

# LAND FOR SALE

900 Sherman Avenue, Hamden, CT

To arrange a tour contact:  
**Silvester Garza | 203-226-7101 Ext 8**  
[silvester@vidalwettenstein.com](mailto:silvester@vidalwettenstein.com)



**SIOR** Individual Members  
Society of Industrial & Office Realtors

## 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.



## PREMIER DEVELOPMENT SITE

### PROPERTY DETAILS

**27± ACRES**

Zone: M (Manufacturing)

Frontage: 495' on Sherman Avenue

Utilities: Accessible

Last mile distribution opportunity

Medical Marijuana Production is allowed in this zone

For Sale : "Subject To Offer"

2022 Taxes: \$14,018.32

- Located five minutes from:
  - Exit 61 of the Merritt Parkway
  - Quinnipiac University
  - Sleeping Giant State Park
- 2.5 Miles from 900 Sherman Avenue is Route 40 (Mountain Carmel Connector) which connects to I-91 allowing larger box trucks



#### Location:

Whitney Ave. to Hamden Hill Dr. to Sherman Ave.

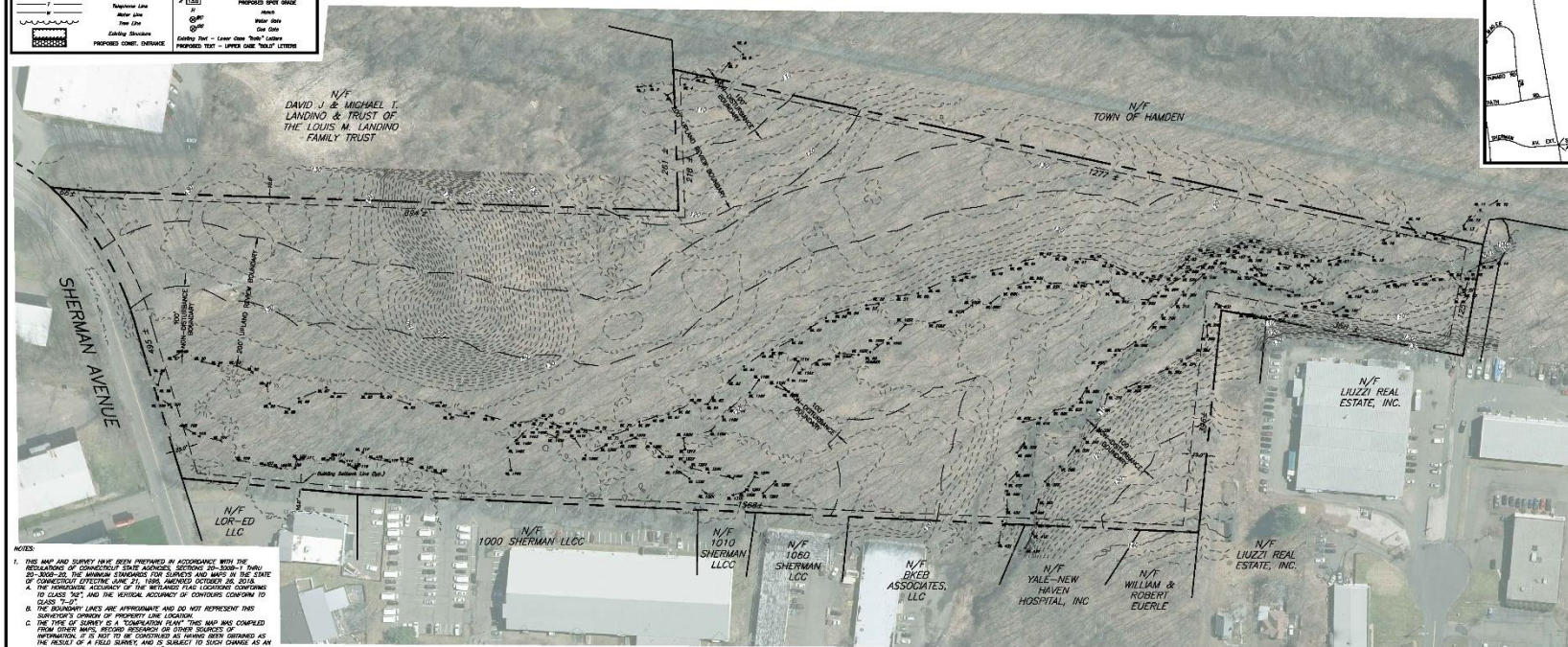
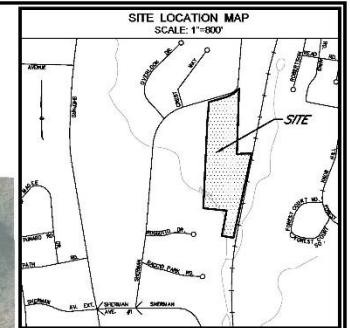


