

484 Boston Post Road, Orange, Connecticut

Center Highlights: *Attractive* investment opportunity in the nucleus of Orange's retail district! Potential high rate of return, lots of exposure off Boston Post Road, convenient access to I-95, easy access to public transportation, great sight line! Tons of traffic as you are near restaurants and shopping centers. 144 feet of frontage and ample parking!



For further information, please contact:
Randy Vidal 203-226-7101 ext. 3
randy@vidalwettenstein.com

VIDAL/WETTENSTEIN, LLC



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Individual Members
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

INVESTMENT OPPORTUNITY

Orange, Connecticut

We are pleased to exclusively offer for sale, offered at \$1,490,000 this free standing retail building located on Boston Post Road. It is situated on the main Orange/Milford retail artery in an area with outstanding demographics. This prime retail building, consisting of 9,980 square feet is five minutes from exit 41 of I-95 and has 144± feet of frontage on the Boston Post Road (Route 1).



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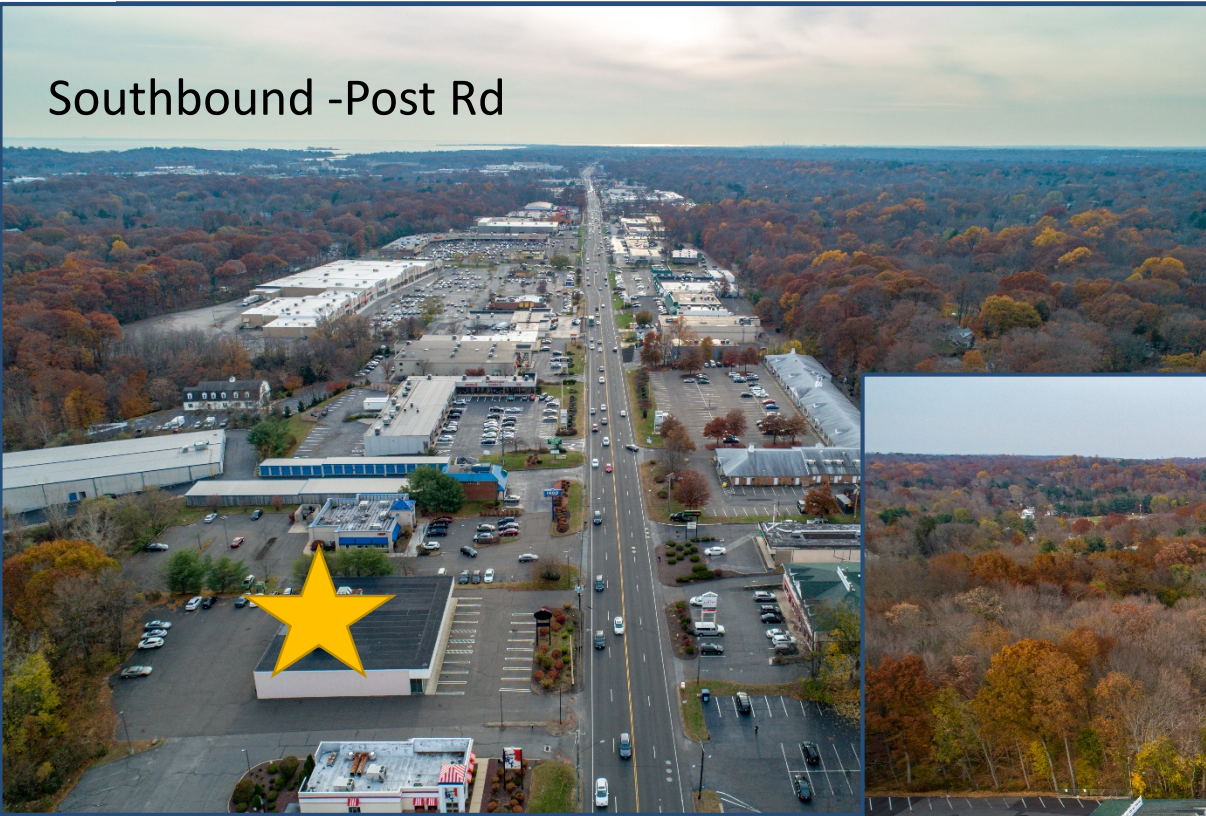
All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

