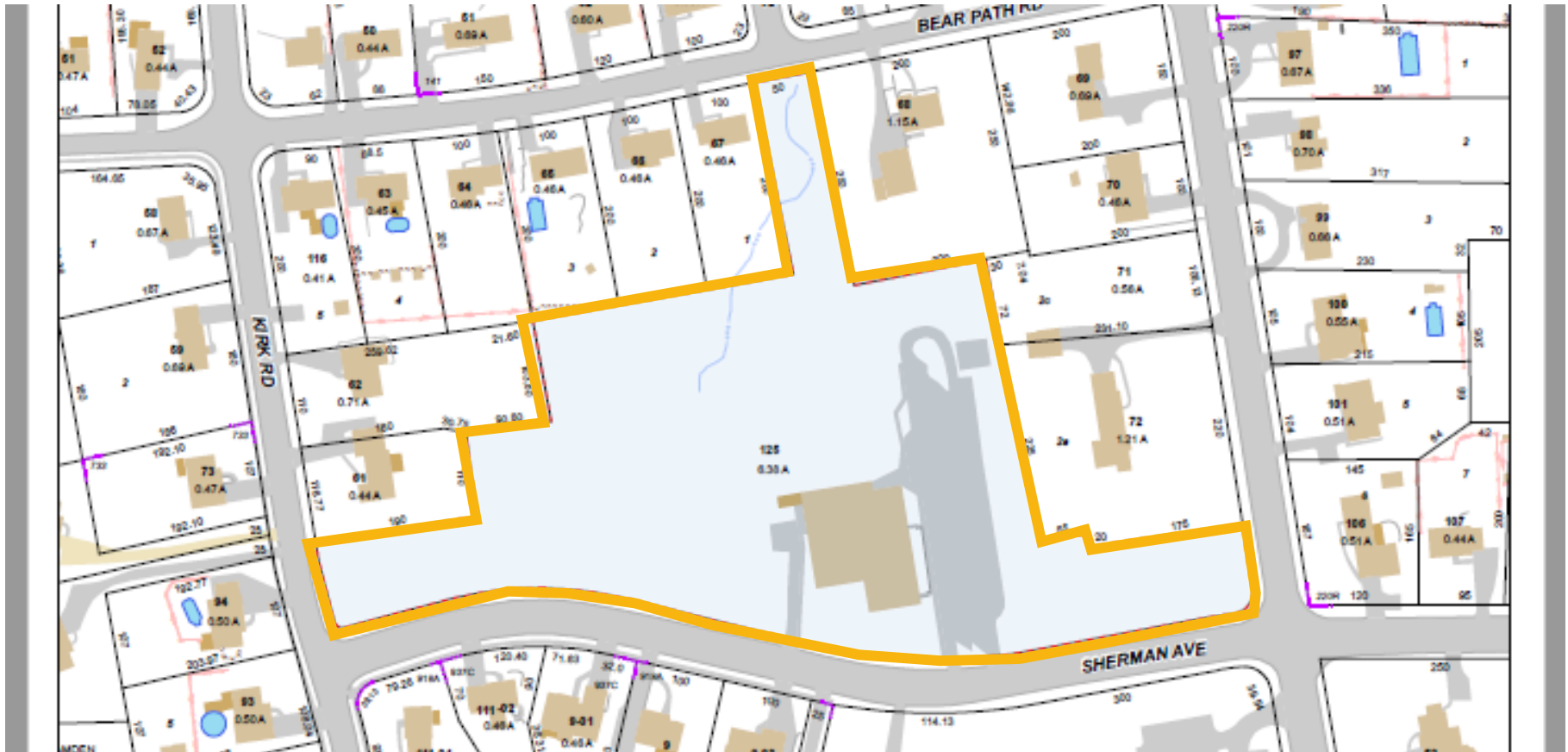
# 1605 Sherman Avenue, Hamden, CT



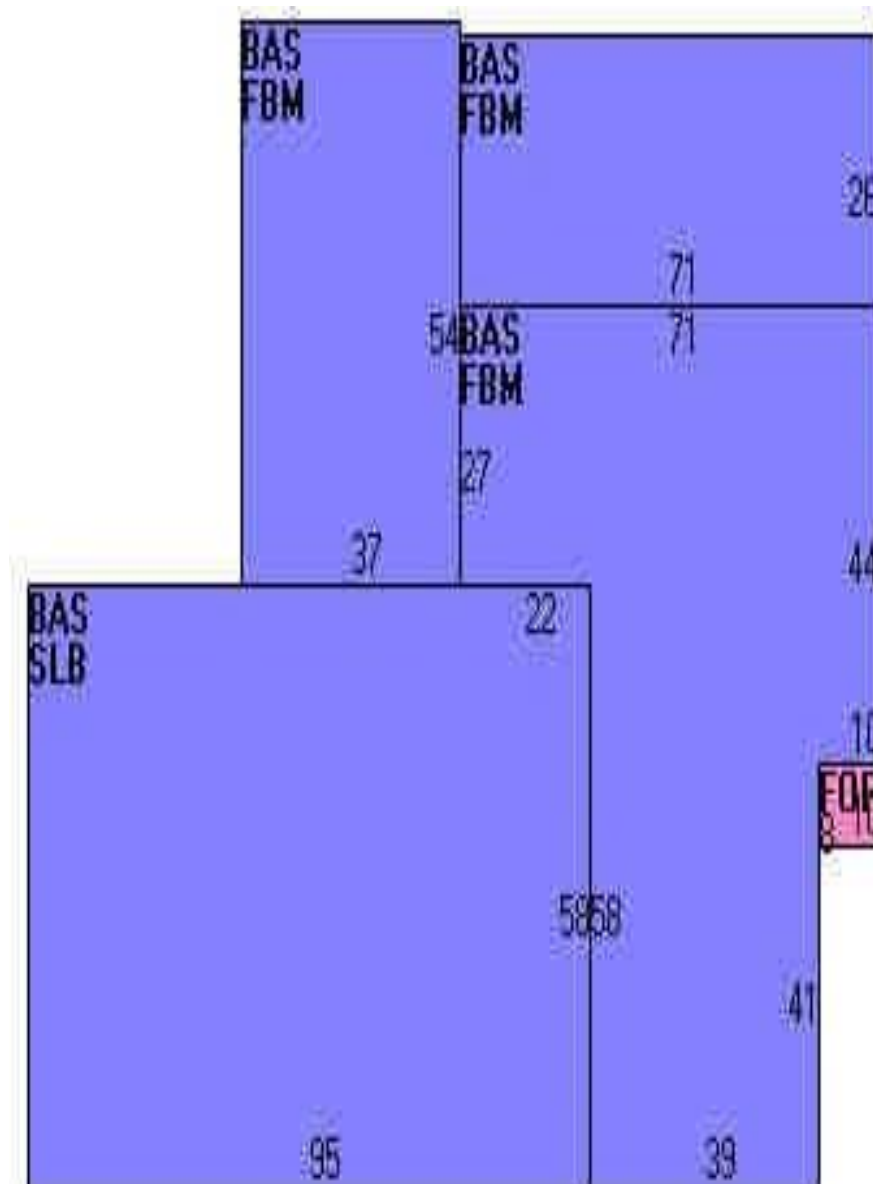