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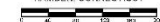
THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE  
PROVISIONS OF THE SURVEY ACT, R.S.B.C. 1996, CHAPTER 226, AND THE  
2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808

ZONE:	M (MANUFACTURING)		
USE:	SEE SECTION OF HAWKIN ZONING REGULATIONS TABLE #1 FOR AVAILABLE USE		
		EXISTING	REQUIRED
MINIMUM LOT AREA (SQ.FT.)		951,888.0	30,000
MINIMUM LOT WIDTH (FT.)		>=100	100
MAXIMUM FRONT YARD (FT.)		N/A	25
MINIMUM REAR YARD (FT.)		N/A	25
MINIMUM SIDE YARD (FT.)		N/A	10
MAXIMUM BUILDING COVERAGE (%)		N/A	40
MAXIMUM LOT COVERAGE (%)		N/A	60
MAXIMUM BUILDING HEIGHT (FT.)		N/A	40

FOR  
REVIEW

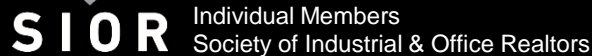
ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREON.

PREPARED FOR  
**L AND V REAL ESTATE LLC**  
900 SHERMAN AVENUE  
HAMDEN, CONNECTICUT



**GODFREY  HOFFMAN**  
**HODGE LLC**

DRAWN BY: JPCB
CHECKED BY: AM
DATE: 05-16-2023
SCALE: 1"=80'
PROJECT: 22-105
DRAWING



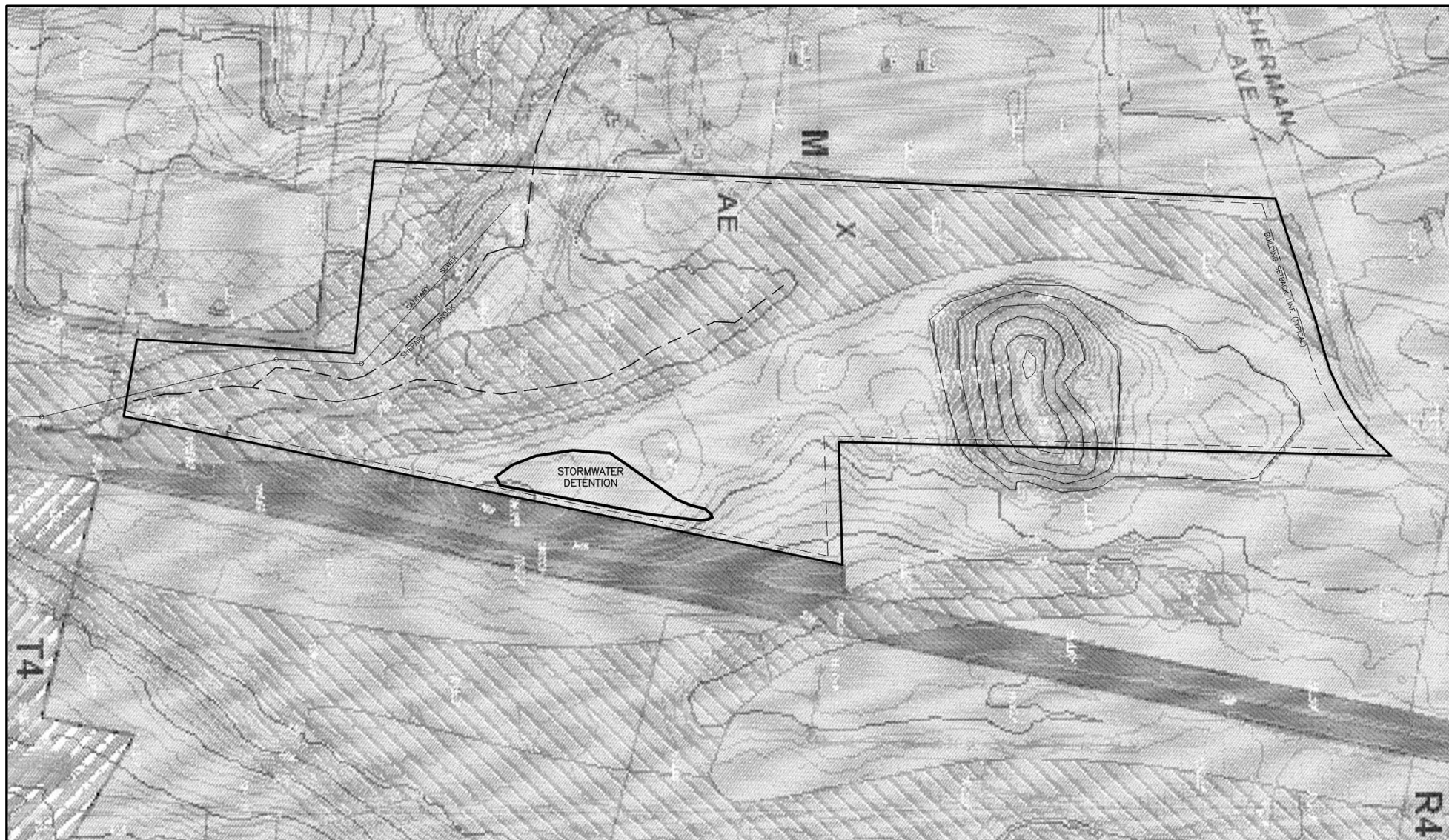
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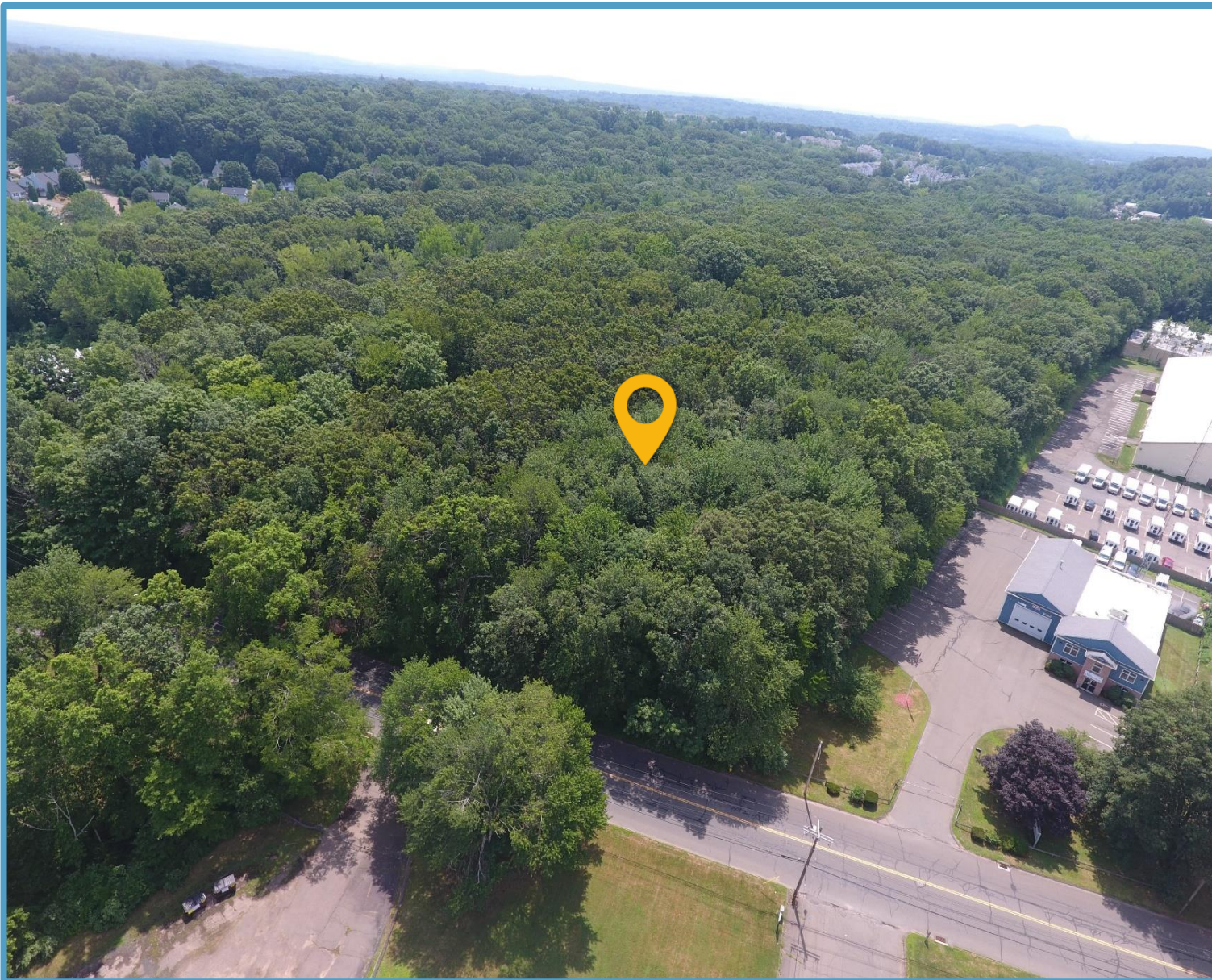