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Southbound -Post Rd



Northbound -Post Rd



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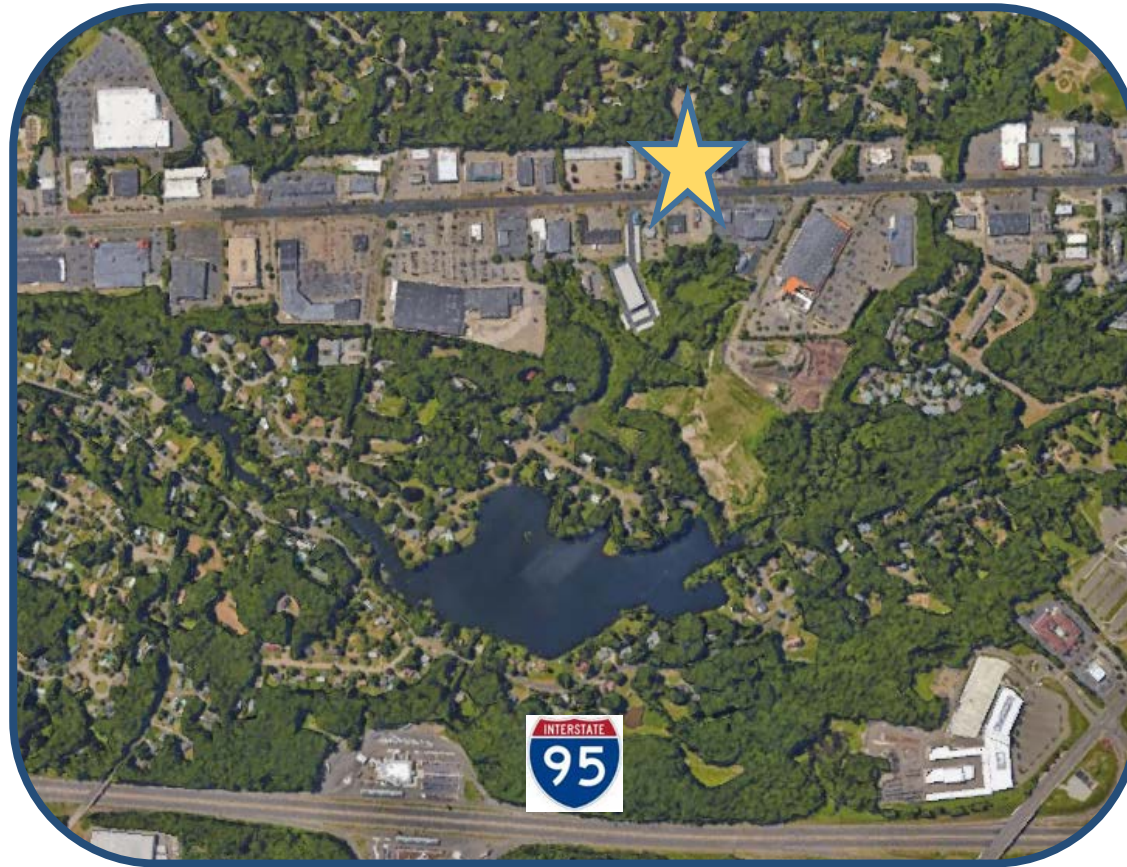


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The building had been fully leased since it was built and for the first time available for sale. A rare investment opportunity or ideal for an Owner/User.

Traffic Count: 21,000 vehicles per day

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Building Info:		Retail		Utilities:
Total Bldg. Sq FT:	9880	Sprinkler:	No	Volts: 240
Available sq ft:	9880	Heating type:	Gas Hot Air	Amps: 400 3 phase
Number of floors:	1	AC main bldg:	2- 15 ton units. New in 2017	Water: City
Ceiling height:	14'	Construction type:	Masonry	Sewer: Yes
Acres:	0.93	Roof:	3/4, replaced 2010	Gas: Yes
Zoning:	C-2	Year built:	1972	Tax Assessment: \$1,063,000
		Drive-in doors:	1-12'	Taxes: \$33,398/ \$3.38 psf
Occupancy:	Immediate	Parking:	20 in front plus large parking lot in rear	Insurance: \$8,828
				Transportation:
				Distance to Hwy: 3/4 miles
				Nearest Hwy: I-95
				On Bus Route



