

RETAIL INVESTMENT AVAILABLE

200 Boston Post Road, Orange, CT



To arrange a tour contact:
Scott Zakos | 203-226-7101 Ext 4
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To arrange a tour contact:
Bruce Wettstein, SIOR | 203-226-7101 Ext 2
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VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
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.

200 Boston Post Road, Orange, CT

INVESTMENT OPPORTUNITY

MULTI TENANT RETAIL/ OFFICE BUILDING

PROPERTY DETAILS

Building Area: 23,639± SF

Land Area: 1.98± acre

Zoning: C-1

Parking: 150±

Age: Built in 1986

Leased: 100% occupied

Gas: Yes

Water/ Sewer: City

Water Tax: \$2,722.94 (2022)

Taxes: \$52,339.28 (2022)

Sale Price: \$2,750,000



Location: Convenient to exits 42 & 41 of I-95.
Superb visibility with signage on Boston Post Road.

Traffic Count

Approximately 23,000 cars per day

Average HH Income

2 mile - \$94,460

5 mile - \$90,161

10 mile - \$93,515

VIDAL/WETTENSTEIN, LLC



SIOR Individual Members
Society of Industrial & Office Realtors



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Located within a well established Retail Corridor, minutes from Exits 41 & 42 of I-95. This center is 100% occupied and has generous parking, offered for sale for \$2,750,000.



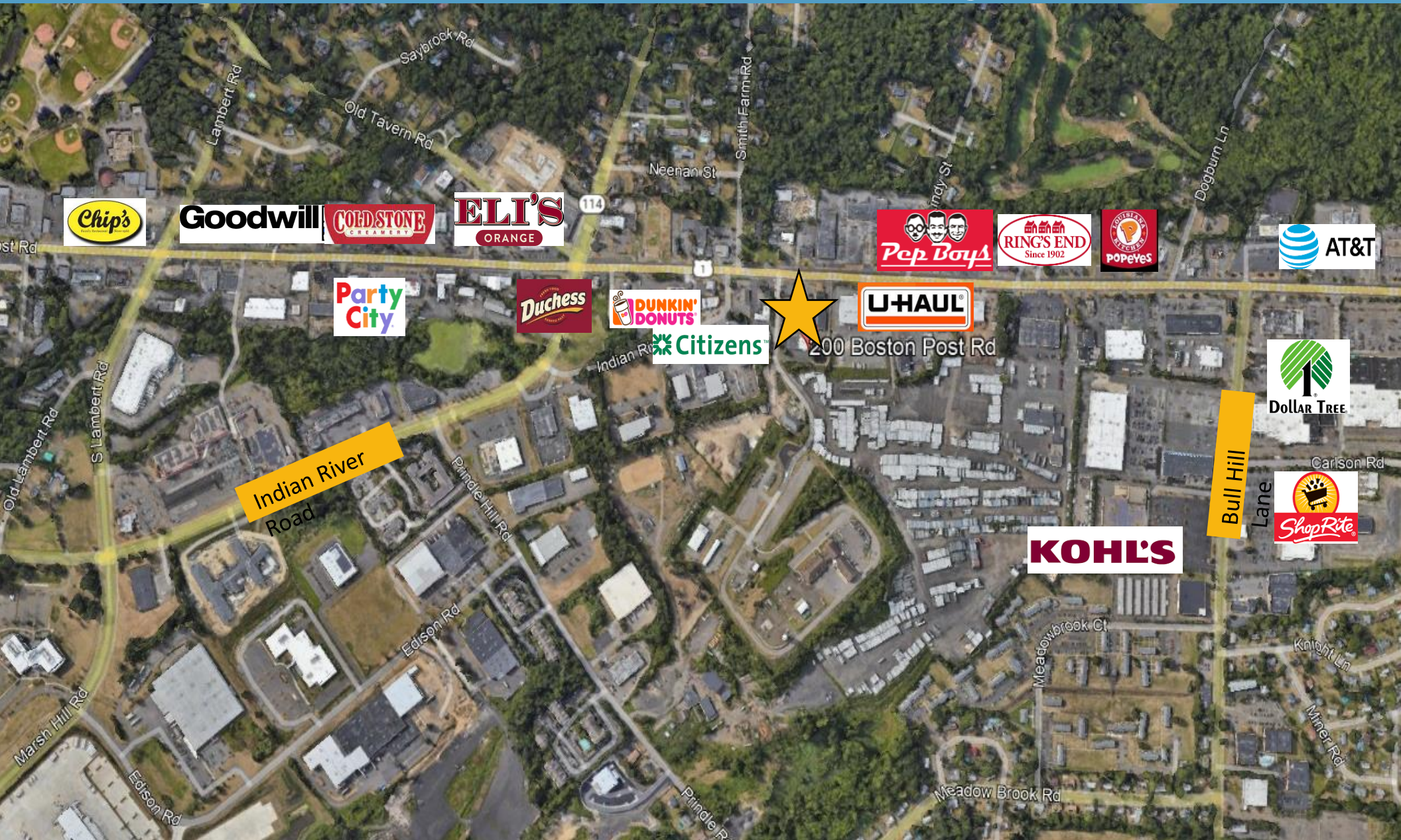
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Exit 42



