



# 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  
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**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

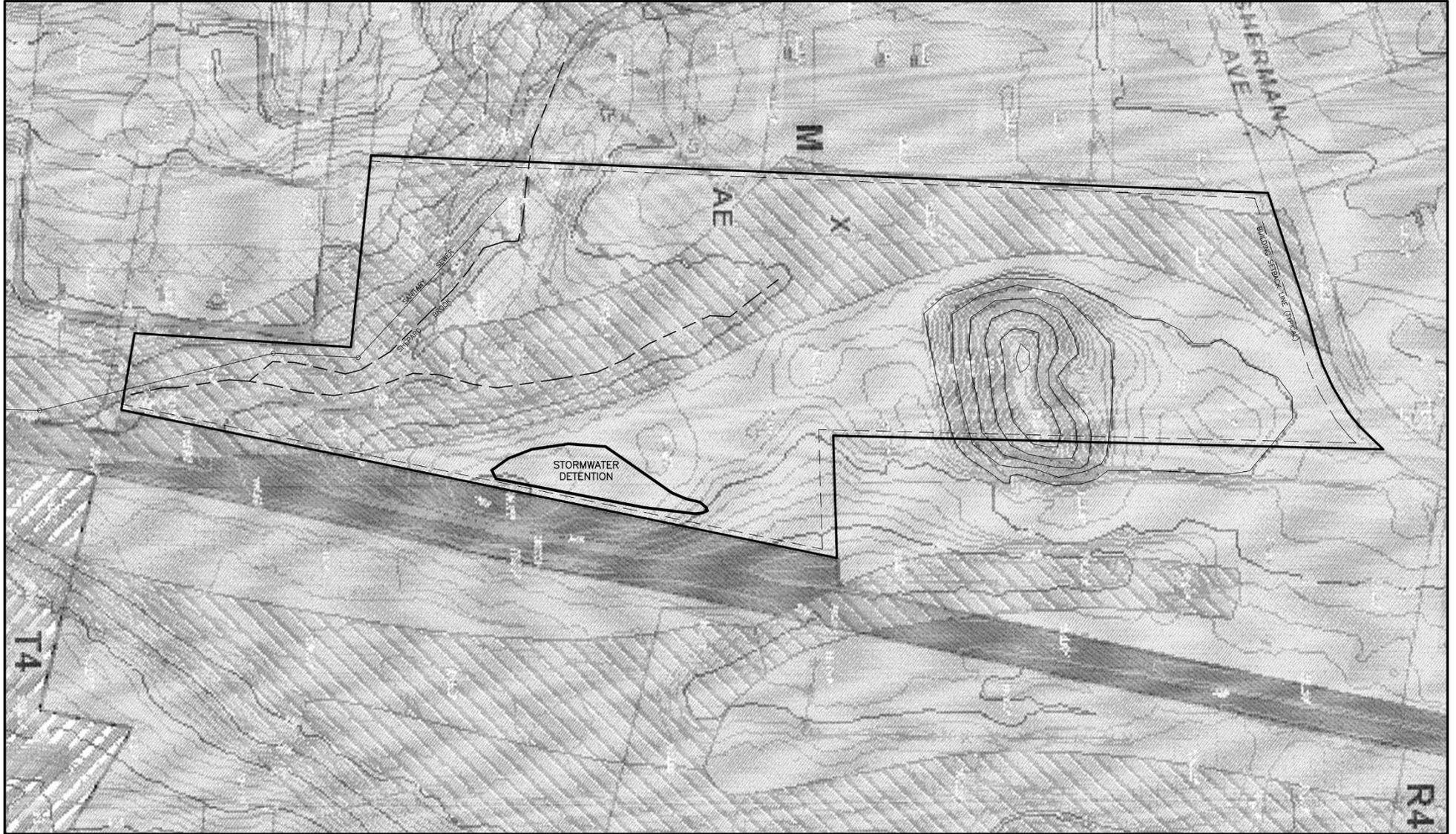


#### Location:

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



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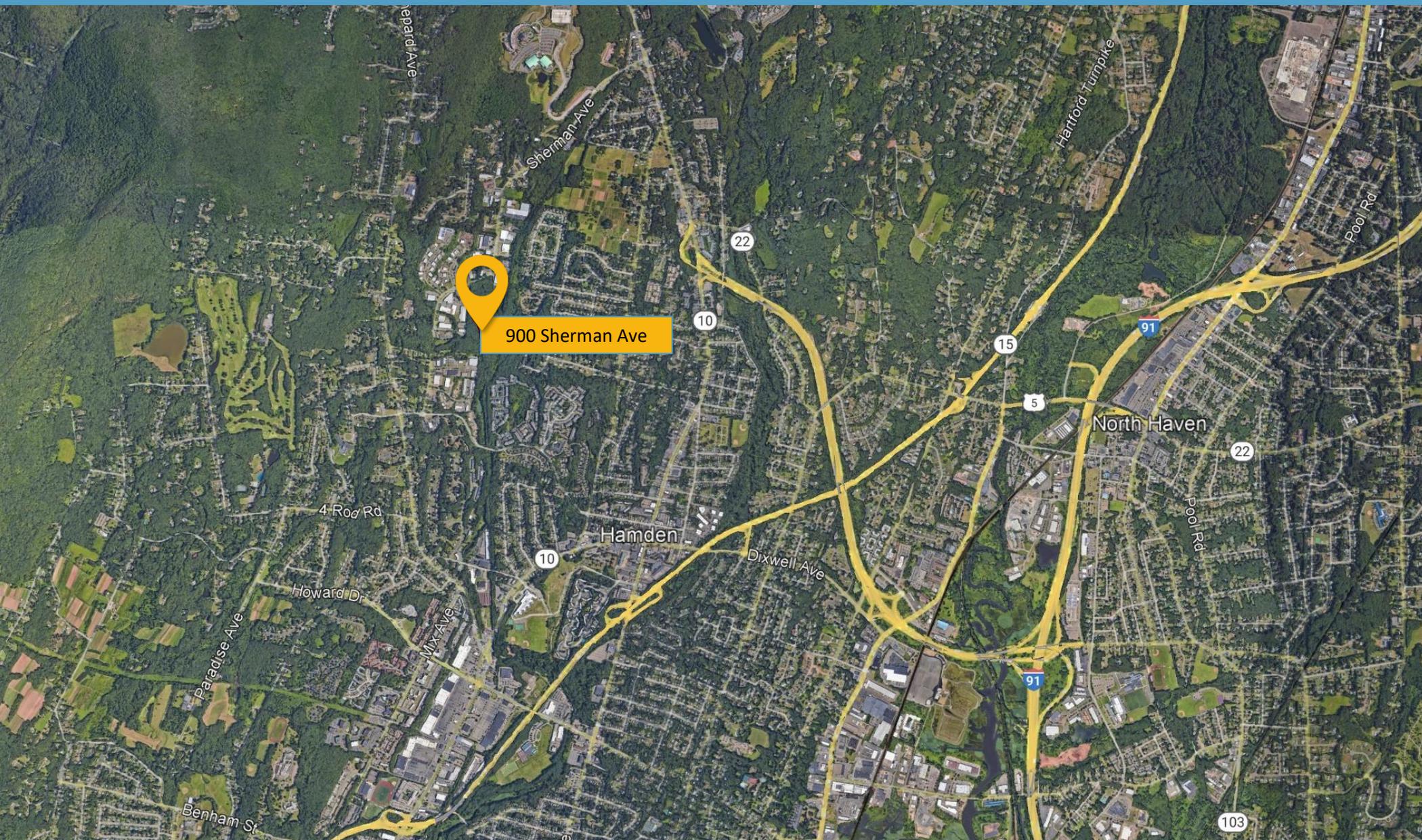
