

LAND FOR SALE

900 Sherman Avenue, Hamden, CT

To arrange a tour contact:
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VIDAL/WETTENSTEIN, LLC


SIOR Individual Members
Society of Industrial & Office Realtors



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.

900 Sherman Avenue, Hamden, CT

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 : \$950,000.

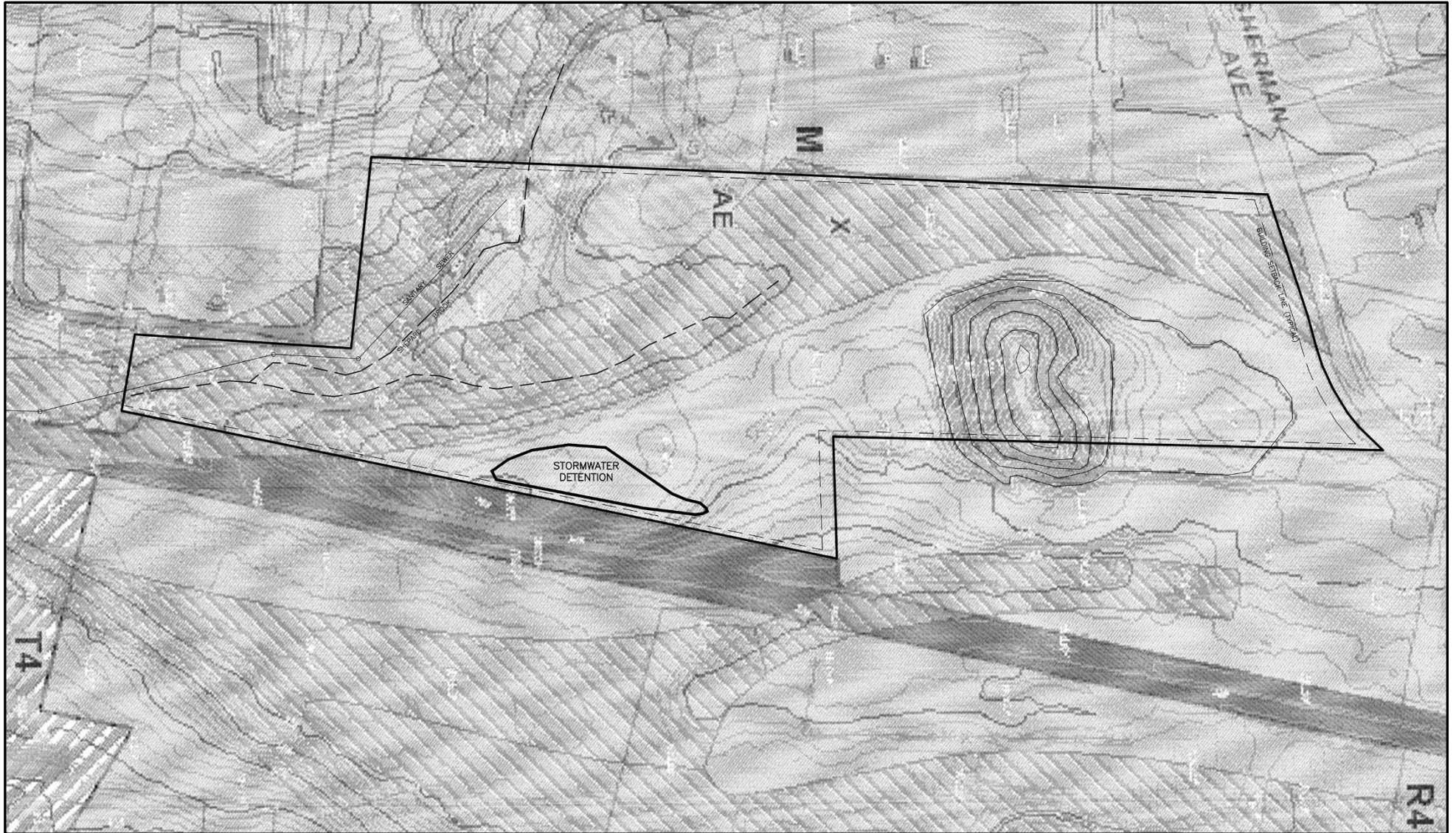
2022 Taxes: \$14,018.32

- 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.

