

AVAILABLE FOR SALE OR LEASE

2 Atwood Place, West Haven, CT



To arrange a tour contact:
Bruce Wettenstein, SIOR
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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.

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PROPERTY DETAILS

Building Area: 12,000± SF single story

Mezzanine included at no cost

The building has no columns

Clear Height: 21' clear

Parking: 8 vehicles

Overhead door: 24' x 14'

Heating: overhead gas units

Gas: yes

Water/ Sewer: City

Lease rate: \$7.75 NNN

Sale Price: \$975,000.00

New ADA bathroom



Location: Convenient to exit 43 of I-95



SIOR Individual Members
Society of Industrial & Office Realtors

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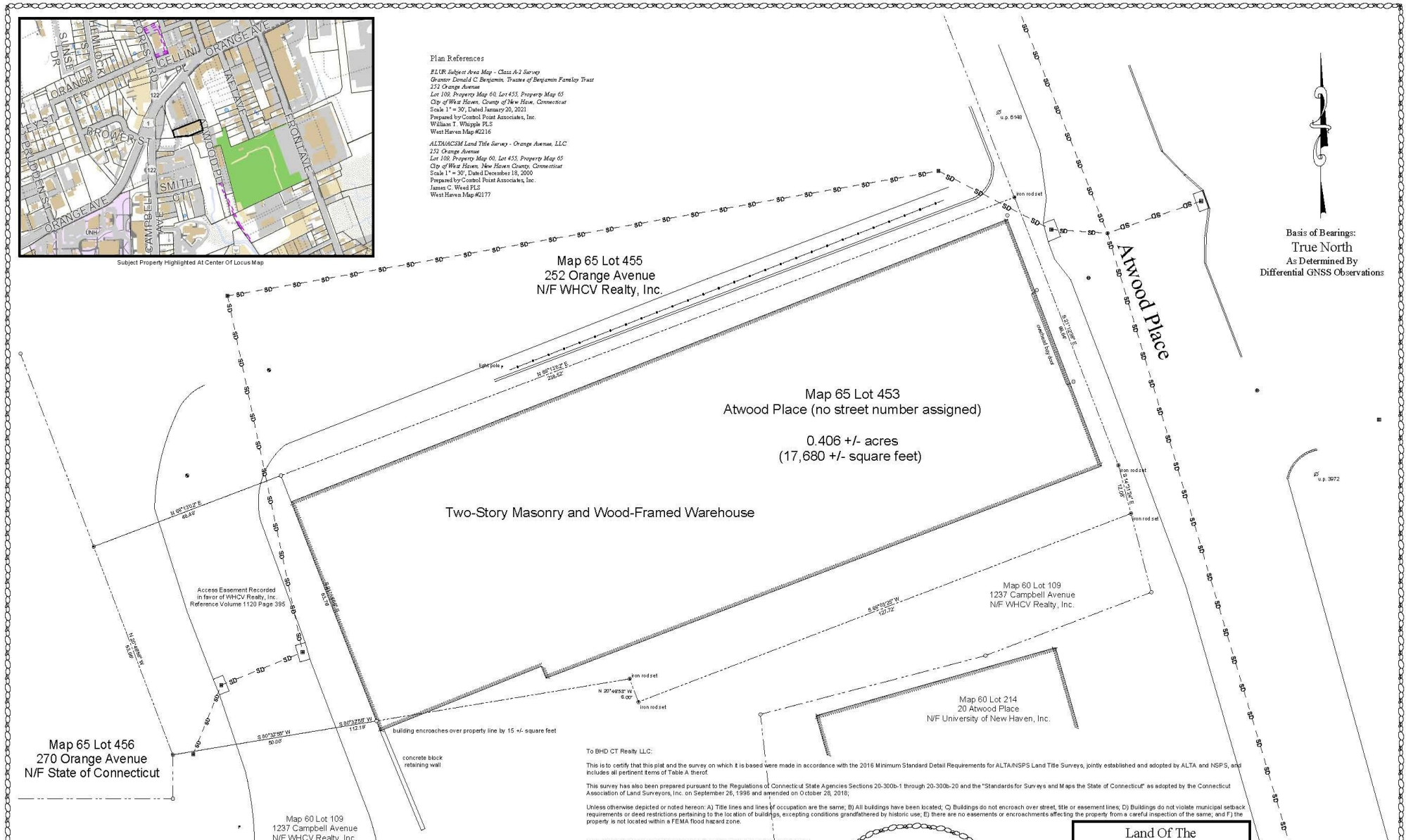
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West Haven, Connecticut

General

| ACS, 2019–2023 | West Haven | State |
|------------------------------------------------------|------------|-----------|
| Current Population | 55,147 | 3,598,348 |
| Land Area <i>mi</i> ² | 11 | 4,842 |
| Population Density <i>people per mi</i> ² | 5,130 | 743 |
| Number of Households | 20,730 | 1,420,170 |
| Median Age | 36 | 41 |
| Median Household Income | \$73,566 | \$93,760 |
| Poverty Rate | 12% | 10% |

Economy

Top Industries

| Lightcast, 2023 (2 and 3 digit NAICS) | Jobs | Share of Industry |
|--------------------------------------------|--------|-------------------|
| 1 Educational Services | 3,109 | |
| <i>Educational Services</i> | | 100% |
| 2 Health Care and Social Assistance | 2,140 | |
| <i>Ambulatory Health Care Services</i> | | 43% |
| 3 Wholesale Trade | 1,756 | |
| <i>Merchant Wholesalers, Durable Goods</i> | | 45% |
| 4 Retail Trade | 1,375 | |
| <i>Food and Beverage Stores</i> | | 39% |
| 5 Accommodation and Food Services | 1,371 | |
| <i>Food Services and Drinking Places</i> | | 94% |
| Total Jobs, All Industries | 15,565 | |

