

1471 WHALLEY AVENUE, NEW HAVEN, CT



FOR LEASE: 13,905 SF

GREAT NEIGHBORHOOD LOCATION

- » Highly visible freestanding building with a drive-thru window.
- » Ideal for grocery, retail, and medical.
- » Dedicated pylon sign.

» **Sublease available to 01/31/2032**

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	10,241	93,587	221,952
Number of Household	4,325	35,151	87,053
Avg. Household Income	\$107,844	\$103,109	\$113,104

ASKING RENT: \$225,000 PER ANNUM GROSS

A TRUE EXCLUSIVE...
CALL FOR THE
DETAILS!

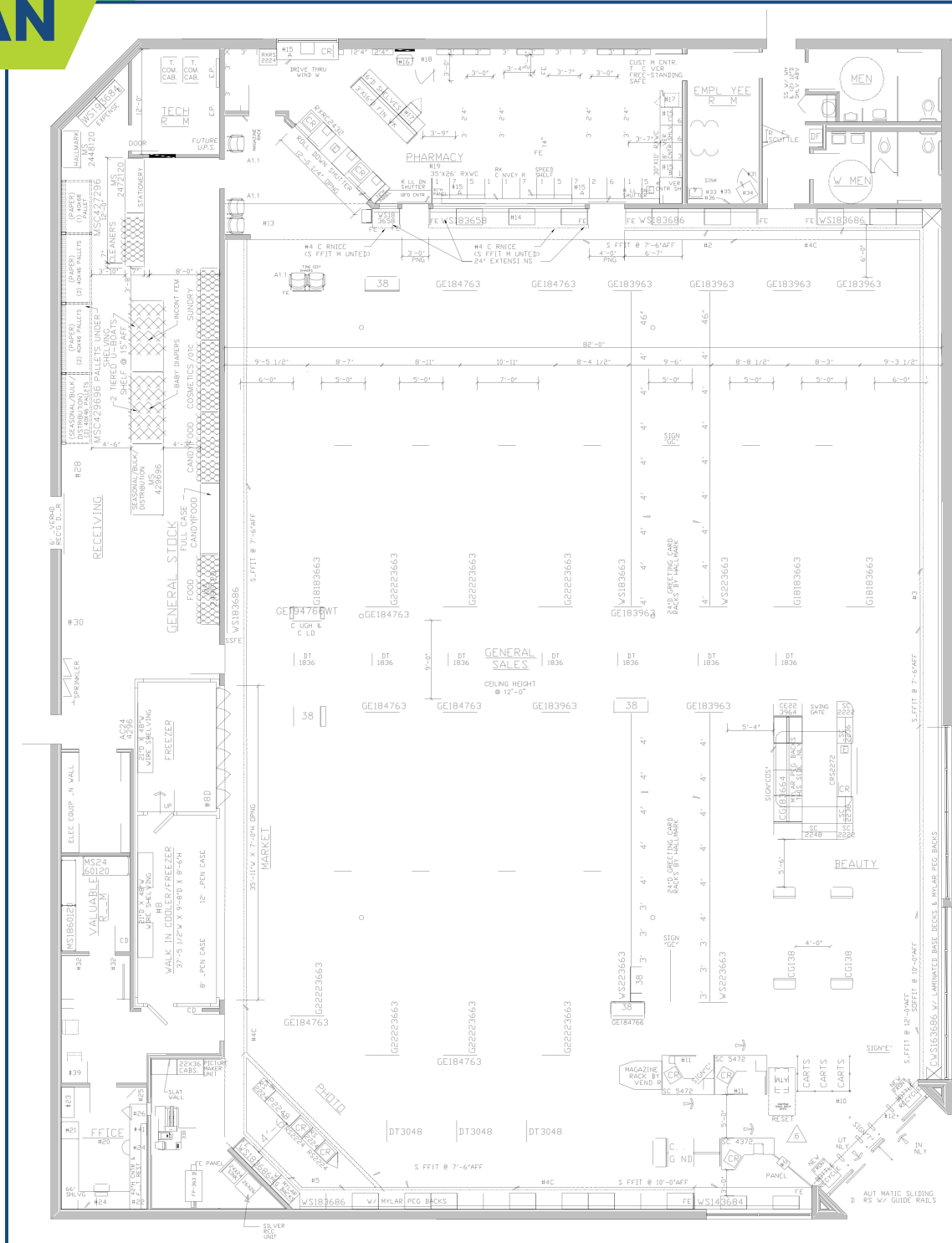
AGENT:
DOMINICK MUSILLI
203.529.4629
dm@truecre.com

