

FOR LEASE



ELEVATE
— NET LEASE —



FOR LEASE | Office Building

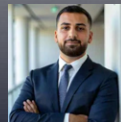
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PROPERTY SUMMARY



BUILDING INFORMATION

Building Area:	12,800 SF
Lot Area:	1.75 Acres
Year Renovated:	2022

OFFERING SUMMARY

Rental Rate:	\$20.00 /SF/YR
Service Type:	NNN
Rentable Building Area:	12,800 SF
Space Use:	Office/Retail/Medical/Education
Lease Term:	5 - 10 Years/Negotiable
1st Floor Availability:	6,400 SF
2nd Floor Availability (Elevator Access):	900 SF

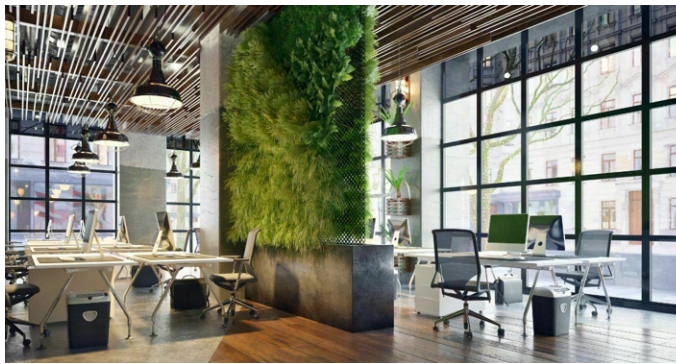
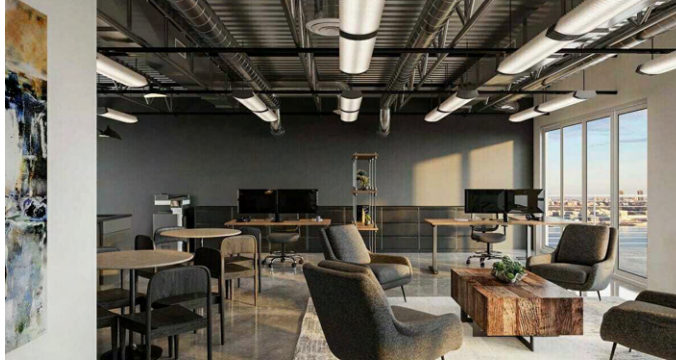
PROPERTY HIGHLIGHTS



