

LAND FOR SALE OR LEASE

900 Sherman Avenue, Hamden, CT

To arrange a tour contact:
Silvester Garza | 203-226-7101 Ext 8
silvester@vidalwettenstein.com



SIOR Individual Members
Society of Industrial & Office Realtors

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.

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

Sale Price: To be determined

2020 Taxes: \$13,040

Lease Rate: \$7.00 NNN

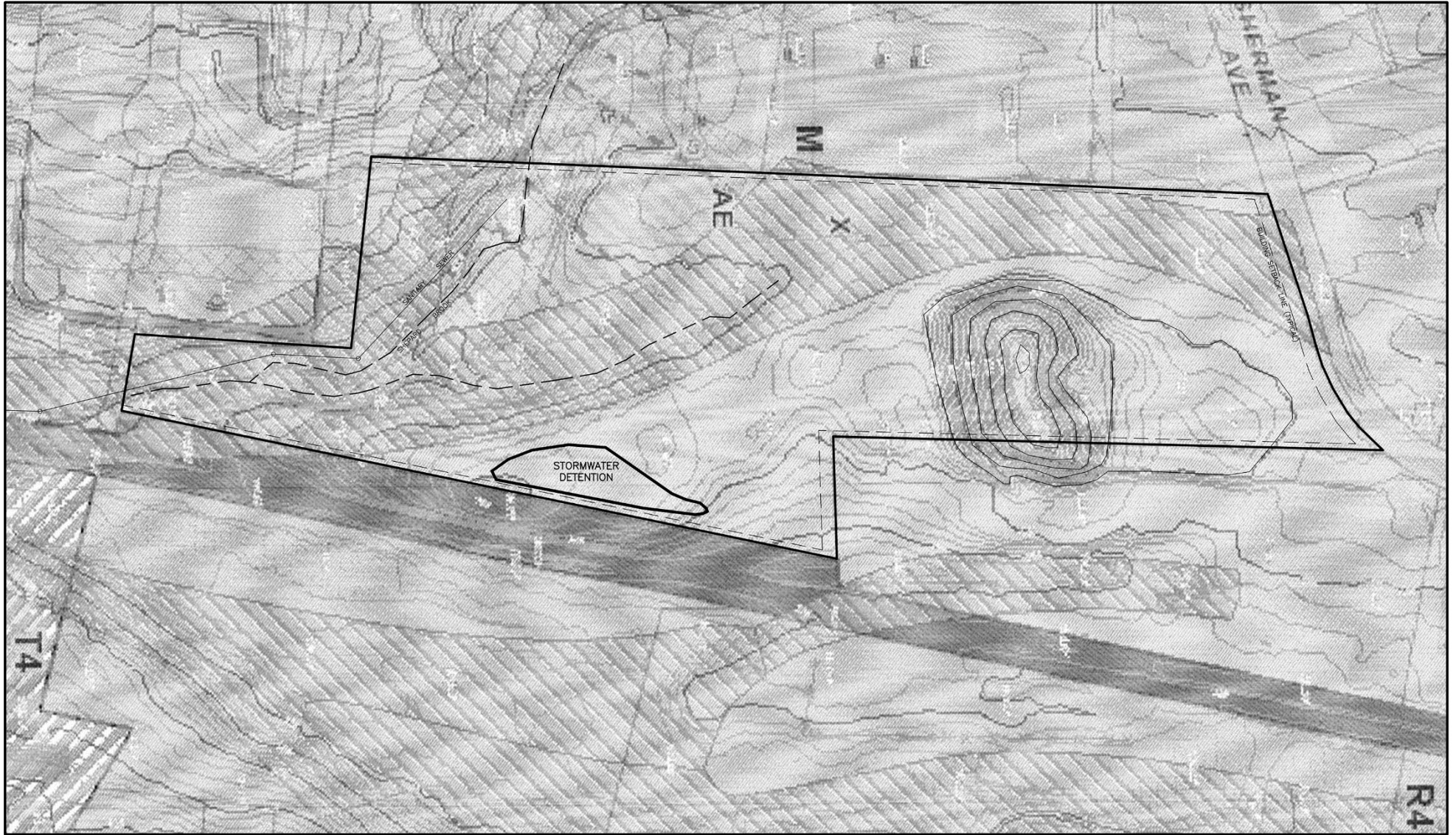
- Located five minutes from:
 - Exit 61 of the Merritt Parkway
 - Quinnipiac University
 - Sleeping Giant State Park
- 2.5 Miles from 900 Sherman Avenue is Route 40 (Mountain Carmel Connector) which connects to I-91 allowing larger box trucks