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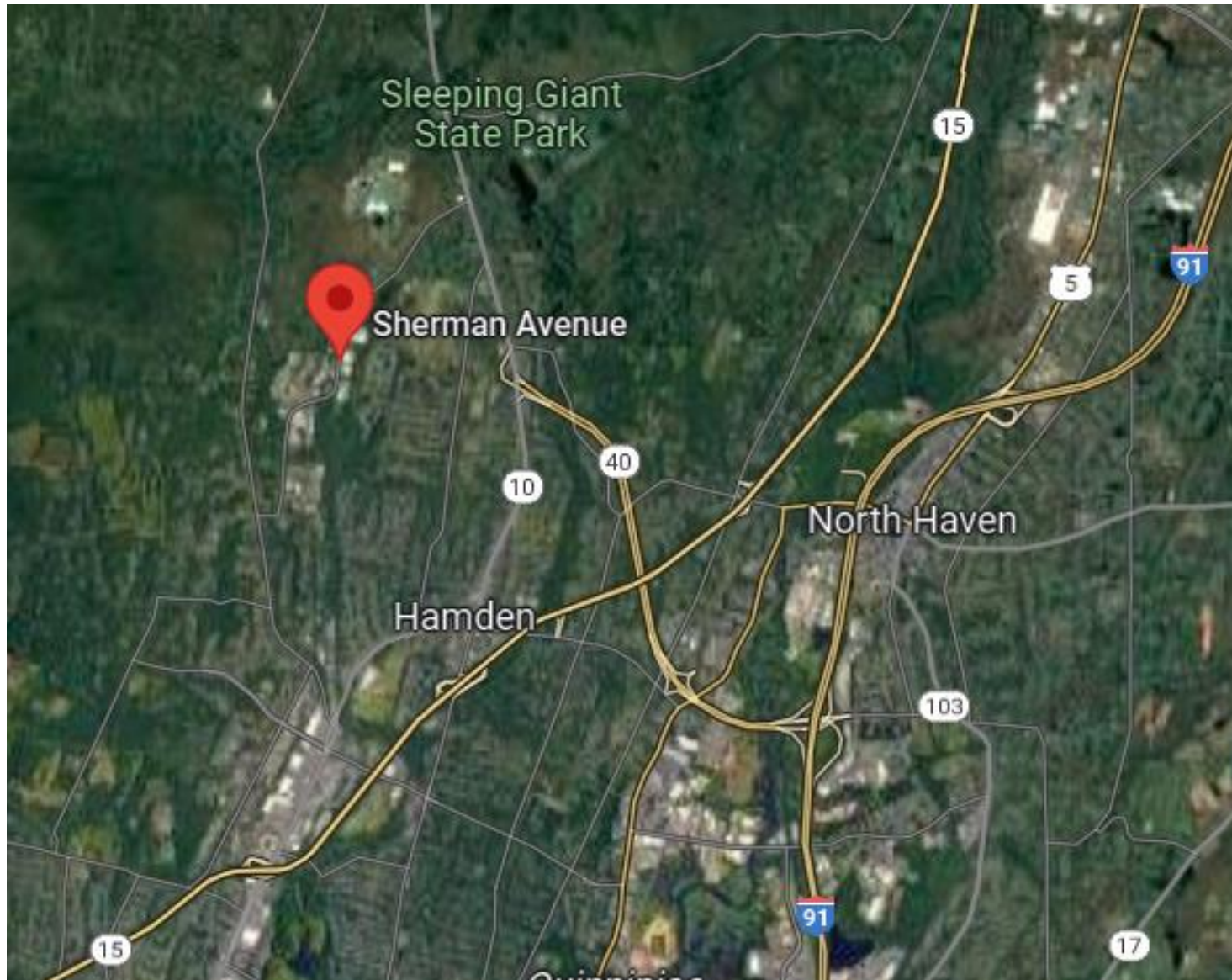
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Society of Industrial & Office Realtors