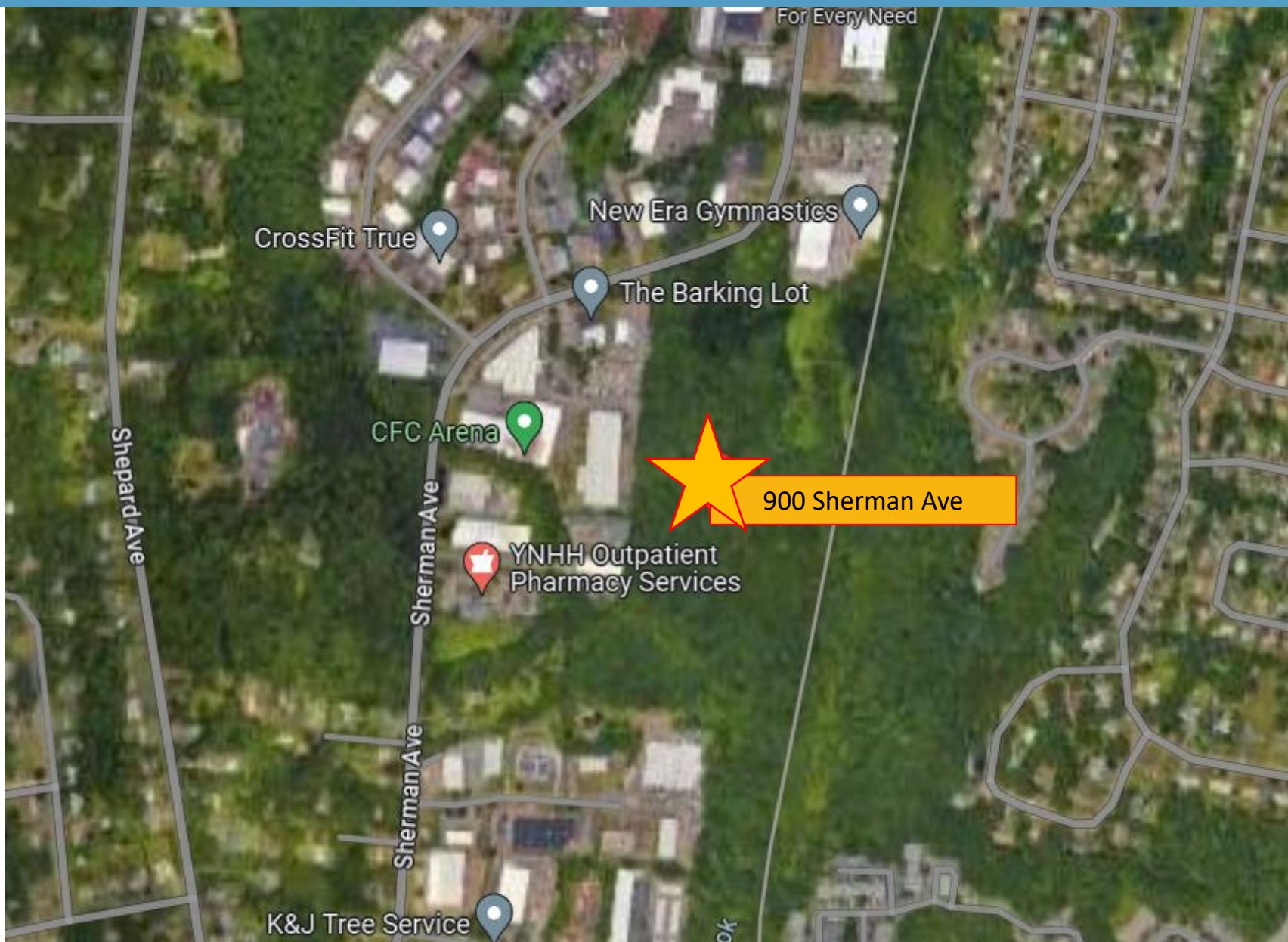
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