Exit 41

Racebrook Rd



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200 BOSTON POST RD

Location 200 BOSTON POST RD

Mblu 32/ 9/ 2&3/ 1

Acct# 39300

Owner TWO HUNDRED BOSTON POST
RD LLC

Assessment \$1,600,100

Appraisal \$2,285,850

PID 1782

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$1,722,600	\$563,250	\$2,285,850

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$1,205,800	\$394,300	\$1,600,100

Owner of Record

Owner	TWO HUNDRED BOSTON POST RD LLC	Sale Price	\$2,500,000
Co-Owner	C/O THE PROPERTY GROUP OF CT INC (CMG)	Certificate	
Address	25 CRESCENT ST STAMFORD, CT 06906	Book & Page	0659/0284
		Sale Date	07/26/2016
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TWO HUNDRED BOSTON POST RD LLC	\$2,500,000		0659/0284	00	07/26/2016
CONTEMPORARY POST LLC	\$0		0565/0070	29	07/19/2007
CONTEMPO POST ASSOCIATES INC	\$0		0396/0975	00	01/09/1996

Building Information

Building 1 : Section 1

Year Built: 1986
Living Area: 18,047

Replacement Cost
Less Depreciation: \$1,363,000

Building Attributes	
Field	Description
Style	Retail - Office
Model	Comm/Ind
Grade	C
Stories	2
Occupancy	7.00
Exterior Wall 1	8" Cinderblock
Exterior Wall 2	Stucco/Masonry
Roof Structure	Fit-Stl Blt Js
Roof Cover	BU Comp
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Ceramic Tile
Heating Fuel	Gas
HVAC	Warm/Cool Air
Ceilings	Susp Accous
Partitions	Typical
Bldg Use	Commercial
Full Baths	0
Half Baths	6
Total Fixtures	0
% Sprinkler	0
Elevator	0
1st Floor Use	
Basement	Slab
Foundation	Concrete
Park Spaces	150
Frame Type	Fire Resistant
Footprint	
Wall Height	16.00
Bldg Adj	1.00

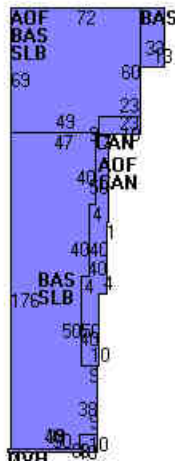
Building Photo



32-9-2&3 03/08/2017

(<https://images.vgsi.com/photos/OrangeCTPhotos/\00\01\34\06.JPG>)

Building Layout



(https://images.vgsi.com/photos/OrangeCTPhotos/Sketches/1782_1782.jp)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	12,876	12,876
AOF	Office	4,991	4,991
OVH	Overhang	180	180
CAN	Canopy	1,460	0
SLB	Slab	12,447	0
		31,954	18,047

Building 2 : Section 1

Year Built: 1986
Living Area: 5,592
Replacement Cost
Less Depreciation: \$315,400