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1605 SHERMAN AVE

Location 1605 SHERMAN AVE

Mblu 2827/ 125/ / /

Acct# 100442

Owner CENTRAL CONNECTICUT  
COAST YOUNG MENS

Assessment \$1,117,480

Appraisal \$1,596,400

PID 100442

Building Count 1

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2021	\$1,076,300	\$11,800	\$130,500	\$377,800	\$1,596,400
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2021	\$753,410	\$8,260	\$91,350	\$264,460	\$1,117,480

Owner of Record

Owner	CENTRAL CONNECTICUT COAST YOUNG MENS	Sale Price	\$0
Co-Owner	CHRISTIAN ASSOCIATION INC	Certificate	
Address	1240 CHAPEL ST NEW HAVEN, CT 06511	Book & Page	1478/0266
		Sale Date	02/09/1995
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CENTRAL CONNECTICUT COAST YOUNG MENS	\$0		1478/0266	00	02/09/1995
YOUNG MENS CHRISTIAN	\$0		1209/0303		02/28/1992
YOUNG MENS CHRISTIAN ASSOC THE	\$0		0539/0085		03/26/1968

Building Information

Building 1 : Section 1

Year Built: 1975  
Living Area: 13,703  
Building Percent Good: 75

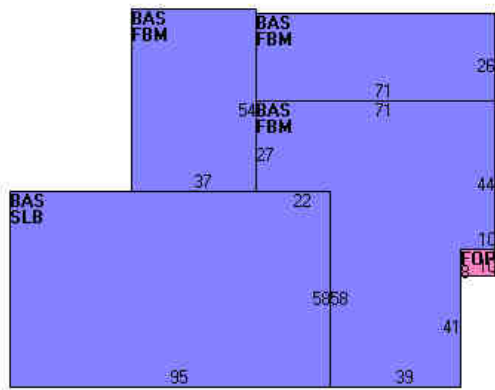
Building Attributes	
Field	Description
STYLE	Health Club
MODEL	Comm/Ind
Grade	C +
Stories:	2
Occupancy	1.00
Exterior Wall 1	Brick Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	NON P RECR M94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	9210
Heat/AC	HEAT/AC SPLIT
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEILING ONLY
Rooms/Prtns	AVERAGE
Wall Height	14.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/HamdenCTPhotos/\00\02\78\65.jpg)

Building Layout



(https://images.vgsi.com/photos/HamdenCTPhotos//Sketches/100442\_210

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	13,703	13,703
FBM	Basement, Finished	8,193	0
FOP	Porch, Open	80	0
SLB	Slab	5,510	0
		27,486	13,703

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
A/C	AIR CONDITIONING	3700.00 S.F.	\$11,800	1

Land

Land Use		Land Line Valuation	
Use Code	9210	Size (Acres)	6.38
Description	NON P RECR M94	Frontage	0

Zone R3  
Neighborhood 100  
Alt Land Appr No  
Category

Depth 0  
Assessed Value \$264,460  
Appraised Value \$377,800

## Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			20000.00 S.F.	\$22,000	1
LT1	LIGHTS-IN W/PL			4.00 UNITS	\$1,500	1
SHD2	W/LIGHTS ETC			1152.00 S.F.	\$5,000	1
SPL3	POOL- GUNITE			2400.00 S.F.	\$102,000	1

## Valuation History

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2021	\$1,076,300	\$11,800	\$130,500	\$377,800	\$1,596,400

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2021	\$753,410	\$8,260	\$91,350	\$264,460	\$1,117,480

# ARTICLE VI

# SPECIAL PROVISIONS

## Section 600 Purpose

## Section 610 Site Plan & Special Permit Uses

The following uses are permitted in the zone(s) as indicated in Table 6.1 Allowed Uses by Zone, subject to all provisions of the applicable zone, and as specifically provided for in this section.

Every application for the use of property subject to conditions set forth in this section shall be filed in accordance with the provisions of these regulations, and shall be subject to any approval stipulated in this section.

Table 6.1 Allowed Uses by Zone															
SEC-TION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Accessory Use, Drive-Through Food-Service										SP	SP	S	SP	
	Accessory Use, Drive-Through Service, Other									SP	SP	S	S	SP	
	Accessory Use	S	S	S	S	S		S	S	S	S	S	S	S	S
622	Adult Oriented Establishment <sup>c</sup>												SP <sup>c</sup>		
624	Agriculture														
	Commercial Farm	S	S	S				S						SP	
	Community Garden	S	S	S	S	S		S	S	S	S	S		SP	S
	Truck Garden	P	P	P	P	P		P	P <sup>g</sup>						P
626	Animals														
	Animal Day Care												S		
	Animal Training Facility												S		
	Grooming <sup>g</sup>								S <sup>g</sup>	S	S	S	S	SP	
	Keeping of Animals	P	P	P	P	P		S							
	Keeping of Hens <sup>k</sup>	P	P	P	P	P			P	P					
	Keeping of Falconry Raptors <sup>l</sup>	P	P	P	P	P			P	P					
	Kennel	SP	SP					SP	SP				S		
	Stable	SP	SP					SP							
	Veterinary Hospital	SP	SP	SP	SP	SP		SP	SP	SP	S		S	SP	
	Business & Personal Service														
	≤1,500 sf gross leasable space					SP			SP <sup>g</sup>	P	P	P	P	SP	
	>1,500 sf to ≤10,000 sf gross leasable space <sup>g</sup>					SP			SP <sup>g</sup>	SP	S	s	S	S	
	>10,000 sf gross leasable space										SP	S	SP	SP	
628	Cemetery	SP	SP	SP	SP	SP		SP	SP	SP	SP				
630	Civic Club, Lodge or Assoc. (non-profit)								SP <sup>g</sup>	SP	S	S	S	SP	
632	Community Residence														
	Mentally Ill Adults - Group Home	P	P	P	P	P		P	P	P	P				
	Mentally Retarded Persons - Group Home	P	P	P	P	P		P	P	P	P				
	Sober House & Drug Treatment Facility	P	P	P	P	P		P	P	P	P				
634	Conference Center Development										SP	SP	SP	SP	
636	Day Care														

