



New England
Retail Properties, Inc.

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



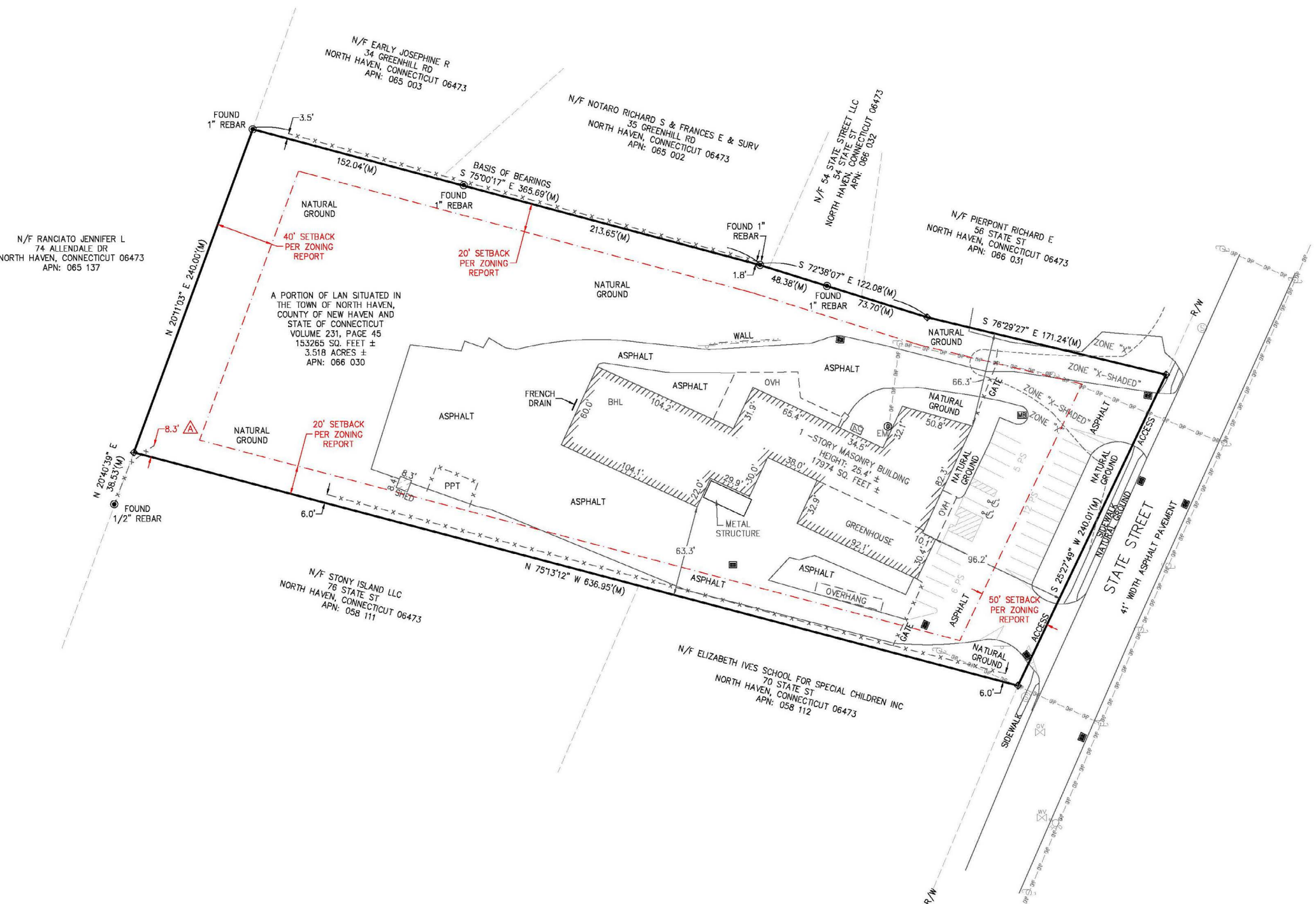
TRAFFIC COUNTS

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

66 STATE STREET

8,076 VPD

State Street

**Yale NewHaven Health
North Haven Campus**

Retail Logos: STOP & SHOP, Popeyes, M&T Bank, McDonald's, BURGER KING, O'Reilly AUTO PARTS, Dunkin', OUTBACK STEAKHOUSE, Arby's, TD Bank, CVS, Webster, FIVE GUYS, Walgreens, DQ, Starbucks, KeyBank, Advance Auto Parts.

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SITE SOURCE MEMBER ICSC INNOVATING COMMERCE SERVING COMMUNITIES

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Roads: ROUTE 15, ROUTE 40, ROUTE 91, EXIT 62, EXIT 63, EXIT 1, EXIT 10, EXIT 11, EXIT 12, Dixwell Ave, Ridge Rd, Hartford Tpke, Bishop St, Church St, Shawmut Ave, Pool Rd, Laydon Ave, Spring Rd, Mill Rd, River.