Building Attributes : Bldg 2 of 2

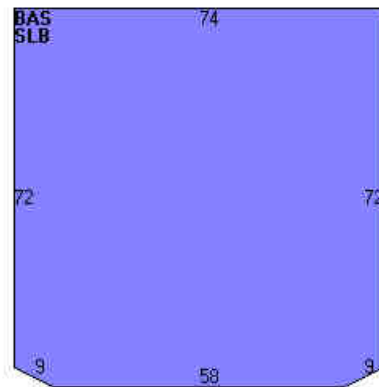
Field	Description
Style	Retail
Model	Comm/Ind
Grade	C
Stories	1
Occupancy	2.00
Exterior Wall 1	8" Cinderblock
Exterior Wall 2	
Roof Structure	Fit-Stl Blt Js
Roof Cover	BU Comp
Interior Wall 1	Paint
Interior Wall 2	Wood Panel
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
HVAC	Warm/Cool Air
Ceilings	Susp Accous
Partitions	Typical
Bldg Use	Commercial
Full Baths	0
Half Baths	3
Total Fixtures	0
% Sprinkler	0
Elevator	0
1st Floor Use	
Basement	Slab
Foundation	Concrete
Park Spaces	25
Frame Type	Fire Resistant
Footprint	
Wall Height	20.00
Bldg Adj	1.00

Building Photo



(<https://images.vgsi.com/photos/OrangeCTPhotos/\00\00\79\59.jpg>)

Building Layout



(https://images.vgsi.com/photos/OrangeCTPhotos//Sketches/1782_10063.j)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	5,592	5,592
SLB	Slab	5,592	0
		11,184	5,592

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 201
Description Commercial
Zone C-1
Neighborhood C20
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.98
Frontage
Depth
Assessed Value \$394,300
Appraised Value \$563,250

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Concrete Paving			50600.00 UNITS	\$38,000	1
LT1	Lights			8.00 UNITS	\$4,900	1
LT2	Double Light			2.00 UNITS	\$1,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$1,722,600	\$563,250	\$2,285,850
2020	\$1,722,600	\$563,250	\$2,285,850
2019	\$1,722,600	\$563,250	\$2,285,850

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$1,205,800	\$394,300	\$1,600,100
2020	\$1,205,800	\$394,300	\$1,600,100
2019	\$1,205,800	\$394,300	\$1,600,100

Orange, Connecticut

13,934

General

ACS, 2015–2019

	Orange	State
Land Area	17	4,842
Population Density	811	738
Number of Households	4,974	1,370,746
Median Age	46.2	41.0
Median Household Income	\$121,308	\$78,444
Poverty Rate	3%	10%

Economy

Top Industries

CT Department of Labor, 2019

	Employment	Employers	Av. Wages
1 Retail Trade	1,971	122	\$26,479
2 Accommodation & Food Services	1,210	68	\$20,289
3 Manufacturing	851	13	\$64,655
4 Health Care & Social Assistance	830	57	\$45,863
5 Utilities	818	5	\$124,578
All Industries	9,922	704	\$54,290

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 2,344

New Business Registrations by Year

107	135	114	107
118	122	109	160
137	137	128	164
143	133	139	163
140	129	130	158

Key Employers

Data from municipalities, 2021

- 1 Pez Candy Inc
- 2 Light Sources Inc
- 3 Avangrid Inc
- 4 Bigelow Tea
- 5 Aurora Food Products, LLC

Demographics

ACS, 2015–2019

Age Distribution

Age Group	Orange	State
Under 10	1,632 (12%)	11%
10 to 19	1,787 (13%)	13%
20 to 29	1,006 (7%)	13%
30 to 39	1,485 (11%)	12%
40 to 49	1,784 (13%)	13%
50 to 59	1,986 (14%)	15%
60 to 69	2,049 (15%)	12%
70 to 79	1,156 (8%)	7%
80 and over	1,049 (8%)	5%

Race and Ethnicity

Race/Ethnicity	Orange	State
Asian	8%	4%
Black	2%	10%
Hispanic or Latino/a	2%	16%
White	86%	67%
Other	2%	3%

Language Spoken at Home

Language	Orange	State
English	78%	84%
Spanish	12%	-

Educational Attainment

Education Level	Orange	State
High School Diploma Only	20%	27%
Associate Degree	7%	8%
Bachelor's Degree	22%	29%
Master's Degree or Higher	17%	30%

Housing

ACS, 2015–2019

	Orange	State
Median Home Value	\$389,900	\$275,400
Median Rent	\$1,648	\$1,180
Housing Units	5,194	1,516,629

	Orange	State
Owner-Occupied	66%	88%
Detached or Semi-Detached	64%	90%
Vacant	4%	10%

