



**TRUE**  
COMMERCIAL REAL ESTATE LLC

# PUTNAM PLACE

DIXWELL AVENUE & PUTNAM AVENUE  
1245 DIXWELL AVENUE  
HAMDEN, CT

## DEMOGRAPHICS

### POPULATION

1 mile: 19,543  
2 miles: 60,983  
3 miles: 125,760

### # HOUSEHOLDS

1 mile: 7,752  
2 miles: 23,580  
3 miles: 49,704

### AVG. HOUSEHOLD \$

1 mile: \$81,297  
2 miles: \$85,036  
3 miles: \$82,702



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

PAD SITE AVAILABLE

- GLA: 151,773 SF
- Anchored by Porter & Chester Technical Institute and Funz Trampoline Park
- Join CVS, Rainbow Apparel, Family Dollar, Citi Trends
- Located along the major retail thoroughfare, Dixwell Avenue
- 770 Parking Stalls
- Traffic Count of 38,000 VPD

### MAJOR TENANTS



## A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

### AGENTS:

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## AVAILABLE SPACES

3	5,777 SF
4	1,900 SF

## 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
11	Rainbow Apparel	11,660 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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