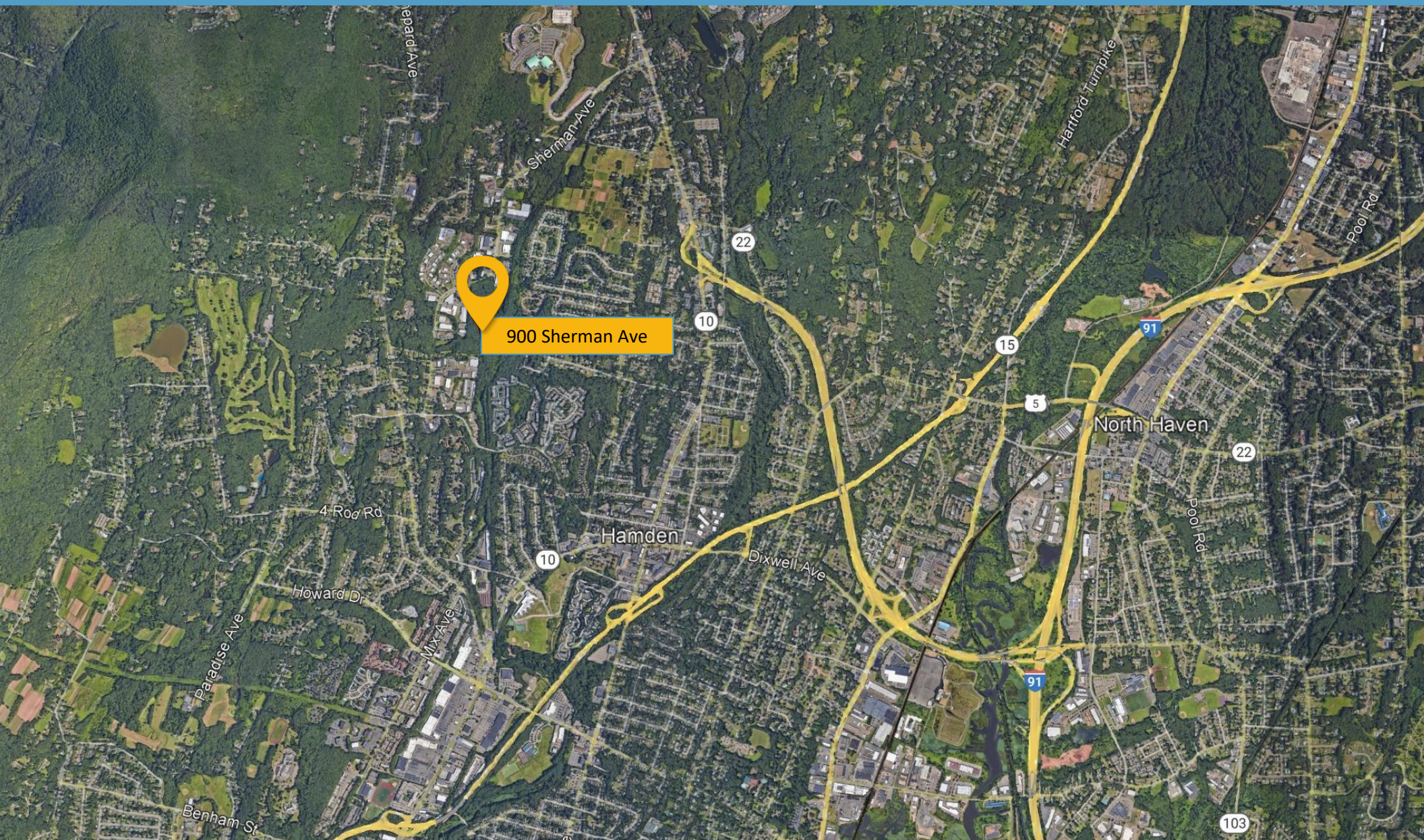
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