**Table 6.1 Allowed Uses by Zone**

SEC-TION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Adult Day Care	SP	SP	SP	SP	SP		SP	SP	SP	SP	S	SP	SP	
	Child Day Care, Nursery School & Group Day Care Home	SP	SP	SP	SP	SP		SP	SP	SP	SP	S	SP	SP	
	Family Day Care Home (Children)	P	P	P	P	P		P	P	P	P	P			
638	Food Service														
	Catering Facility & Food Processing Establishment									S	S	S	S		
	Outdoor Cafe									P <sup>N</sup>	P <sup>N</sup>	P <sup>N</sup>	P <sup>N</sup>		SP <sup>N</sup>
	Restaurant									S	S	S	S	S	
	Take-out Food Service										S	S	S		
	Funeral Home										SP	SP	SP		
	Golf Course & Country Club	SP	SP	SP	SP	SP		SP							
640	Health Care Facility														
	Hospital										SP	SP			
	Nursing Home					SP					SP	SP			
	Medical Office (See Office Building)														
	Rehabilitation Facility - Out-Patient	SP	SP	SP		SP				SP	SP	S			
642	Heliport											SP			
644	Home Occupation	P/S/ SP	P/S/ SP	P/S/ SP	P/S/ SP	P/S/ SP		P/S/ SP	P/S/SP	P/S/SP	P/S/SP	P/S/ SP	P/S/ SP		
	Library & Museum	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	SP	SP
646	Lodging														
	Bed & Breakfast							SP	SP	SP	SP			SP	
	Hotel / Motel										SP	SP	SP <sup>c</sup>	SP	
	Inn										SP	SP		SP	
	Roomers & Boarders	P	P	P	P	P		P	P	P	P				
	Rooming & Boarding House	SP	SP	SP	SP	SP					SP	S			
648	Manufacturing														
	Accessory Use										S	S	S		
	Primary Use														
	Light Manufacturing										S	S	S	SP	
	Heavy Manufacturing												S		
677	Marijuana Dispensaries + Production Facilities <sup>a</sup>														
	Medical Marijuana Dispensaries <sup>p</sup>										S <sup>o</sup>	S			
	Medical Marijuana Production Facilities												S		
650	Motor Vehicle Uses														
	Gas Station, Service & Repair, Rental									SP <sup>fg</sup>	SP	SP	SP		
	Car Sales											SP	SP		
	Vehicle Storage												SP		
	Accessory Use		P	P	P	P									
	Natural Resource Removal <sup>b</sup>	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
	Office Building (including Medical)														
	≤1,500 sf gross leasable space								SP <sup>g</sup>	SP	P	P	P	P	
	>1,500 sf to ≤10,000 sf gross leasable space <sup>g</sup>								SP <sup>g</sup>	SP	S	S	S	S	
	>10,000 sf to ≤20,000 sf gross leasable space										SP	S	S	S	
	>20,000 sf gross leasable space										SP	S	S	SP	
	Open Space Development	SP	SP	SP	SP				SP		SP				

