



NOW AVAILABLE FOR SALE OR LEASE



MATT HALPRIN

EXCLUSIVE BROKER

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Former Smithland Supply/Agway Pet & Garden Center

66 State Street (Rte. 5), North Haven, CT 06473

66 STATE STREET | NORTH HAVEN



PROPERTY DETAILS | For Sale or Lease

Address	66 State Street, North Haven, CT 06473
Building Size	14,968 SF
Greenhouse Size	3,006 SF
Total Size (GLA)	17,947 SF
Year Built	1979
Lot Size	3.52 Acres
Zoning	CB40
Parking	25 on-site spaces
Use Type	Retail, medical, or restaurant

Sale/Lease Details

Taxes (Annual)	\$23,527.50
Sale Price	\$2,450,000
Asking Rent	Upon Request
Lease Type	Pure Net (Tenant pays all expenses)

Highlights

- Excellent visibility from State Street (Rte. 5)
- Easy highway access; 0.7 miles, 2 minutes to I-91
- \$136,353 average household income within a 3-mile radius
- Location services neighboring towns such as Wallingford, Hamden, New Haven and Northford
- Close by national retailers include, Stop & Shop, O'Reilly's Auto, CVS Pharmacy, Starbucks, McDonald's and more



HIGHWAY ACCESS

Approximately 0.7 miles,
2 minutes to Interstate-91



DEMOGRAPHICS

Estimated population of
over 126,000 within 5-miles



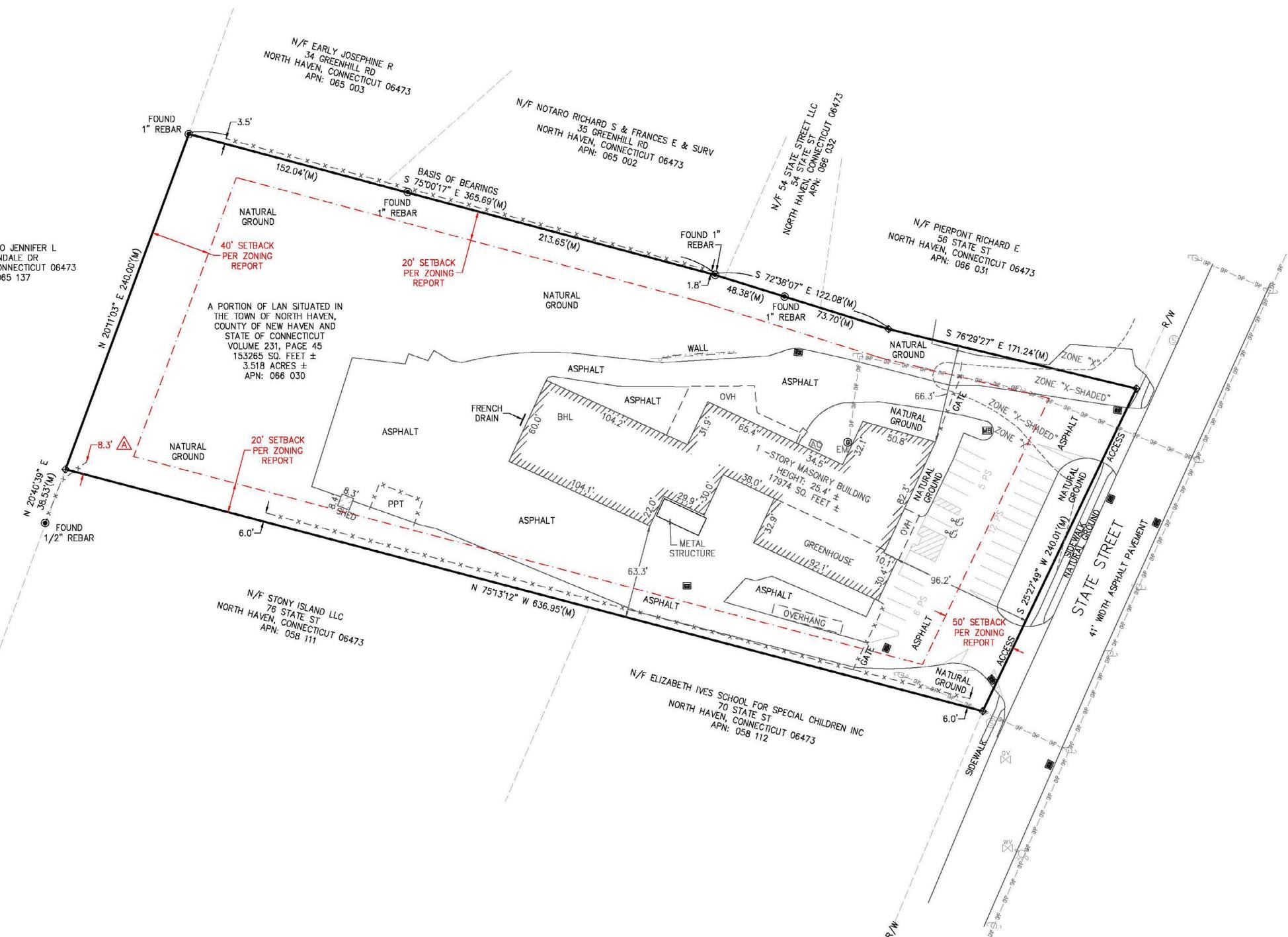
TRAFFIC COUNTS

Strong Traffic counts with
over 8,076 vehicles per day

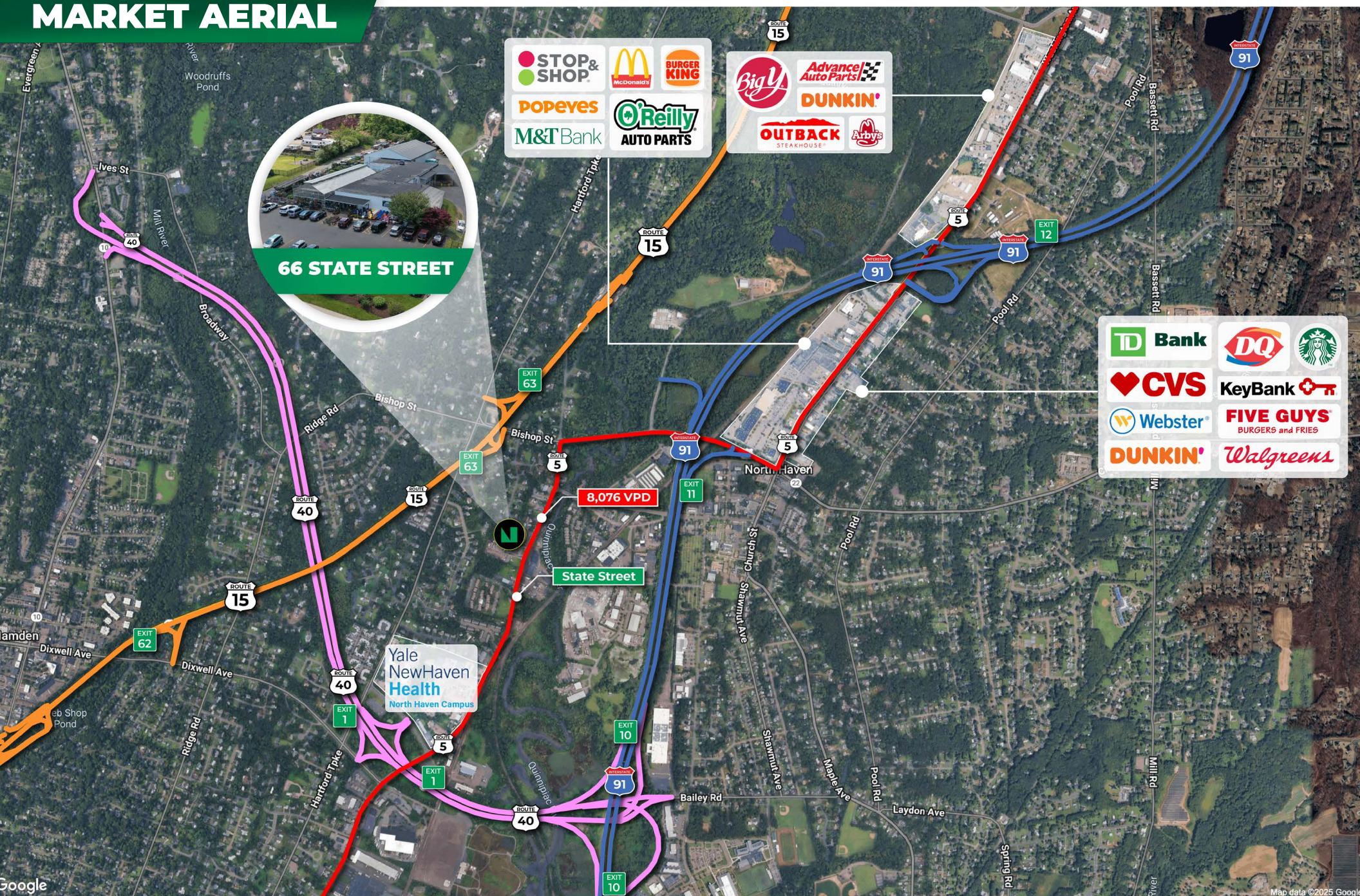
PROPERTY PHOTOS | 66 State Street, North Haven, CT



