

251 Kimberly Avenue, New Haven, CT

AVAILABLE FOR SALE

Redevelopment or Owner-User

Subject property is surrounded by national tenants
Popeyes, Mobil Gas Station, McDonalds, Dunkin Donuts, and Dairy Queen.

A minute away from a massive waterfront retail development in West Haven "The Haven".
This high end outlet mall includes 65 stores and six restaurants. Phase 1 of the project consisted of 215,000 square feet of retail located on Long Island Sound, just south of New Haven.

This retail development is being supported by a Public Traded Company, Simon Property Group.



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



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VIDAL/WETTENSTEIN, LLC

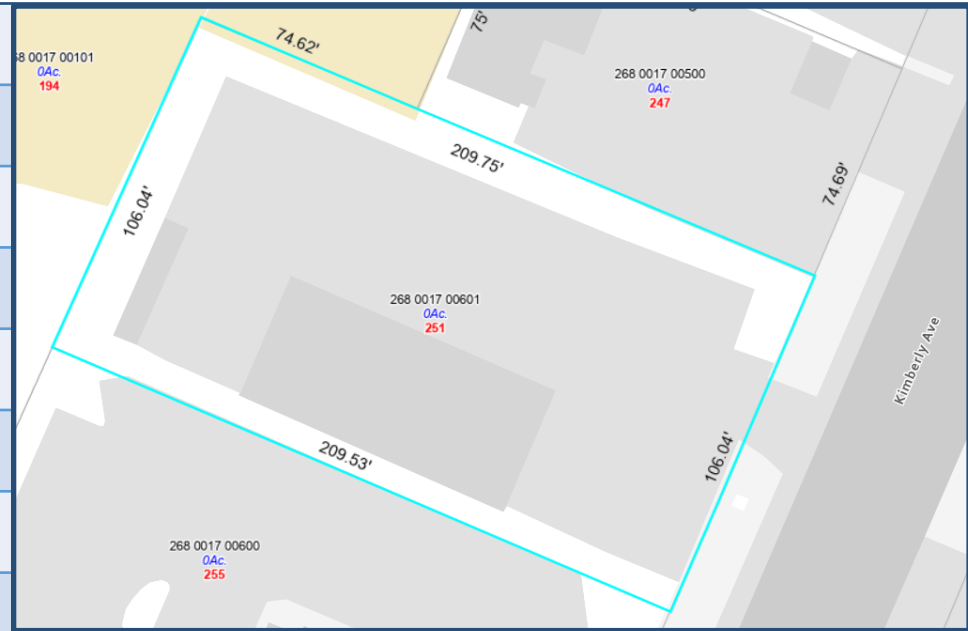


719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

251 Kimberly Avenue, New Haven, CT

Total Bldg. Sq FT:	3600
Ceiling Height:	14
Asking Price:	\$750,000.00
Acres:	0.51
Zoning:	IL (Light Industrial)
Occupancy:	Will be sold vacant
Taxes:	\$14,366.50
Heating Type:	Oil / Gas
Construction Type:	Steel
Year Built:	1990
Drive-In Doors:	5
Flood Zone:	Yes



- 15-18K cars daily.
- Owner financing available.
- Currently being used as Auto Repair Service with Dealer license to sell cars.
- Tires are also sold in this location.

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Demographic Detail Report

251 Kimberly Ave, New Haven, CT 06519

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Auto Dealership** % Leased: **100%**
 GLA: **3,600 SF** Rent/SF/Yr: **-**
 Year Built: **1990**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	16,979		138,875		243,918	
2021 Estimate	17,189		139,504		244,366	
2010 Census	18,233		142,352		246,006	
Growth 2021 - 2026	-1.22%		-0.45%		-0.18%	
Growth 2010 - 2021	-5.73%		-2.00%		-0.67%	
2021 Population by Age						
	17,189		139,504		244,366	
Age 0 - 4	1,076	6.26%	9,180	6.58%	14,864	6.08%
Age 5 - 9	1,154	6.71%	8,789	6.30%	14,561	5.96%
Age 10 - 14	1,220	7.10%	8,255	5.92%	14,234	5.82%
Age 15 - 19	1,342	7.81%	8,982	6.44%	15,807	6.47%
Age 20 - 24	1,378	8.02%	10,501	7.53%	17,702	7.24%
Age 25 - 29	1,444	8.40%	12,653	9.07%	20,040	8.20%
Age 30 - 34	1,439	8.37%	13,265	9.51%	20,403	8.35%
Age 35 - 39	1,280	7.45%	11,583	8.30%	18,163	7.43%
Age 40 - 44	1,074	6.25%	9,061	6.50%	15,040	6.15%
Age 45 - 49	1,033	6.01%	8,099	5.81%	14,312	5.86%
Age 50 - 54	1,037	6.03%	7,913	5.67%	14,617	5.98%
Age 55 - 59	1,008	5.86%	7,796	5.59%	14,869	6.08%
Age 60 - 64	863	5.02%	6,914	4.96%	13,636	5.58%
Age 65 - 69	643	3.74%	5,400	3.87%	11,035	4.52%
Age 70 - 74	489	2.84%	4,330	3.10%	9,155	3.75%
Age 75 - 79	318	1.85%	2,896	2.08%	6,381	2.61%
Age 80 - 84	188	1.09%	1,793	1.29%	4,170	1.71%
Age 85+	204	1.19%	2,093	1.50%	5,378	2.20%
Age 65+	1,842	10.72%	16,512	11.84%	36,119	14.78%
Median Age	33.40		34.30		36.30	
Average Age	35.30		36.10		38.10	