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Map Labels: Ives St, Mill River, Woodruffs Pond, Broadway, Ridge Rd, Bishop St, Hartford Tpke, Quinipiac, Church St, Shawmut Ave, Pool Rd, Laydon Ave, Spring Rd, Mill Rd, Bassett Rd, Dixwell Ave, Ab Shop Pond, amden, Ridge Rd, Hartford Tpke, Quinipiac, Church St, Shawmut Ave, Pool Rd, Laydon Ave, Spring Rd, Mill Rd, Bassett Rd, Dixwell Ave, Ab Shop Pond, amden.

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Logos: SITE SOURCE, ICSC

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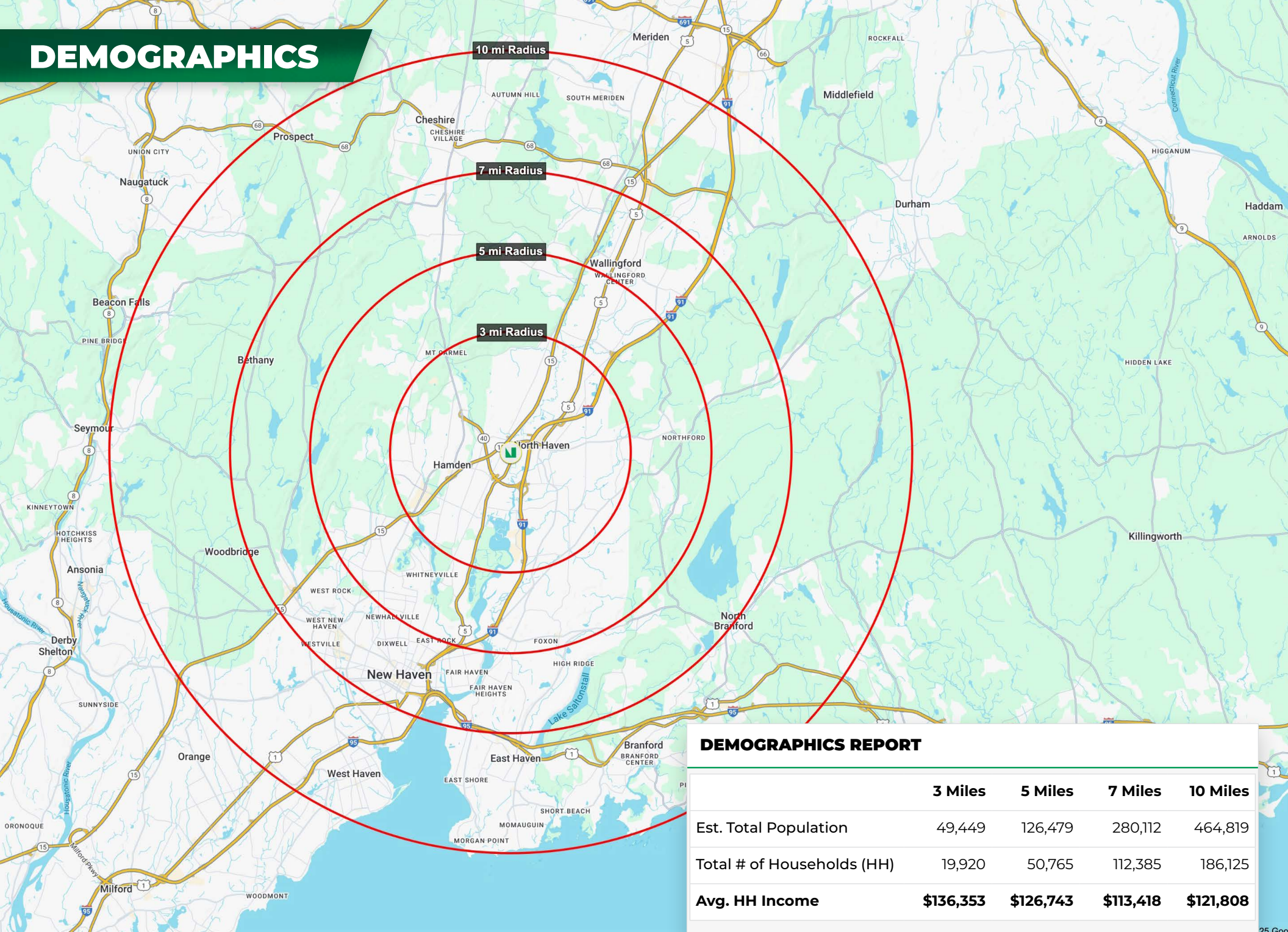
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DEMOGRAPHICS



DEMOGRAPHICS REPORT

| | 3 Miles | 5 Miles | 7 Miles | 10 Miles |
|----------------------------|-----------|-----------|-----------|-----------|
| Est. Total Population | 49,449 | 126,479 | 280,112 | 464,819 |
| Total # of Households (HH) | 19,920 | 50,765 | 112,385 | 186,125 |
| Avg. HH Income | \$136,353 | \$126,743 | \$113,418 | \$121,808 |



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NORTH HAVEN CONNECTICUT

CONTACT

Exclusive Broker

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