SITE PLAN | 66 State Street, North Haven, CT

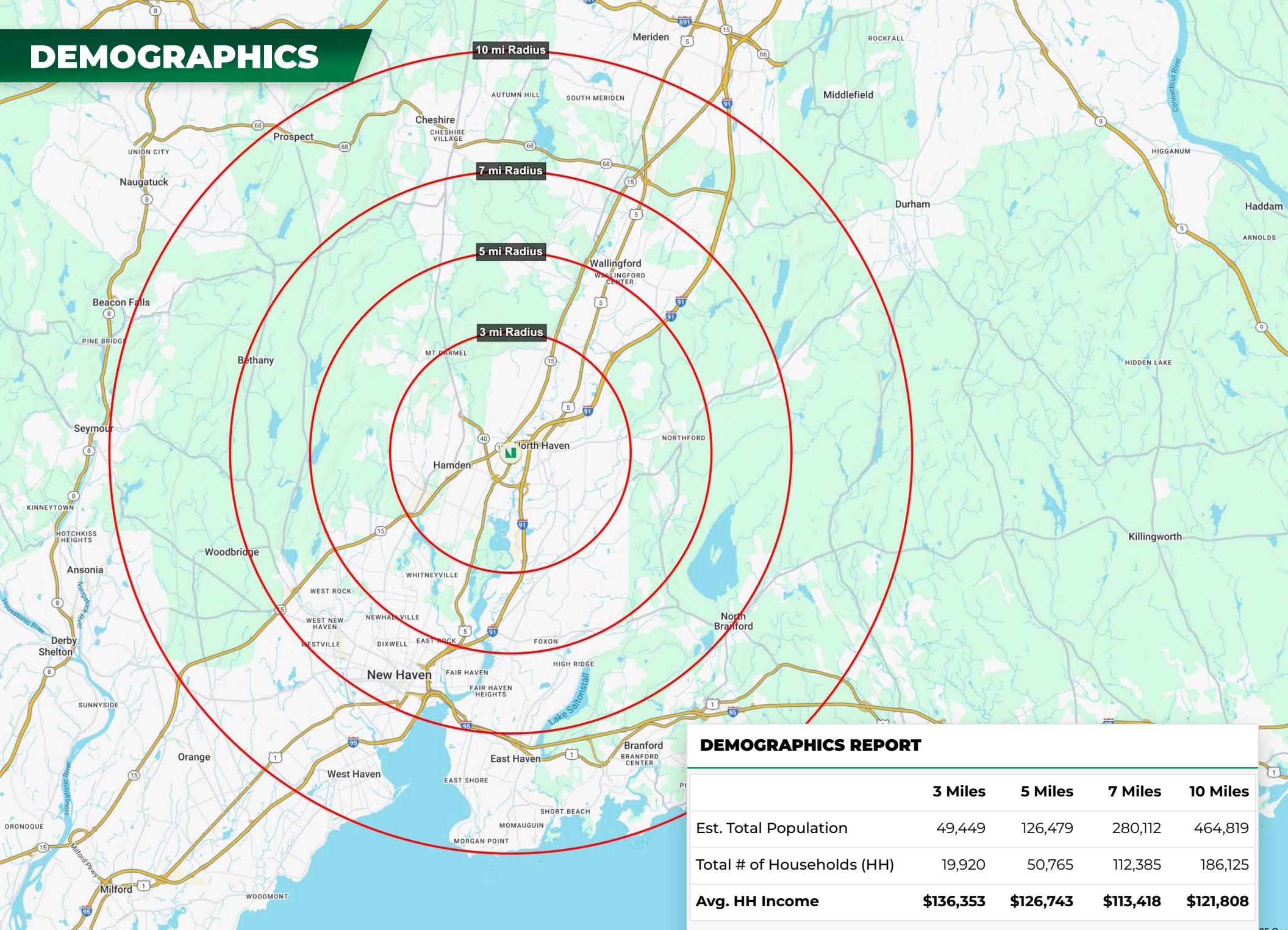


MARKET AERIAL



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DEMOCRAPHICS





66 State Street
NORTH HAVEN CONNECTICUT

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