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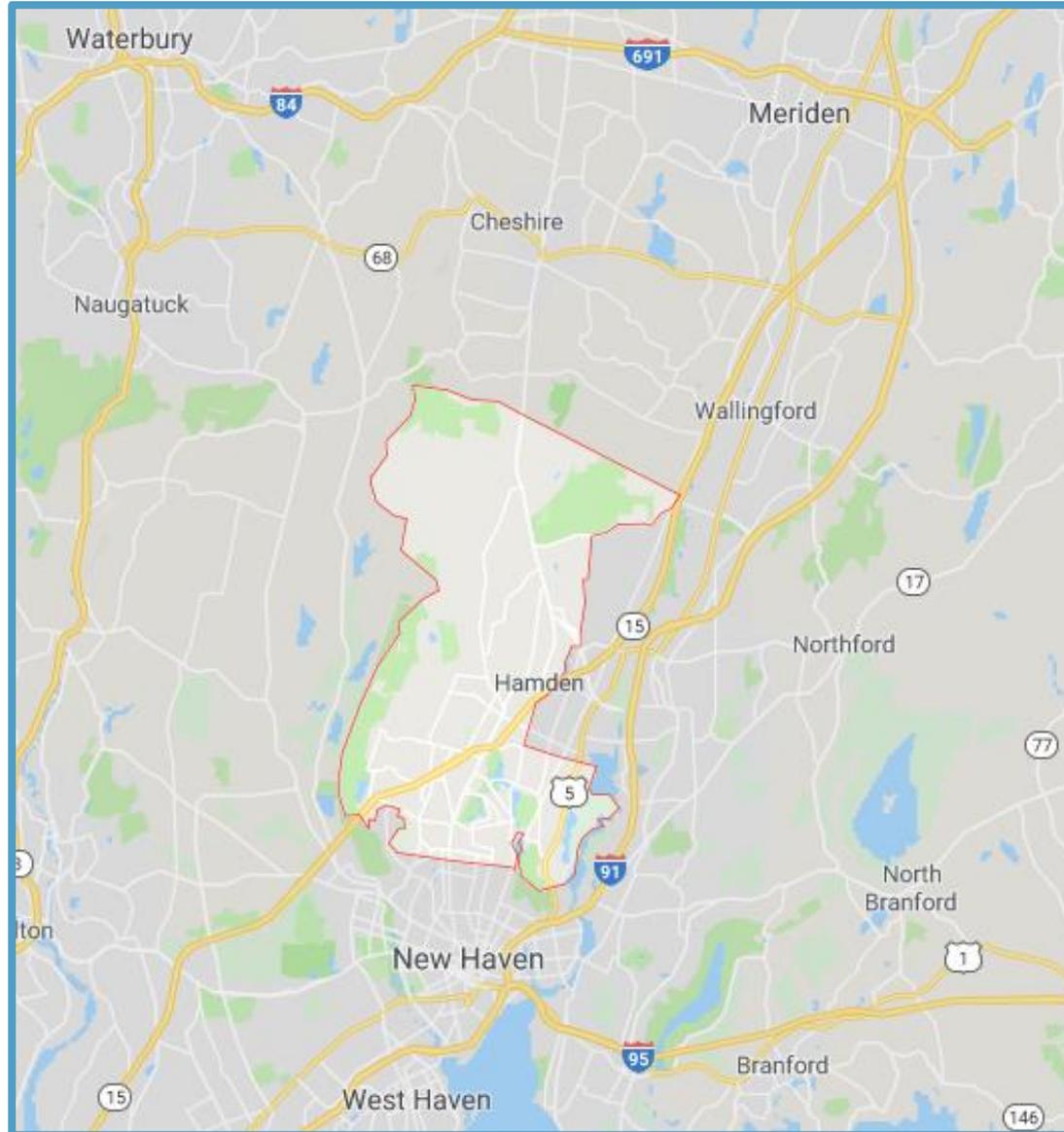
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# Hamden, CT