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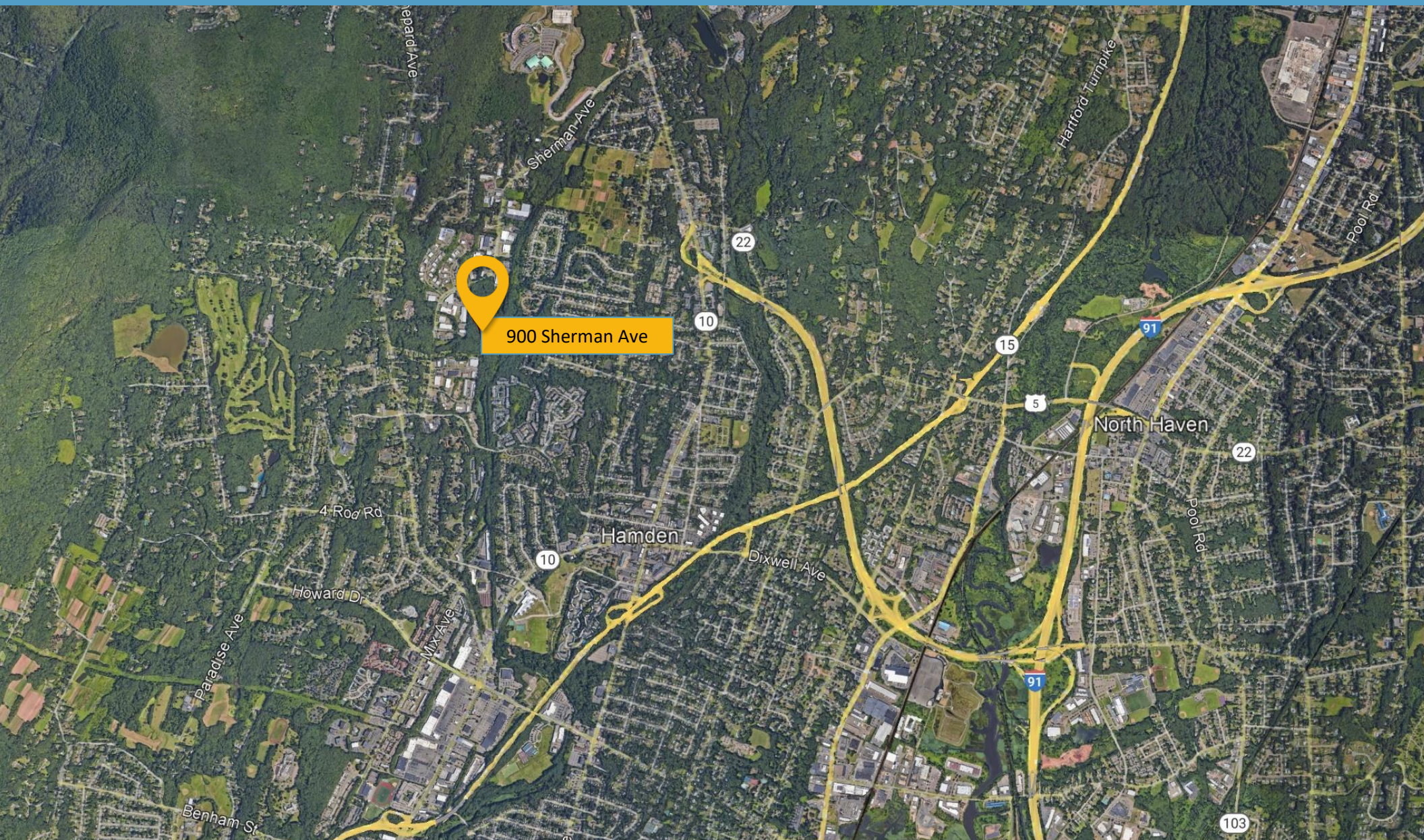