Location:

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

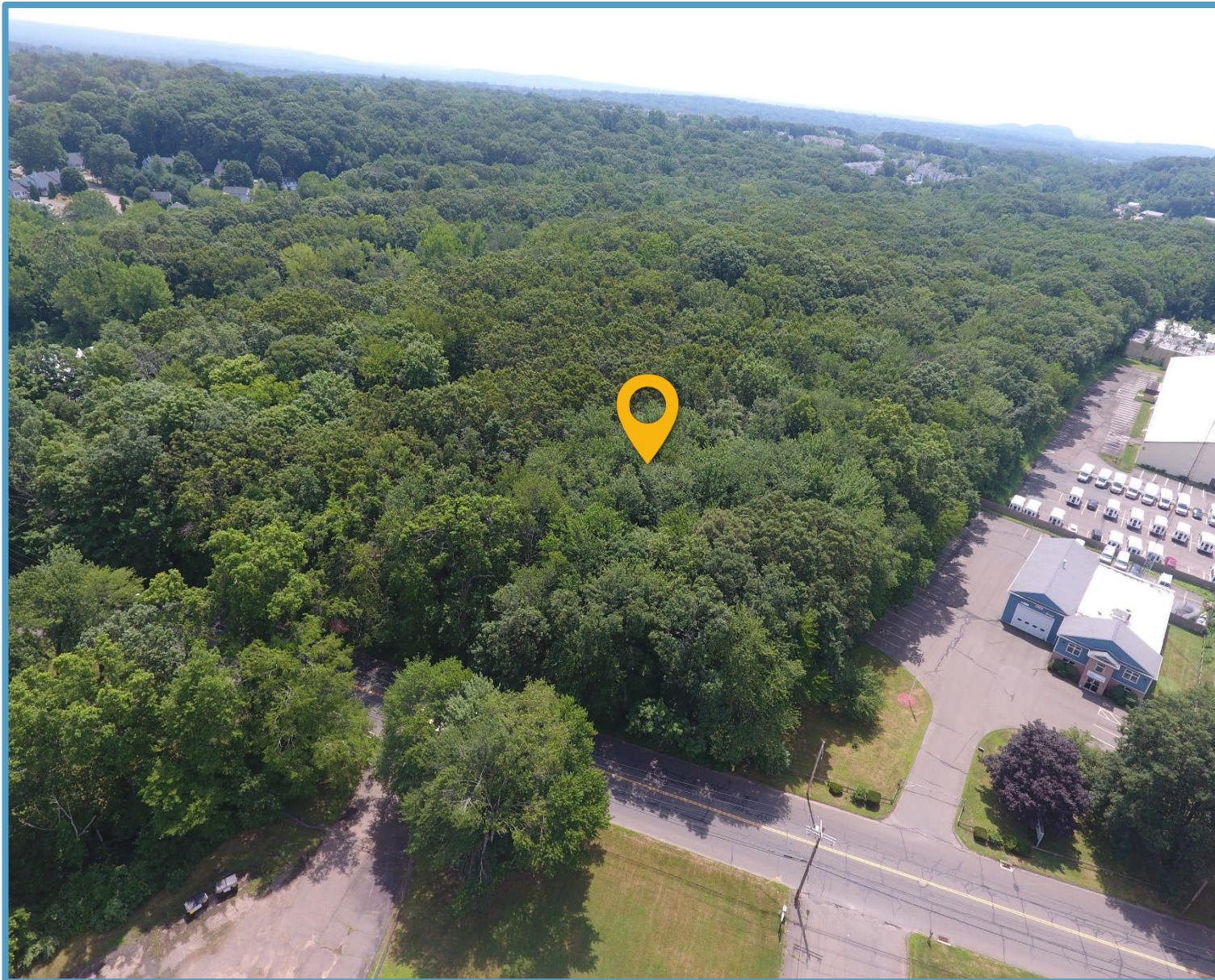
900 Sherman Avenue, Hamden, CT



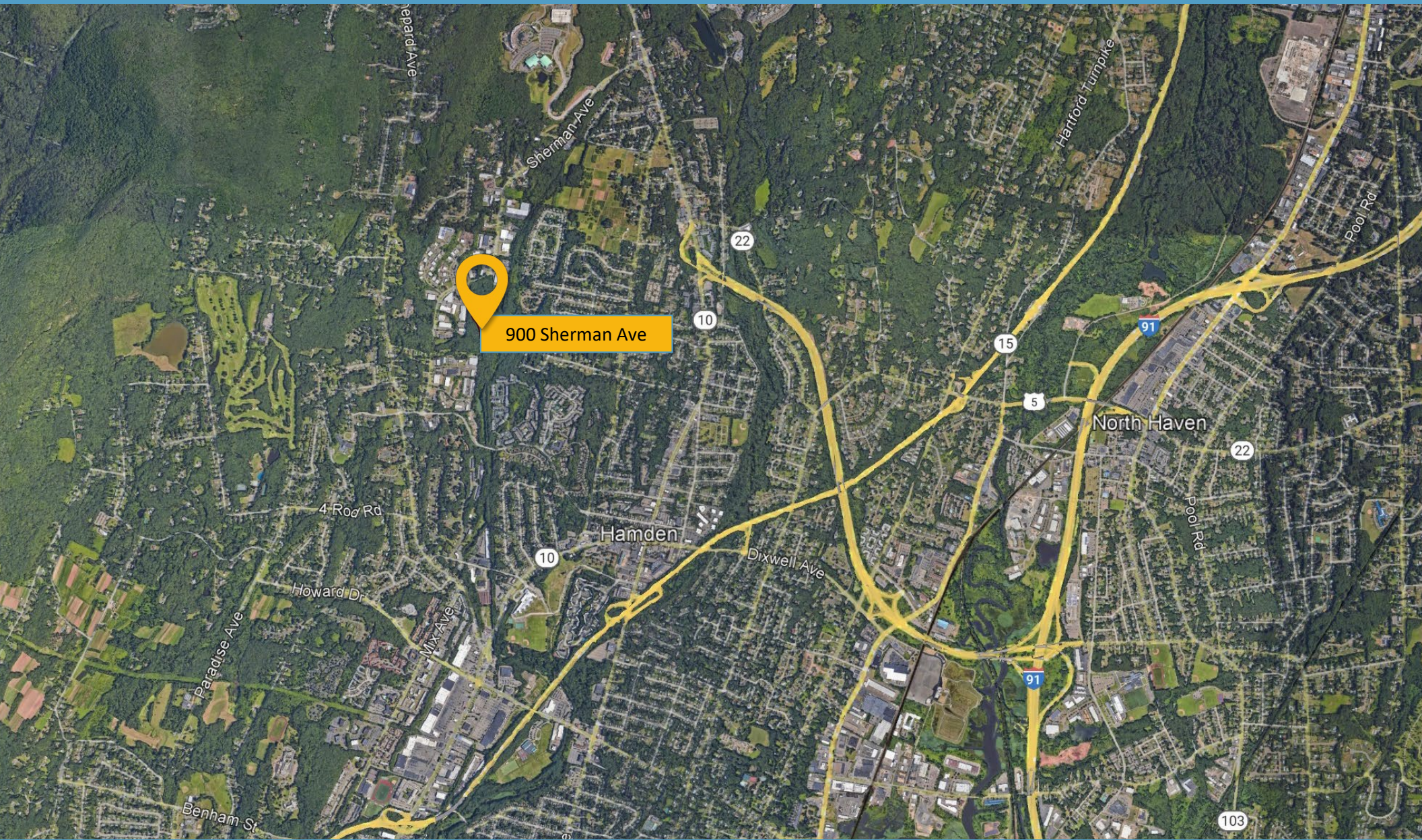
900 Sherman Avenue, Hamden, CT



900 Sherman Avenue, Hamden, CT



900 Sherman Avenue, Hamden, CT



SIOR Individual Members
Society of Industrial & Office Realtors

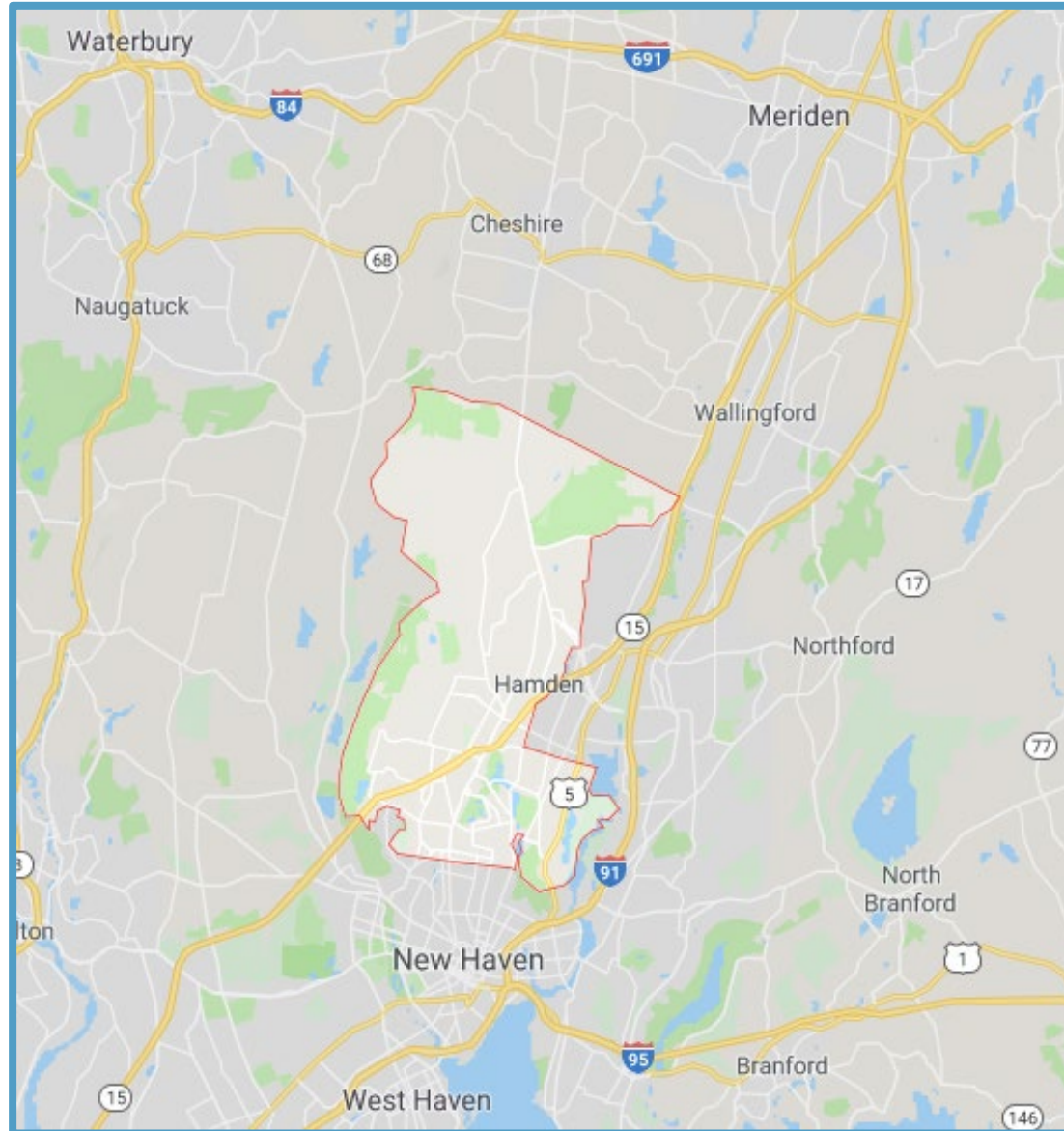
VIDAL/WETTENSTEIN, LLC



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.

Hamden, CT



Hamden, Connecticut

60,982

General

ACS, 2015–2019

| | Hamden | State |
|---|----------|-----------|
| Land Area <i>mi²</i> | 33 | 4,842 |
| Population Density <i>people per mi²</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

| School 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

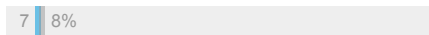
60,982

Labor Force

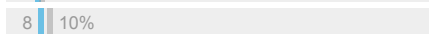
CT Department of Labor, 2020

| | 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

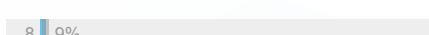


Access

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 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%



Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.
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.

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

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.