

# PUTNAM PLACE

## DIXWELL AVENUE & PUTNAM AVENUE

### 1245 DIXWELL AVENUE, HAMDEN, CT



# 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

## A TRUE EXCLUSIVE...

## CALL FOR THE DETAILS!

This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

### AGENTS:

**TYLER LYMAN**  
203.529.4639  
tl@truecre.com

**DOMINICK MUSILLI**  
203.529.4629  
dm@truecre.com

**WES CRAFT**  
203.522.7484  
wc@truecre.com



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



**AVAILABLE SPACES**

<b>3</b>	<b>5,777 SF</b>
<b>4</b>	<b>1,900 SF</b>

**CURRENT TENANTS**

PAD	CVS Pharmacy	12,000 SF
-----	--------------	-----------

1	Family Dollar	11,058 SF
2	Haven Hair Braiding	1,110 SF
5-6	Downtown Locker Room	5,176 SF
8	H&R Block	2,503 SF
9	China Wok	1,600 SF
<b>11</b>	<b>PRE-LEASING</b>	<b>11,660 SF</b>

12	Funz Trampoline Park	44,887 SF
13	Porter & Chester Institute	47,631 SF
<b>13C</b>	<b>PRE-LEASING</b>	<b>12,639 SF</b>



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

NORTH HAVEN CROSSING

91

PARKWAY PLAZA

PUTNAM PLACE