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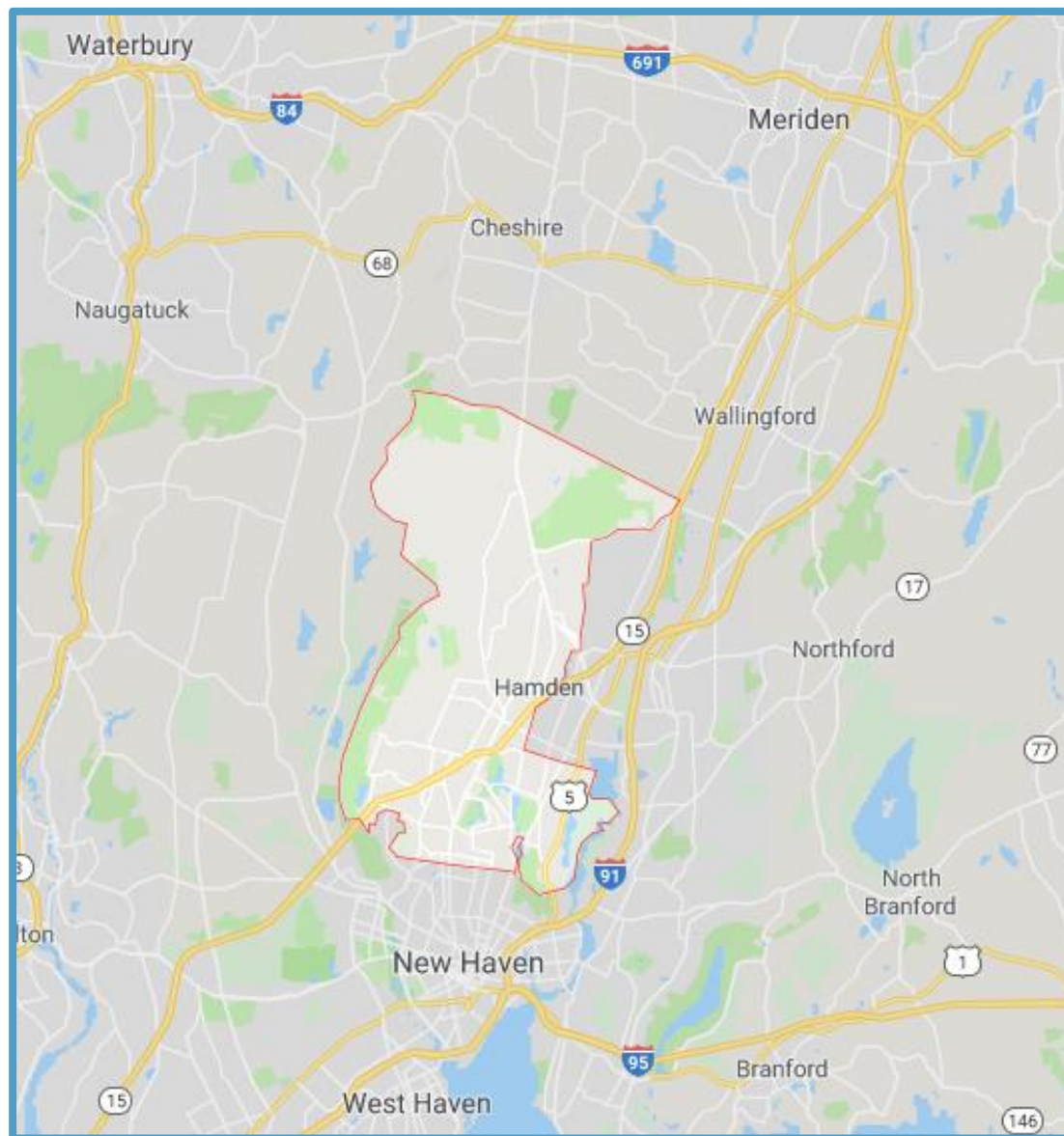