Table 6.1 Allowed Uses by Zone															
SEC-TION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Place of Public Assembly							SP	SP	SP	SP	SP	SP	SP	P
658	Place of Worship	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	SP	
660	Preservation of Historic Structure	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
662 <sup>k</sup>	Public Use & Public Utility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
656	Parking Garage										SP	S	SP	SP	SP
	Public Parking Lot <sup>c</sup>								SP <sup>g</sup>	SP <sup>eg</sup>	SP	S	SP	SP	SP
Recreation & Fitness, Commercial															
	≤10,000 sf gross leasable space									SP	SP	S	S	SP	
	>10,000 sf gross leasable space										SP	S	S	SP	
Residential															
620	Single-Family Accessory Dwelling Unit	P	P	P	P	P		S	S	S	S	S			
	Accessory Dwelling Unit, Other	P	P	P	P	P		P	P	SP	P	P		P	
652	Multi-Family Dwellings														
	Adaptive Re-use to Multi-Family		SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Managed Residential Care Community <sup>f</sup>		SP	SP	SP	SP			SP	SP <sup>f</sup>	SP	SP		SP	
	New Construction				SP	SP				SP	SP	SP		SP	
	Low Density														
	Single-Family	P	P	P	P	P		P	P	P	P	P			
	Two-Family <sup>f</sup>					P				P <sup>f</sup>	P				
	Three-Family <sup>f</sup>					P				P <sup>f</sup>	P				
Refuse Disposal															
664	Resource Recovery, Transfer Station, Volume Reduction Facility												SP		
	Research, Development & Medical Lab.										SP	S	S		
666	Retail and Financial Services														
	≤1,500 sf gross leasable space								SP <sup>g</sup>	P	P	P	S	SP	
	>1,500 sf to ≤5,000 sf gross leasable								SP <sup>g,j</sup>	S/SP <sup>i</sup>	S	S	S	SP	
	>5,000 sf to ≤10,000 sf gross leasable space <sup>g</sup>								SP <sup>g,j</sup>	S/SP <sup>i</sup>	S	S	SP	SP	
	>10,000 sf to ≤20,000 sf gross leasable space									SP	SP	S	SP	SP	
656	>20,000 sf to 250,000 sf gross leasable space <sup>d</sup>										SP <sup>d,h</sup>	SP <sup>d</sup>	SP		
	Farmers Market	S	S	S	S	S		S	S	S	S	S		S	S
	Sale of Alcohol, Package Store <sup>gj</sup>								SP <sup>gj</sup>	SP	SP	S	SP		
	Sale of Fire Arms												SP		
668	Schools														
	Business School ≤50 students at peak <sup>g</sup>									SP <sup>g</sup>	S	S	S	S	
	Business School >50 students at peak <sup>f,g</sup>									SP <sup>f,g</sup>	SP	SP	S	S	
	College & University	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Dormitories		SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Elementary & Secondary School	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	SP
	Regional Educational Service Center	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	SP
641 <sup>m</sup>	Spas, Meditation and wellness Centers <sup>m</sup>									SP <sup>m</sup>	SP <sup>m</sup>	SP <sup>m</sup>			
Storage															

Table 6.1 Allowed Uses by Zone															
SEC-TION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Warehouse & Wholesale w/ indoor storage										SP		S		
654	Outdoor Storage														
	Accessory Use										SP		SP		
	Primary Use												SP		
670	Student Housing	P	P	P	P	P		P	P	P	P	P			
672	Telecommunications Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S
676	Wind Energy Conservation System <sup>f</sup>	SP	SP	SP	SP	SP		SP	SP	SP <sup>f</sup>	SP	SP	SP	SP	

P - Zoning Permit

S-Site Plan Application

SP-Special Permit Application

Blank Space - Not Allowed

M - Manufacturing

NC - Newhall Center

TG - Town Green District

<sup>a</sup> Use shall not be allowed in T3 or T4 Zones along Whitney Avenue between Walden Street and Glendower Road.

<sup>b</sup> See Section 520.8

<sup>c</sup> Allowed in Manufacturing Zone on Sherman Avenue, Corporate Ridge, Crestway, Overlook Drive and Rossotto Drive only.

<sup>d</sup> Not allowed on Whitney Avenue.

<sup>e</sup> No multi-story parking structure shall be permitted in a T3.5 Zone.

<sup>f</sup> Use shall not be allowed between Walden and Glendower Streets.

<sup>g</sup> Use shall not be allowed along Whitney Avenue north of West Woods Road.

<sup>h</sup> Use shall not be allowed on Leeder Hill Drive, Hamden Hills Drive, Mix Avenue or Arch Street

<sup>i</sup> Use shall require a Special Permit north of West Woods Road in a T3.5 Zone

<sup>j</sup> Use shall not be allowed in T3 Zone between James Street and the I-40 Connector.

