

PUTNAM PLACE

DIXWELL AVENUE & PUTNAM AVENUE
1245 DIXWELL AVENUE, HAMDEN, CT



A TRUE EXCLUSIVE...
CALL FOR THE DETAILS!

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**FOR LEASE:
1,900 SF -
12,639 SF**

PAD SITE AVAILABLE

- » GLA: 151,773 SF
- » Anchored by Porter & Chester Technical Institute and Funz Trampoline Park
- » Join CVS, Family Dollar, Citi Trends, and more!
- » Located along the major retail thoroughfare, Dixwell Avenue
- » 770 Parking Spaces

MAJOR TENANTS:



DEMOGRAPHICS

| | 1-Mile | 3-Miles | 5-Miles |
|-----------------------|----------|-----------|-----------|
| Population | 19,903 | 129,490 | 237,310 |
| No. of Household | 8,214 | 52,671 | 94,003 |
| Avg. Household Income | \$89,589 | \$105,874 | \$105,475 |

38,000 VPD



| AVAILABLE SPACES | |
|------------------|------------------|
| 3 | 5,777 SF |
| 4 | 1,900 SF |
| 11 | 11,660 SF |

| CURRENT TENANTS | |
|-----------------|----------------------|
| PAD | CVS Pharmacy |
| 1 | Family Dollar |
| 2 | Haven Hair Braiding |
| 5-6 | Downtown Locker Room |
| 8 | H&R Block |

| | | |
|------------|---------------------------------------|------------------|
| 9 | China Wok | 1,600 SF |
| 12 | Funz Trampoline Park | 44,887 SF |
| 13 | Porter & Chester Institute | 47,631 SF |
| 13C | PRE-LEASING | 12,639 SF |



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The logo for TRUE Commercial Real Estate LLC. It features a stylized 'T' icon composed of two overlapping circles on the left, followed by the word 'TRUE' in large, bold, white capital letters. Below 'TRUE', the words 'COMMERCIAL REAL ESTATE LLC' are written in a smaller, white, sans-serif font. The background of the logo is a blurred image of a green, leafy landscape.