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# Hamden, CT





## 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

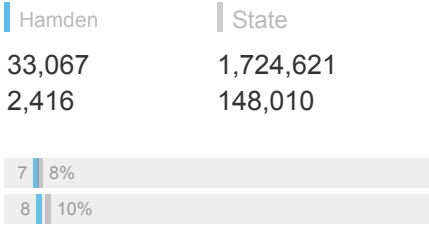
CT Department of Labor, 2020

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

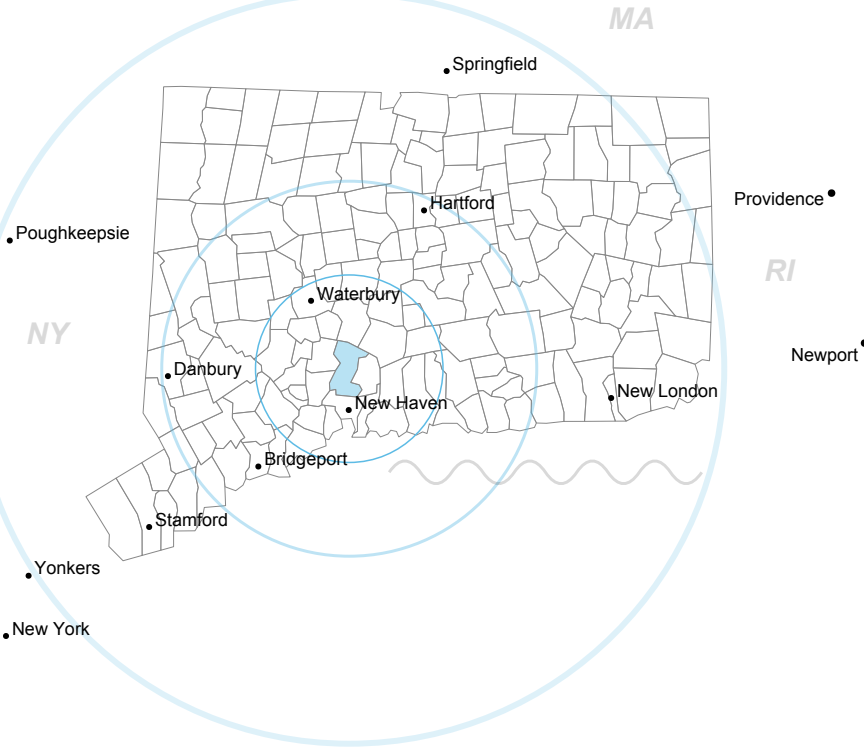
Unemployment Rate

Self-Employment Rate\*

\*ACS, 2015–2019



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



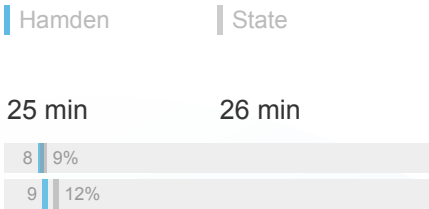
## Access

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](https://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](https://profiles.ctdata.org).

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

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