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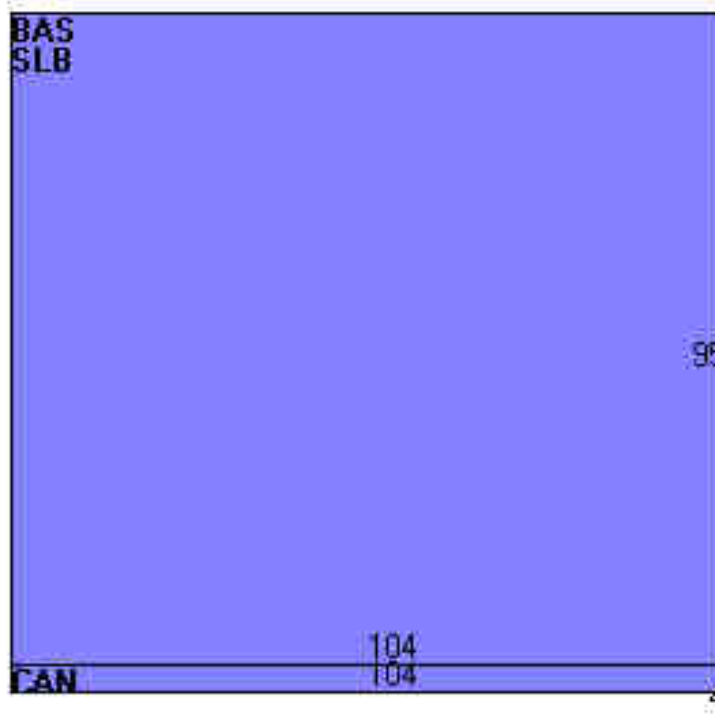
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Building Layout



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Building Siteplan



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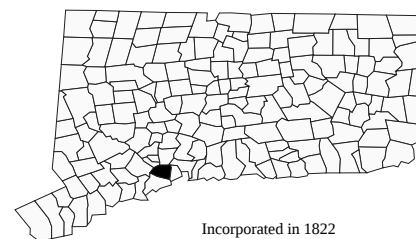
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Orange, Connecticut

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

Town Hall
617 Orange Center Road
Orange, CT 06477
(203) 891-4700

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



Incorporated in 1822

Demographics

Population

	Town	County	State
2000	13,233	824,008	3,405,565
2010	13,956	862,477	3,574,097
2012-2016	13,941	860,874	3,588,570
2020	13,772	898,514	3,604,591
'16 - '20 Growth / Yr	-0.3%	1.0%	0.1%

	Town	County	State
Land Area (sq. miles)	17	605	4,842
Pop./Sq. Mile (2012-2016)	811	1,424	741
Median Age (2012-2016)	45	40	41
Households (2012-2016)	4,919	326,487	1,354,713
Med. HH Inc. (2012-2016)	\$106,475	\$62,715	\$71,755

	Town	State
Veterans (2012-2016)	695	188,759

Age Distribution (2012-2016)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	726 5%	1,635 12%	1,645 12%	2,873 21%	4,404 32%	2,658 19%	13,941 100%
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)

	Town	County	State
White Alone, Non-Hispanic	12,146	557,698	2,464,450
Black Alone	186	110,829	372,696
Asian	994	33,744	152,782
Native American	0	1,688	9,399
Other/Multi-Race	315	70,065	284,582
Hispanic or Latino	356	144,549	537,728

Poverty Rate (2012-2016)

	Town	County	State
Poverty Rate (2012-2016)	3.5%	12.8%	10.4%

Educational Attainment (2012-2016)

	Town	County	State
High School Graduate	1,900 19%	673,220 27%	
Associates Degree	590 6%	184,426 7%	
Bachelors or Higher	5,720 58%	938,319 38%	

Economics

Business Profile (2016)

Sector	Units	Employment
Total - All Industries	639	10,506
23 - Construction	32	145
31-33 - Manufacturing	12	803
42 - Wholesale Trade	50	615
44-45 - Retail Trade	123	2,205
56 - Administrative and Waste Services	39	739
72 - Accommodation and Food Services	65	1,378
Total Government	19	625

Top Five Grand List (2017)

	Amount
United Illuminating Company	\$113,810,110
Fairfield Grand Reserve LLC	\$23,049,850
Connecticut Light & Power	\$21,845,240
Southern Connecticut Gas Company	\$17,132,710
Wu/LH co Lighthouse Real Estate Ventures Inc	\$17,002,000
Net Grand List (SFY 2015-2016)	\$1,921,064,120

Major Employers (2017)