<sup>k</sup> Amended, July 27, 2010. Effective, August 15, 2010

<sup>l</sup> Amended, July 24, 2012. Effective, August 15, 2012

<sup>m</sup> Adopted October 27, 2015. Effective November 10, 2015

<sup>n</sup> Adopted July 25, 2017. Effective August 17, 2017

<sup>o</sup> Limiting locations to Dixwell Avenue, Whitney Avenue and State Street

<sup>p</sup> Maximum of 20,000 square feet Gross Leasable Space

## Section 620 Accessory Dwelling Units in Single-Family Homes

A single-family dwelling may be converted to allow the incorporation of one Accessory Apartment in any zone permitting a single-family residence subject to a Zoning Permit and the following conditions:

- Public sewer and public water supply shall serve the principal dwelling. If not, the subject lot shall have a minimum area of 6,000 square feet or as required by the applicable zone, whichever is greater.
- An Accessory Apartment shall have a minimum floor area of 300 square feet and a maximum floor area of 600 square feet, and a maximum of two bedrooms.
- One of the occupants of the dwelling shall be the owner of record.
- No Accessory Apartment shall be located in a garage or basement unless one wall opens to grade.
- An Accessory Apartment shall be self-contained, with separate entrance, cooking, sanitary and sleeping facilities for the exclusive use of the occupant.
- No exterior change shall be made to the existing front of the principal dwelling *except for dormers or windows*.
- Expansion of a principal dwelling shall be permitted to accommodate an Accessory Apartment via dormer(s) or an addition beyond the existing foundation.
- No accessory building shall be used or created for the purpose of accommodating an Accessory Apartment.
- The principal dwelling and Accessory Apartment shall conform to all requirements of the applicable building, health, fire, sanitary and zoning codes.

### 620.1 Dwelling Units, Accessory to Non-Residential Use

A dwelling unit, when accessory to a legal non-residential use, is permitted subject the following conditions:

- The application shall include all contiguous property under the same name or all property deemed by the Commission to be part of the same development.
- Up to three dwelling units that are accessory to a non-residential use located in an R-4 Zone, are permitted.

## General

ACS, 2015–2019	Hamden	State
Land Area <i>mi</i> <sup>2</sup>	33	4,842
Population Density <i>people per mi</i> <sup>2</sup>	1,868	738
Number of Households	22,577	1,370,746
Median Age	36.8	41.0
Median Household Income	\$77,274	\$78,444
Poverty Rate	9%	10%

## Economy

### Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Health Care & Social Assistance	4,345	230	\$49,068
2 Educational Services	3,041	35	\$60,858
3 Retail Trade	2,364	179	\$28,447
4 Accommodation & Food Services	1,715	131	\$20,053
5 Local Government	1,583	17	\$68,835
All Industries	20,567	1,705	\$49,705

### SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 6,402

New Business Registrations by Year

2001	320	2006	364	2011	301	2016	367
2002	345	2007	382	2012	348	2017	417
2003	332	2008	339	2013	296	2018	435
2004	366	2009	321	2014	353	2019	455
2005	373	2010	279	2015	324	2020	564

### Key Employers

Data from municipalities, 2021

- 1 Arden House
- 2 Quinnipiac University
- 3 Genesis Health Care & Rehabilitation Center
- 4 Eli Whitney Museum
- 5 AAA Hamden

## Demographics

ACS, 2015–2019

### Age Distribution

Under 10	5,817	10%	State	11%
10 to 19	8,326	14%		13%
20 to 29	11,527	19%		13%
30 to 39	6,685	11%		12%
40 to 49	6,927	11%		13%
50 to 59	7,712	13%		15%
60 to 69	7,399	12%		12%
70 to 79	3,693	6%		7%
80 and over	2,896	5%		5%

### Race and Ethnicity

Asian <i>Non-Hispanic (NH)</i>	5%	State	4%
Black <i>NH</i>	24%		10%
Hispanic or Latino/a <i>Of any race</i>	12%		16%
White <i>NH</i>	56%		67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	3%		3%

### Language Spoken at Home

English	Hamden	State	78	82%
Spanish	8	12%		

### Educational Attainment

High School Diploma Only	Hamden	State	25	27%
Associate Degree	7	8%		
Bachelor's Degree	21	22%		
Master's Degree or Higher	17	25%		

## Housing

ACS, 2015–2019

	Hamden	State
Median Home Value	\$225,300	\$275,400
Median Rent	\$1,376	\$1,180
Housing Units	25,084	1,516,629

Owner-Occupied  
Detached or Semi-Detached  
Vacant

Hamden	State
64	66%
60	64%
10	10%

## Schools

CT Department of Education, 2020-21

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Hamden School District	PK-12	5,344	146	85%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Hamden School District	45%	49%
Statewide	48%	56%