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	15,020		130,198		231,401	
Real Estate & Finance	182	1.21%	3,035	2.33%	5,659	2.45%
Professional & Management	2,423	16.13%	30,629	23.52%	55,605	24.03%
Public Administration	197	1.31%	2,172	1.67%	4,185	1.81%
Education & Health	2,169	14.44%	25,085	19.27%	43,518	18.81%
Services	2,100	13.98%	15,636	12.01%	26,763	11.57%
Information	44	0.29%	1,023	0.79%	2,011	0.87%
Sales	1,561	10.39%	12,964	9.96%	23,985	10.37%
Transportation	871	5.80%	6,960	5.35%	10,210	4.41%
Retail	972	6.47%	6,920	5.31%	12,253	5.30%
Wholesale	199	1.32%	1,363	1.05%	2,591	1.12%
Manufacturing	971	6.46%	5,721	4.39%	10,720	4.63%
Production	1,556	10.36%	8,518	6.54%	14,852	6.42%
Construction	852	5.67%	4,576	3.51%	7,808	3.37%
Utilities	488	3.25%	2,689	2.07%	5,537	2.39%
Agriculture & Mining	42	0.28%	120	0.09%	227	0.10%
Farming, Fishing, Forestry	28	0.19%	161	0.12%	193	0.08%
Other Services	365	2.43%	2,626	2.02%	5,284	2.28%
2021 Worker Travel Time to Job	7,613		64,179		113,720	
<30 Minutes	5,526	72.59%	47,236	73.60%	82,950	72.94%
30-60 Minutes	1,635	21.48%	11,916	18.57%	21,819	19.19%
60+ Minutes	452	5.94%	5,027	7.83%	8,951	7.87%
2010 Households by HH Size	6,066		53,511		94,300	
1-Person Households	1,564	25.78%	18,256	34.12%	31,159	33.04%
2-Person Households	1,486	24.50%	14,988	28.01%	27,355	29.01%
3-Person Households	1,109	18.28%	8,510	15.90%	15,125	16.04%
4-Person Households	870	14.34%	6,068	11.34%	11,242	11.92%
5-Person Households	536	8.84%	3,140	5.87%	5,382	5.71%
6-Person Households	277	4.57%	1,457	2.72%	2,350	2.49%
7 or more Person Households	224	3.69%	1,092	2.04%	1,687	1.79%
2021 Average Household Size	2.90		2.40		2.40	
Households						
2026 Projection	5,508		51,964		93,716	
2021 Estimate	5,602		52,246		93,865	
2010 Census	6,065		53,511		94,300	
Growth 2021 - 2026	-1.68%		-0.54%		-0.16%	
Growth 2010 - 2021	-7.63%		-2.36%		-0.46%	

Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2021 Households by HH Income	5,604	52,246	93,865
<\$25,000	1,919 34.24%	15,887 30.41%	25,796 27.48%
\$25,000 - \$50,000	1,191 21.25%	11,086 21.22%	19,265 20.52%
\$50,000 - \$75,000	952 16.99%	8,234 15.76%	14,461 15.41%
\$75,000 - \$100,000	563 10.05%	5,877 11.25%	10,550 11.24%
\$100,000 - \$125,000	355 6.33%	3,699 7.08%	7,432 7.92%
\$125,000 - \$150,000	207 3.69%	2,168 4.15%	4,475 4.77%
\$150,000 - \$200,000	218 3.89%	2,711 5.19%	6,225 6.63%
\$200,000+	199 3.55%	2,584 4.95%	5,661 6.03%
2021 Avg Household Income	\$61,489	\$69,474	\$76,371
2021 Med Household Income	\$41,073	\$47,333	\$53,032
2021 Occupied Housing	5,602	52,246	93,866
Owner Occupied	1,851 33.04%	18,053 34.55%	41,883 44.62%
Renter Occupied	3,751 66.96%	34,193 65.45%	51,983 55.38%
2010 Housing Units	6,711	60,222	105,914
1 Unit	1,831 27.28%	16,893 28.05%	42,054 39.71%
2 - 4 Units	3,820 56.92%	22,824 37.90%	32,142 30.35%
5 - 19 Units	615 9.16%	9,158 15.21%	13,606 12.85%
20+ Units	445 6.63%	11,347 18.84%	18,112 17.10%
2021 Housing Value	1,851	18,053	41,882
<\$100,000	218 11.78%	1,521 8.43%	2,796 6.68%
\$100,000 - \$200,000	776 41.92%	6,998 38.76%	14,797 35.33%
\$200,000 - \$300,000	556 30.04%	6,083 33.70%	14,444 34.49%
\$300,000 - \$400,000	208 11.24%	1,972 10.92%	5,545 13.24%
\$400,000 - \$500,000	54 2.92%	797 4.41%	2,388 5.70%
\$500,000 - \$1,000,000	39 2.11%	642 3.56%	1,690 4.04%
\$1,000,000+	0 0.00%	40 0.22%	222 0.53%
2021 Median Home Value	\$191,172	\$208,343	\$223,179
2021 Housing Units by Yr Built	6,727	60,320	106,291
Built 2010+	20 0.30%	1,898 3.15%	4,305 4.05%
Built 2000 - 2010	104 1.55%	3,032 5.03%	5,925 5.57%
Built 1990 - 1999	307 4.56%	2,051 3.40%	4,677 4.40%
Built 1980 - 1989	551 8.19%	4,399 7.29%	8,477 7.98%
Built 1970 - 1979	589 8.76%	6,487 10.75%	11,909 11.20%
Built 1960 - 1969	741 11.02%	8,726 14.47%	14,280 13.43%
Built 1950 - 1959	759 11.28%	7,266 12.05%	16,136 15.18%
Built <1949	3,656 54.35%	26,461 43.87%	40,582 38.18%
2021 Median Year Built	1948	1954	1957