United Illuminating	The Town of Orange
Southern Connecticut Gas	Light Sources
Dichello Distributors	

Education

2017-2018 School Year

	Grades	Enrollment
Orange School District	PK-6	1,175
Regional School District 05	7-12	2,216

Smarter Balanced Test Percent Above Goal (2016-2017)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	57.0%	53.1%	70.1%	50.0%	NA	41.8%
ELA	63.1%	51.8%	67.8%	54.1%	NA	53.7%

Pre-K Enrollment (PSIS)

	2016-2017
Orange School District	37

Rate of Chronic Absenteeism (2016-2017)

	All
Connecticut	9.9%
Orange School District	3.7%
Regional School District 05	5.8%

4-Year Cohort Graduation Rate (2016-2017)

	All	Female	Male
Connecticut	87.9%	90.9%	85.1%
Regional School District 05	95.7%	*	*

Public vs Private Enrollment (2012-2016)

	Town	County	State
Public	83.0%	88.0%	86.8%
Private	17.0%	12.0%	13.2%

Orange, Connecticut

CERC Town Profile 2018



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Town Meeting

Total Revenue (2016)	\$67,324,863	Total Expenditures (2016)	\$67,077,255	Annual Debt Service (2016)	\$6,375,710
Tax Revenue	\$60,374,182	Education	\$44,175,681	As % of Expenditures	9.5%
Non-tax Revenue	\$6,950,681	Other	\$22,901,574	Eq. Net Grand List (2016)	\$2,891,806,320
Intergovernmental	\$5,118,888	Total Indebtedness (2016)	\$42,488,781	Per Capita	\$207,864
Per Capita Tax (2016)	\$4,336	As % of Expenditures	63.3%	As % of State Average	137.4%
As % of State Average	151.0%	Per Capita	\$3,054	Moody's Bond Rating (2016)	Aa1
		As % of State Average	123.1%	Actual Mill Rate (2016)	31.40
				Equalized Mill Rate (2016)	20.86
				% of Net Grand List Com/Ind (2016)	20.3%

Housing/Real Estate

Housing Stock (2012-2016)

	Town	County	State
Total Units	5,037	362,497	1,493,798
% Single Unit (2012-2016)	88.7%	53.6%	59.1%
New Permits Auth (2017)	17	750	4,547
As % Existing Units	0.3%	0.2%	0.3%
Demolitions (2017)	2	202	1,403
Home Sales (2013)	158	5,858	26,310
Median Price	\$382,300	\$244,000	\$269,300
Built Pre-1950 share	15.5%	33.4%	29.7%
Owner Occupied Dwellings	4,267	203,568	900,223
As % Total Dwellings	86.8%	62.4%	66.5%
Subsidized Housing (2017)	73	46,104	168,576

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	1	1,128	3,417
\$100,000-\$199,999	15	2,047	7,522
\$200,000-\$299,999	37	1,418	6,031
\$300,000-\$399,999	67	730	3,380
\$400,000 or More	38	535	5,960

Rental (2012-2016)

	Town	County	State
Median Rent	\$1,686	\$1,075	\$1,094
Cost-burdened Renters	54.0%	55.9%	52.5%

Labor Force

	Town	County	State
Residents Employed	6,949	430,024	1,795,519
Residents Unemployed	279	24,872	96,273
Unemployment Rate	3.9%	5.5%	5.1%
Self-Employed Rate	15.9%	8.5%	9.9%
Total Employers	639	23,754	117,337
Total Employed	10,506	362,096	1,666,580

Connecticut Commuters (2015)

Commuters Into Town From:	Town Residents Commuting To:		
New Haven, CT	1,114	New Haven, CT	1,177
West Haven, CT	1,066	Milford, CT	802
Milford, CT	674	Orange, CT	498
Bridgeport, CT	656	West Haven, CT	416
Orange, CT	498	Stratford, CT	346
Hamden, CT	460	Bridgeport, CT	330
Stratford, CT	377	Shelton, CT	261

Quality of Life

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

	Town	State
Property	2,458	1,780
Violent	65	224

Distance to Major Cities

	Miles
Hartford	38
New York City	64
Providence	92
Boston	127
Montreal	296

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
Cablevisions Systems of Southern CT (203) 336-2225

Disengaged Youth (2012-2016)

	Town	State
Female	0.0%	4.5%
Male	0.0%	5.5%

	Town
Library circulation per capita	9.47