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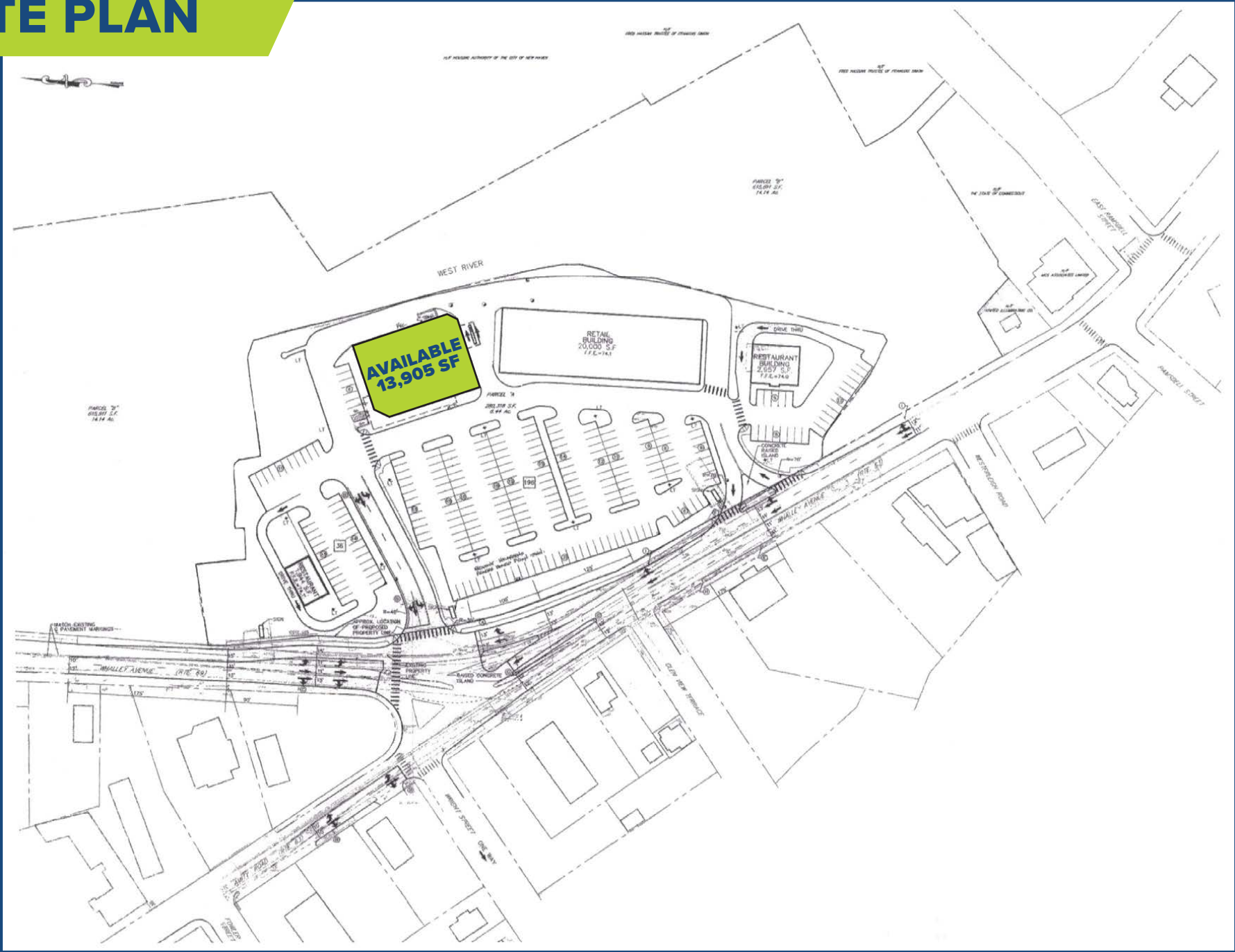


FLOOR PLAN

1471 WHALLEY AVENUE, NEW HAVEN, CT



SITE PLAN



1471 WHALLEY AVENUE, NEW HAVEN, CT

HAMDEN PLAZA

HAMDEN MART

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HOME DEPOT PLAZA

PUTNAM PLACE

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AMITY SHOPPING CENTER

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WHALLEY AVE || 23,000± VPD

DIXWELL AVE || 14,500± VPD