## Labor Force

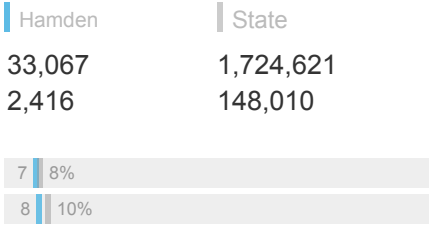
CT Department of Labor, 2020

	Hamden	State
Employed	33,067	1,724,621
Unemployed	2,416	148,010

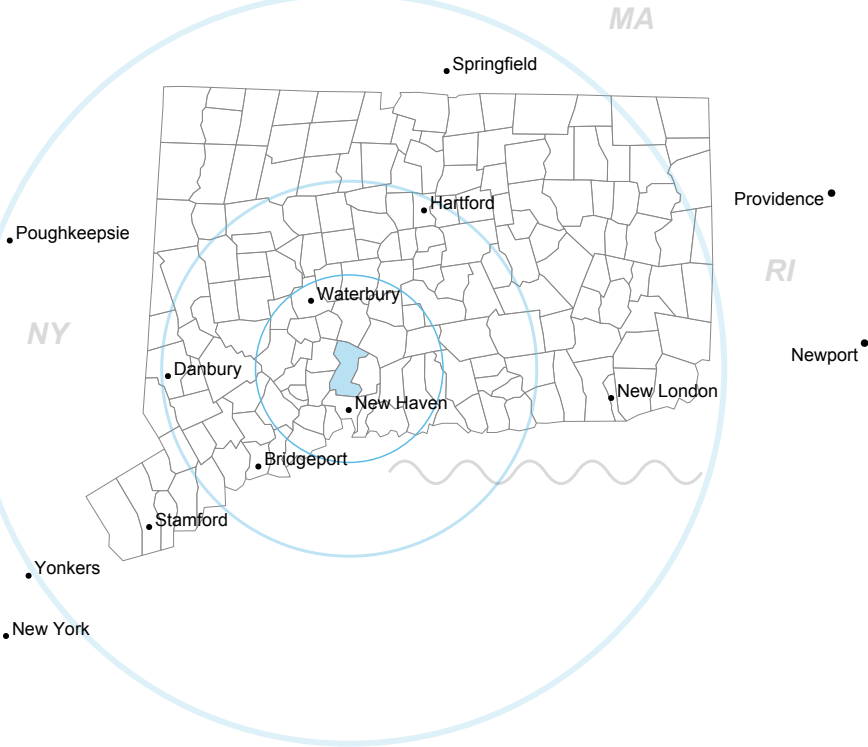
Unemployment Rate

Self-Employment Rate\*

\*ACS, 2015–2019



## Catchment Areas of 15mi, 30mi, and 60mi



## Access

ACS, 2015–2019

	Hamden	State
Mean Commute Time <i>Pre-Covid</i>	25 min	26 min

No Access to a Car

No Internet Access



## Commute Mode

Public Transport  
Walking or Cycling  
Driving

Working From Home *Pre-Covid*



## Public Transit

CTtransit Service  
Other Public Bus Operations  
Train Service



## Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

### Municipal Revenue

Total Revenue	\$234,248,326
Property Tax Revenue	\$171,784,671
per capita	\$2,816
per capita, as % of state av.	93%
Intergovernmental Revenue	\$53,510,556
Revenue to Expenditure Ratio	97%

Boston\*

### Municipal Expenditure

Total Expenditure	\$241,766,806
Educational	\$105,137,150
Other	\$136,629,656

### Grand List

Equalized Net Grand List	\$5,598,845,330
per capita	\$91,875
per capita, as % of state av.	60%
Comm./Indust. Share of Net Grand List	17%

Actual Mill Rate	45.26
Equalized Mill Rate	30.66

### Municipal Debt

Moody's Rating	Baa2
Total Indebtness	\$299,190,000
per capita	\$4,910
per capita, as % of state av.	190%
as percent of expenditures	124%

Annual Debt Service	\$20,894,837
as % of expenditures	9%

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[ctdata.org/sitefinder](http://ctdata.org/sitefinder)

## About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for 2016-2019 are available from [profiles.ctdata.org](http://profiles.ctdata.org).

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org).

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