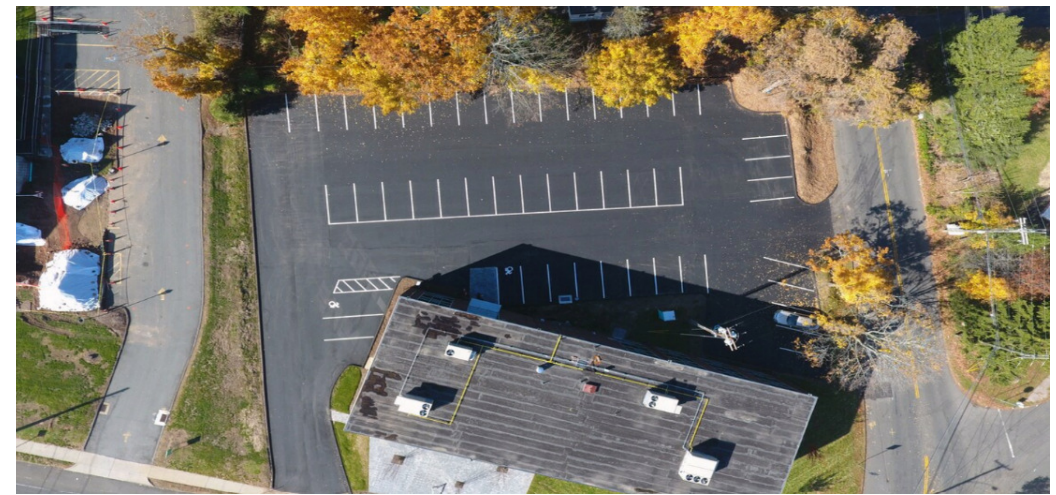
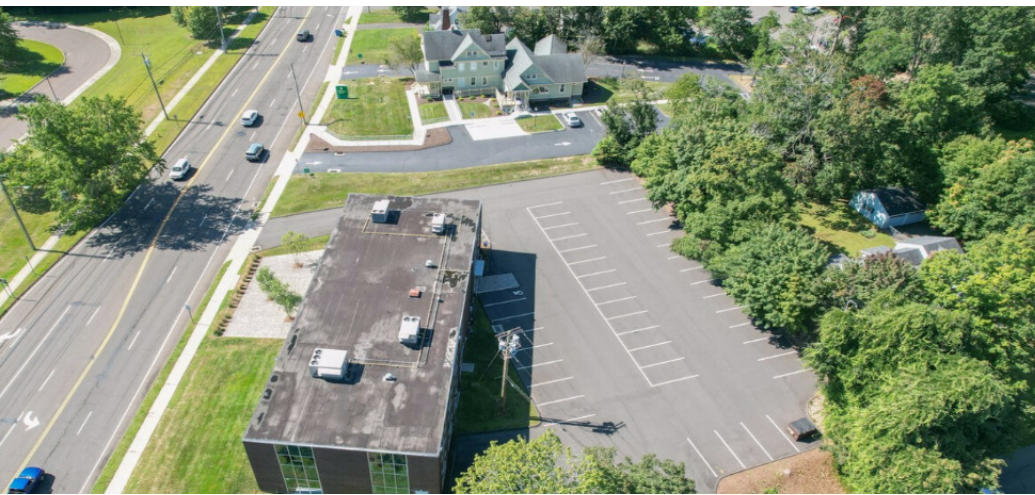
PROPERTY HIGHLIGHTS

- **Recently Renovated Building** – Originally constructed in the 1960s and extensively renovated between 2019 and 2022, offering a modern and professional environment.
- **Prime New Haven Area Location** – Located along Dixwell Avenue, just 10 minutes from Downtown New Haven and Yale University.
- **Exceptional Highway Access** – Within minutes of Interstates 91 and 95, as well as the Wilbur Cross and Merritt Parkways, providing convenient access for employees and customers.
- **Strong Traffic Counts & Visibility** – Excellent frontage along Dixwell Avenue with over 21,800 vehicles passing daily.
- **Flexible Space Options** – Approximately 7,300 SF available with the ability to accommodate office, medical, educational, professional, and service-oriented users.
- **Dense National Retail Corridor** – Surrounded by major national retailers including Walmart, CVS Health, McDonald's, Burger King, and Starbucks, driving strong daily activity.
- **Shared Parking Opportunity** – Adjacent to 2584 Dixwell Avenue, allowing for potential shared parking and improved site functionality.
- **Dense & Affluent Demographics** – More than 13,900 residents within 1 mile and nearly 60,000 residents within 3 miles, with average household incomes exceeding \$109,000.
- **Strong Daytime Population** – Supported by over 29,600 employees within a 3-mile radius, creating consistent daytime traffic and business activity.
- **Established Commercial Corridor** – Located in one of Hamden's most established business districts with strong surrounding demographics and long-term growth fundamentals.