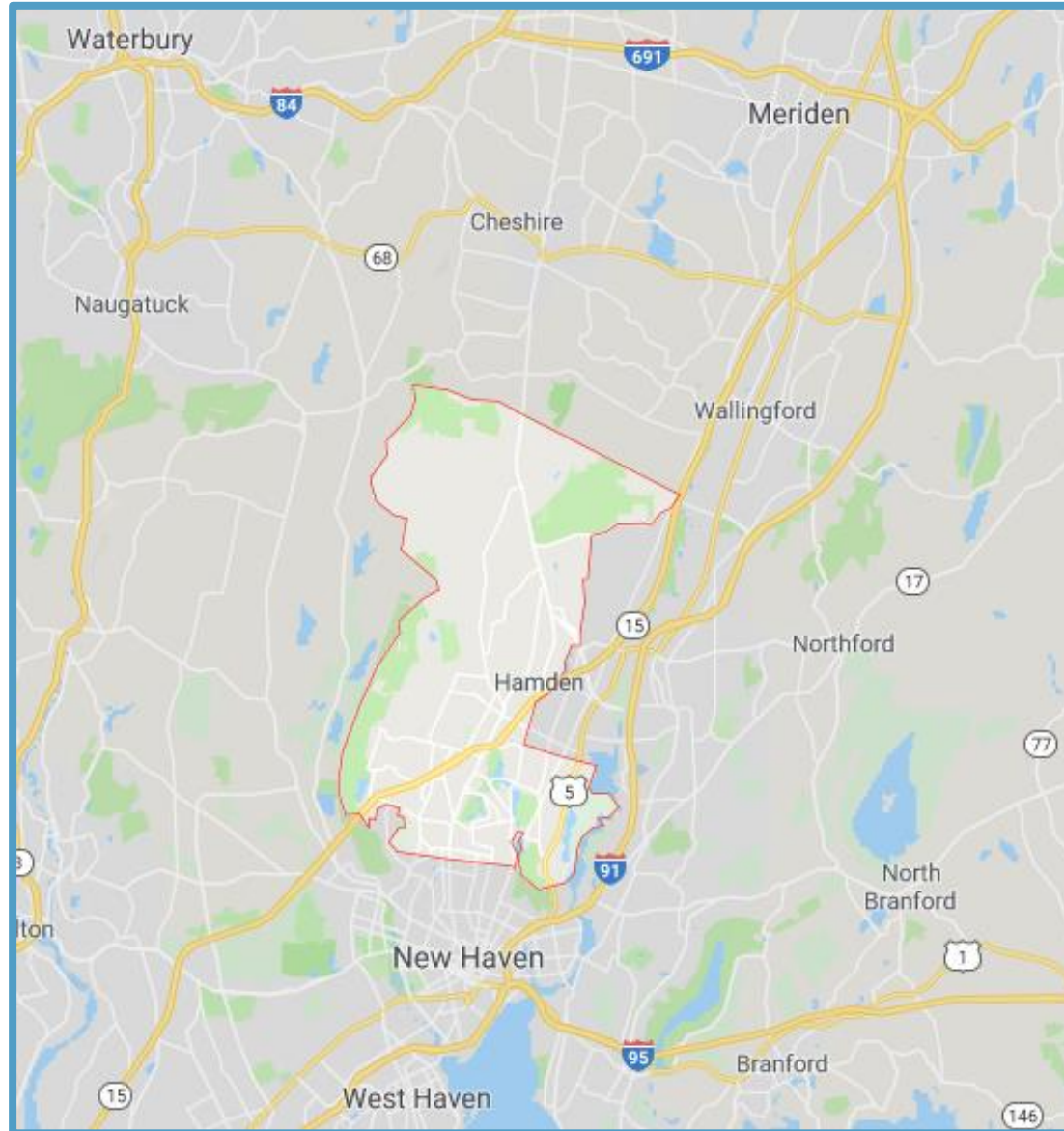
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Hamden, CT