# Hamden, Connecticut

# 60,982

## General

ACS, 2015–2019

	Hamden	State
Land Area <i>mi<sup>2</sup></i>	33	4,842
Population Density <i>people per mi<sup>2</sup></i>	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

Age Group	Hamden	State
Under 10	5,817 (10%)	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

Race/Ethnicity	Hamden	State
Asian <i>Non-Hispanic (NH)</i>	5%	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

Language	Hamden	State
English	78	82%
Spanish	8	12%

### Educational Attainment

Attainment Level	Hamden	State
High School Diploma Only	25	27%
Associate Degree	7	8%
Bachelor's Degree	21	22%
Master's Degree or Higher	17	25%

## Housing

ACS, 2015–2019

Metric	Hamden	State
Median Home Value	\$225,300	\$275,400
Median Rent	\$1,376	\$1,180
Housing Units	25,084	1,516,629

Ownership Type	Hamden	State
Owner-Occupied	64	66%
Detached or Semi-Detached	60	64%
Vacant	10	10%

## Schools

CT Department of Education, 2020-21

### School Districts

District	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

District	Math	ELA
Hamden School District	45%	49%
Statewide	48%	56%

# Hamden, Connecticut

# 60,982

## Labor Force

CT Department of Labor, 2020

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

Unemployment Rate

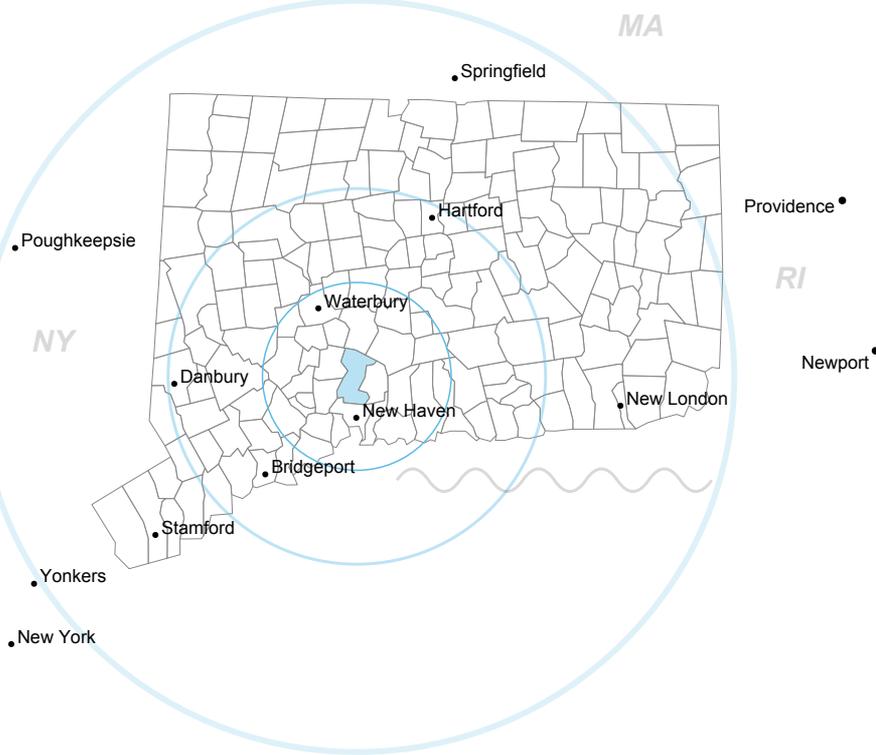


Self-Employment Rate\*



\*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	4	5%
Walking or Cycling	3	4%
Driving	86	87%
Working From Home <i>Pre-Covid</i>	4	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	\$234,248,326
Property Tax Revenue	\$171,784,671
<i>per capita</i>	\$2,816
<i>per capita, as % of state av.</i>	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
<i>per capita</i>	\$91,875
<i>per capita, as % of state av.</i>	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
<i>per capita</i>	\$4,910
<i>per capita, as % of state av.</i>	190%
<i>as percent of expenditures</i>	124%

Annual Debt Service	\$20,894,837
<i>as % of expenditures</i>	9%



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[ctdata.org/sitefinder](http://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](http://profiles.ctdata.org).

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

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