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

| Year | 2020 | 2021 | 2022 | 2023 | 2024 |
|-------|------|------|------|------|------|
| Total | 474 | 578 | 604 | 637 | 637 |

Total Active Businesses 3,577

Key Employers

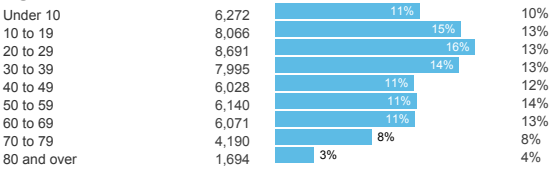
Data from Municipalities, 2025

- 1 VA Medical Center-West Haven
- 2 Watson Inc
- 3 University Of New Haven
- 4 Yale University
- 5 Elm City Livery

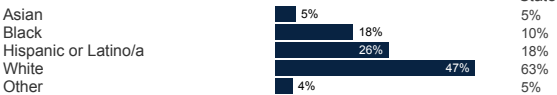
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

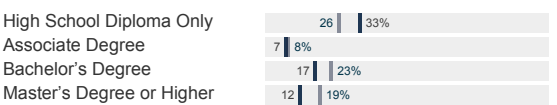


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



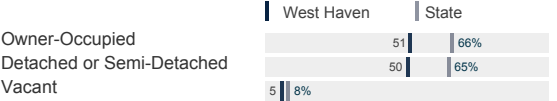
Educational Attainment



Housing

ACS, 2019–2023

| | West Haven | State |
|-------------------|------------|-----------|
| Median Home Value | \$265,200 | \$343,200 |
| Median Rent | \$1,389 | \$1,431 |
| Housing Units | 21,884 | 1,536,049 |



Schools

CT Department of Education, 2024-25

School Districts

| | Available Grades | Total Enrollment | Pre-K Enrollment | 4-Year Grad Rate (2022-23) |
|----------------------------|------------------|------------------|------------------|----------------------------|
| West Haven School District | PK-12 | 5,950 | 115 | 86% |
| Statewide | - | 508,402 | 20,762 | 88% |

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

| | Math | ELA |
|----------------------------|------|-----|
| West Haven School District | 34% | 39% |
| Statewide | 44% | 49% |

West Haven, Connecticut

Labor Force

CT Department of Labor, 2024

| | West Haven | State |
|------------|------------|-----------|
| Employed | 30,070 | 1,842,285 |
| Unemployed | 1,175 | 67,181 |

Unemployment Rate

Self-Employment Rate*

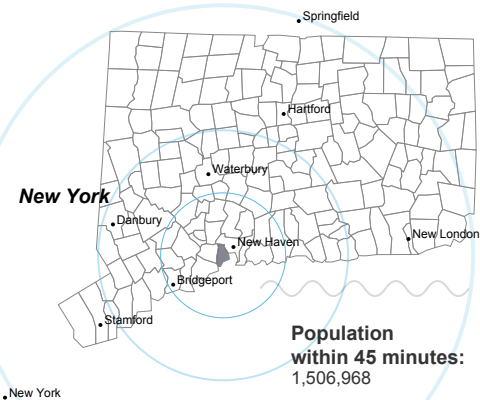
*ACS, 2019–2023



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

Massachusetts

Rhode Island

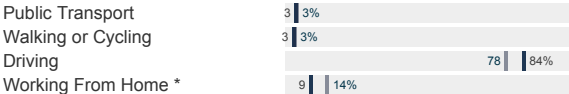


Access

ACS, 2019–2023

| | West Haven | State |
|---------------------|------------|--------|
| Mean Commute Time * | 23 min | 26 min |
| No Access to a Car | 9 | 11% |
| No Internet Access | 6 | 7% |

Commute Mode



Public Transit

| | |
|-----------------------------|-----------------|
| CT <i>transit</i> Service | New Haven metro |
| Other Public Bus Operations | - |
| Train Service | - |

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

| | |
|--------------------------------|---------------|
| Total Revenue | \$180,051,628 |
| Property Tax Revenue | \$105,419,834 |
| per capita | \$1,917 |
| per capita, as % of state avg. | 59% |
| Intergovernmental Revenue | \$68,945,245 |
| Revenue to Expenditure Ratio | 101% |

Municipal Expenditure

| | |
|-------------------|---------------|
| Total Expenditure | \$178,547,322 |
| Educational | \$103,067,126 |
| Other | \$75,480,196 |

Grand List

| | |
|-----------------------------------------------|-----------------|
| Equalized Net Grand List | \$4,334,933,975 |
| per capita | \$78,811 |
| per capita, as % of state avg. | 44% |
| Commercial/Industrial Share of Net Grand List | 13% |
| Actual Mill Rate | 37.00 |
| Equalized Mill Rate | 24.23 |

Municipal Debt

| | |
|--------------------------------|--------------|
| Moody's Rating (2024) | Baa3 |
| S&P Rating (2024) | BBB+ |
| Total Indebtedness | \$96,304,367 |
| per capita | \$1,751 |
| per capita, as % of state avg. | 60% |
| as percent of expenditures | 54% |
| Annual Debt Service | \$20,026,028 |
| as % of expenditures | 11% |

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 data are available from profiles.ctdata.org

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

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