Hamden, Connecticut

General

ACS, 2017–2021	Hamden	State
Current Population	61,160	3,605,330
Land Area <i>mi</i> ²	33	4,842
Population Density <i>people per mi</i> ²	1,874	745
Number of Households	22,403	1,397,324
Median Age	37	41
Median Household Income	\$80,779	\$83,572
Poverty Rate	9%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	5,297	36%
2 Educational Services <i>Educational Services</i>	3,883	100%
3 Government <i>Local Government</i>	3,336	57%
4 Retail Trade <i>Food and Beverage Stores</i>	2,416	30%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	1,641	96%
Total Jobs, All Industries	22,150	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	440	449	561	802	786

Total Active Businesses 5,688

Key Employers

Data from Municipalities, 2023

- Arden House
- Quinnipiac University
- Genesis Health Care & Rehabilitation Center
- Eli Whitney Museum
- AAA Hamden

Schools

CT Department of Education, 2022-23

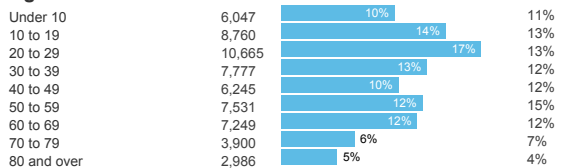
School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Hamden School District	PK-12	5,468	198	85%
Statewide	-	513,513	19,014	89%

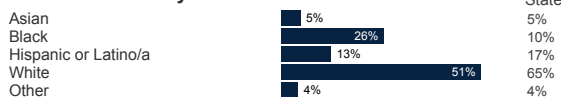
Demographics

ACS, 2017–2021

Age Distribution



Race and Ethnicity

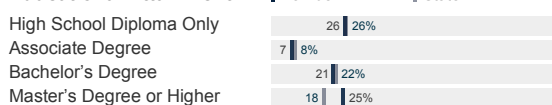


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



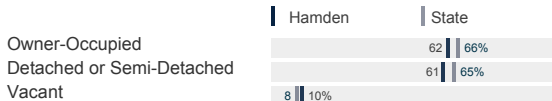
Educational Attainment



Housing

ACS, 2017–2021

	Hamden	State
Median Home Value	\$233,500	\$286,700
Median Rent	\$1,489	\$1,260
Housing Units	25,023	1,527,039



Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Hamden School District	34%	44%
Statewide	42%	48%

Hamden, Connecticut

Labor Force

CT Department of Labor, 2022

	Hamden	State
Employed	35,544	1,851,993
Unemployed	1,379	80,470

Unemployment Rate

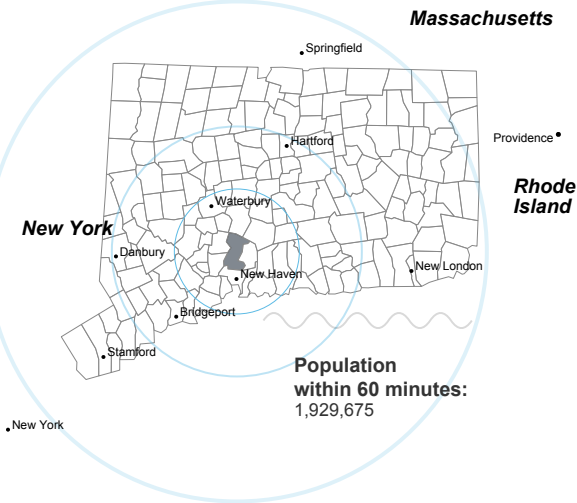


Self-Employment Rate*



*ACS, 2017–2021

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



Access

ACS, 2017–2021

	Hamden	State
Mean Commute Time *	24 min	26 min
No Access to a Car	7% 8%	
No Internet Access	8% 9%	

Commute Mode

Public Transport	4% 4%
Walking or Cycling	3% 4%
Driving	80% 82%
Working From Home *	10% 11%

Public Transit

CT <i>transit</i> Service	Local
Other Public Bus Operations	-
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$274,813,272
Property Tax Revenue	\$199,707,498
<i>per capita</i>	\$3,278
<i>per capita, as % of state avg.</i>	102%
Intergovernmental Revenue	\$66,956,305
Revenue to Expenditure Ratio	103%

Municipal Expenditure

Total Expenditure	\$268,101,030
Educational	\$118,060,357
Other	\$150,040,673

Grand List

Equalized Net Grand List	\$5,946,027,117
<i>per capita</i>	\$97,599
<i>per capita, as % of state avg.</i>	60%
Commercial/Industrial Share of Net Grand List	19%
Actual Mill Rate	45.00
Equalized Mill Rate	33.59

Municipal Debt

Moody's Rating (2023)	Baa3
S&P Rating (2023)	BBB+
Total Indebtedness	\$307,975,000
<i>per capita</i>	\$5,055
<i>per capita, as % of state avg.</i>	186%
<i>as percent of expenditures</i>	115%
Annual Debt Service	\$16,181,643
<i>as % of expenditures</i>	6%



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