Schools

CT Department of Education, 2020-21

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Orange School District	PK-6	1,234	48	-
Regional School District 05	7-12	2,184	0	96%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Orange School District	68%	76%
Regional School District 05	80%	83%
Statewide	48%	56%

Orange, Connecticut

13,934

Labor Force

CT Department of Labor, 2020

	Orange	State
Employed	6,931	1,724,621
Unemployed	454	148,010

Unemployment Rate

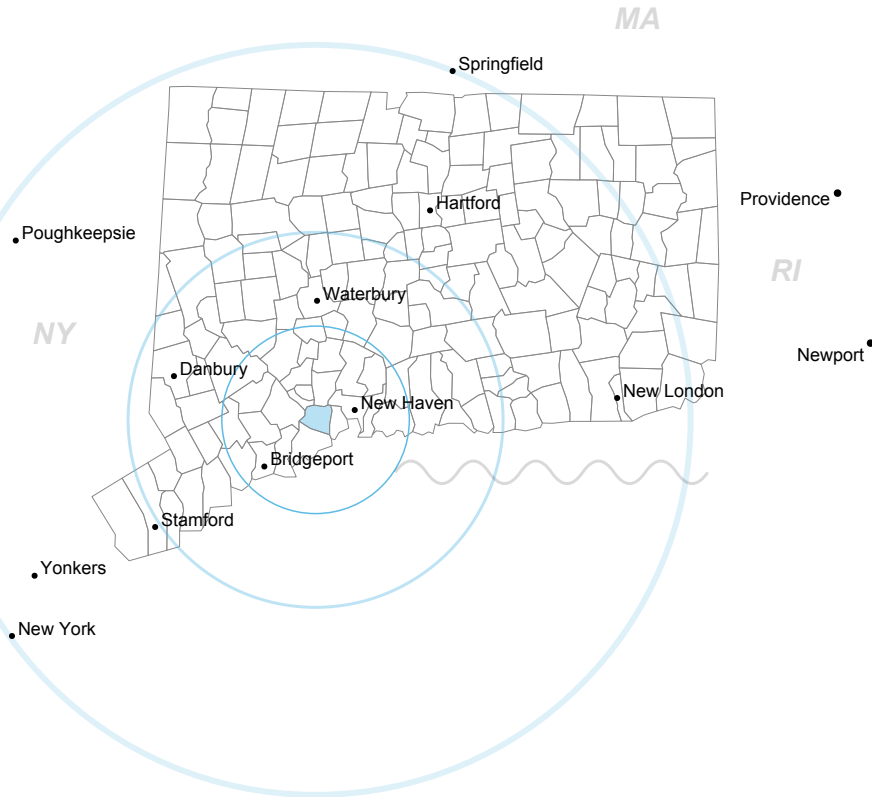


Self-Employment Rate*



*ACS, 2015-2019

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



Access

ACS, 2015-2019

	Orange	State
Mean Commute Time <i>Pre-Covid</i>	27 min	26 min

No Access to a Car	5%
No Internet Access	7%

Commute Mode

Public Transport	3%
Walking or Cycling	1%
Driving	86%
Working From Home <i>Pre-Covid</i>	5%

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	\$73,760,847
Property Tax Revenue	\$64,519,173
<i>per capita</i>	\$4,617
<i>per capita, as % of state av.</i>	152%
Intergovernmental Revenue	\$5,688,160
Revenue to Expenditure Ratio	104%

Boston*

Municipal Expenditure

Total Expenditure	\$71,006,938
Educational	\$47,815,160
Other	\$23,191,778

Grand List

Equalized Net Grand List	\$2,999,466,924
<i>per capita</i>	\$215,031
<i>per capita, as % of state av.</i>	140%
Comm./Indust. Share of Net Grand List	20%

Actual Mill Rate	33.28
Equalized Mill Rate	21.47

Municipal Debt

Moody's Rating	-
Total Indebtness	\$40,816,454
<i>per capita</i>	\$2,926
<i>per capita, as % of state av.</i>	113%
<i>as percent of expenditures</i>	58%

Annual Debt Service	\$2,540,473
<i>as % of expenditures</i>	4%



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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.

Feedback is welcome, and should be directed to info@ctdata.org.

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