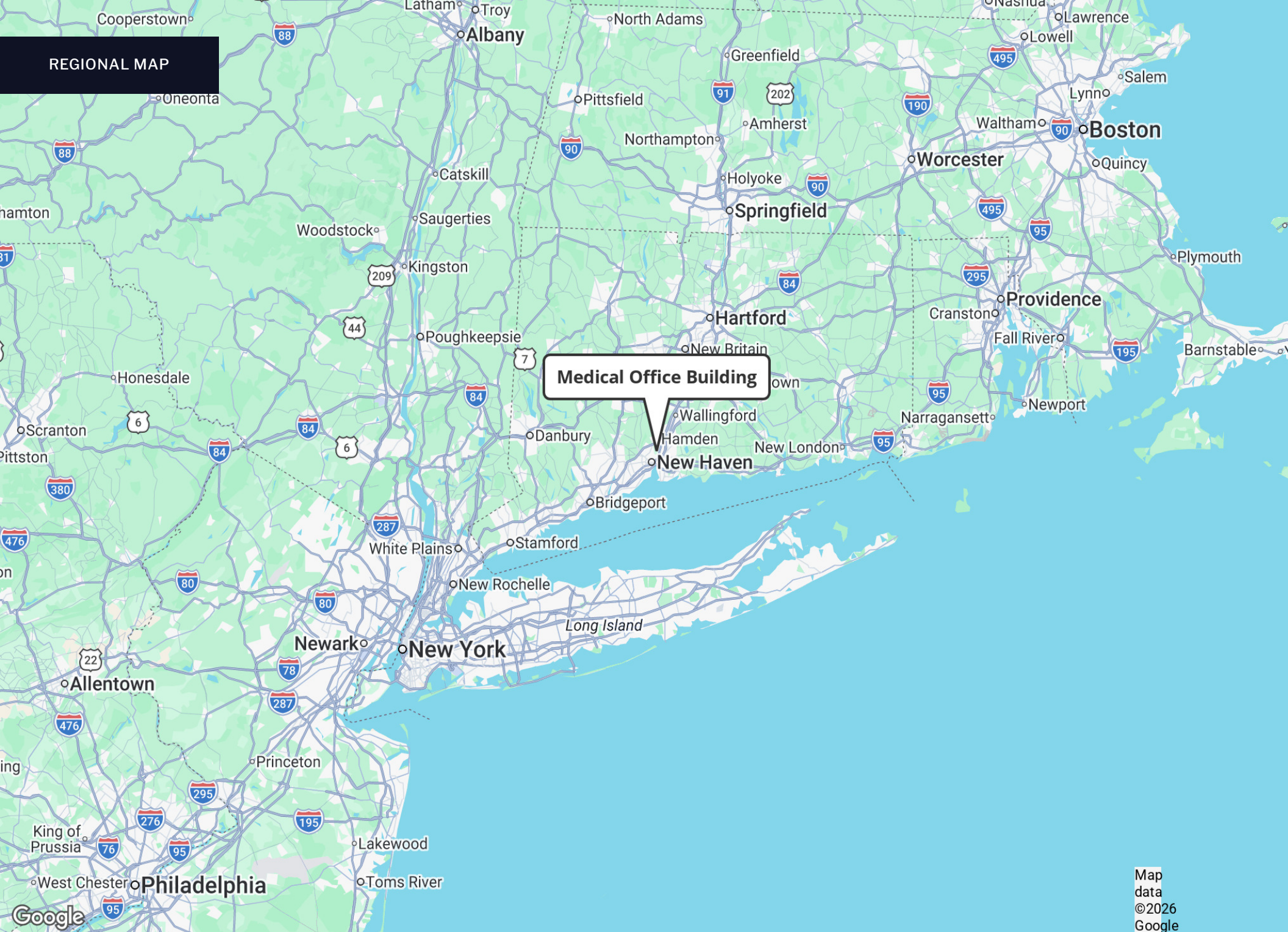
ADDITIONAL PHOTOS



AERIAL PHOTO'S



REGIONAL MAP



Map
data
©2026
Google

RETAILER MAP



KOHL'S

SEPHORA

Medical Office Building

Connecticut Regional Pain Specialists, LLC

Walmart

DOLLAR TREE

IHop
ALDI

Burlington

Jersey Mike's
SUBS

SUBWAY

Marshalls

Starbucks

five
BEL'W

MOE's
SOUTHWEST GRILL

CVS
pharmacy
AutoZone

DAVE'S HOT
CHICKEN

CHIPOTLE
MEXICAN GRILL

goodwill

Wendy's

BURGER
KING

Staples

T.J. maxx

Firestone

ULTA
BEAUTY

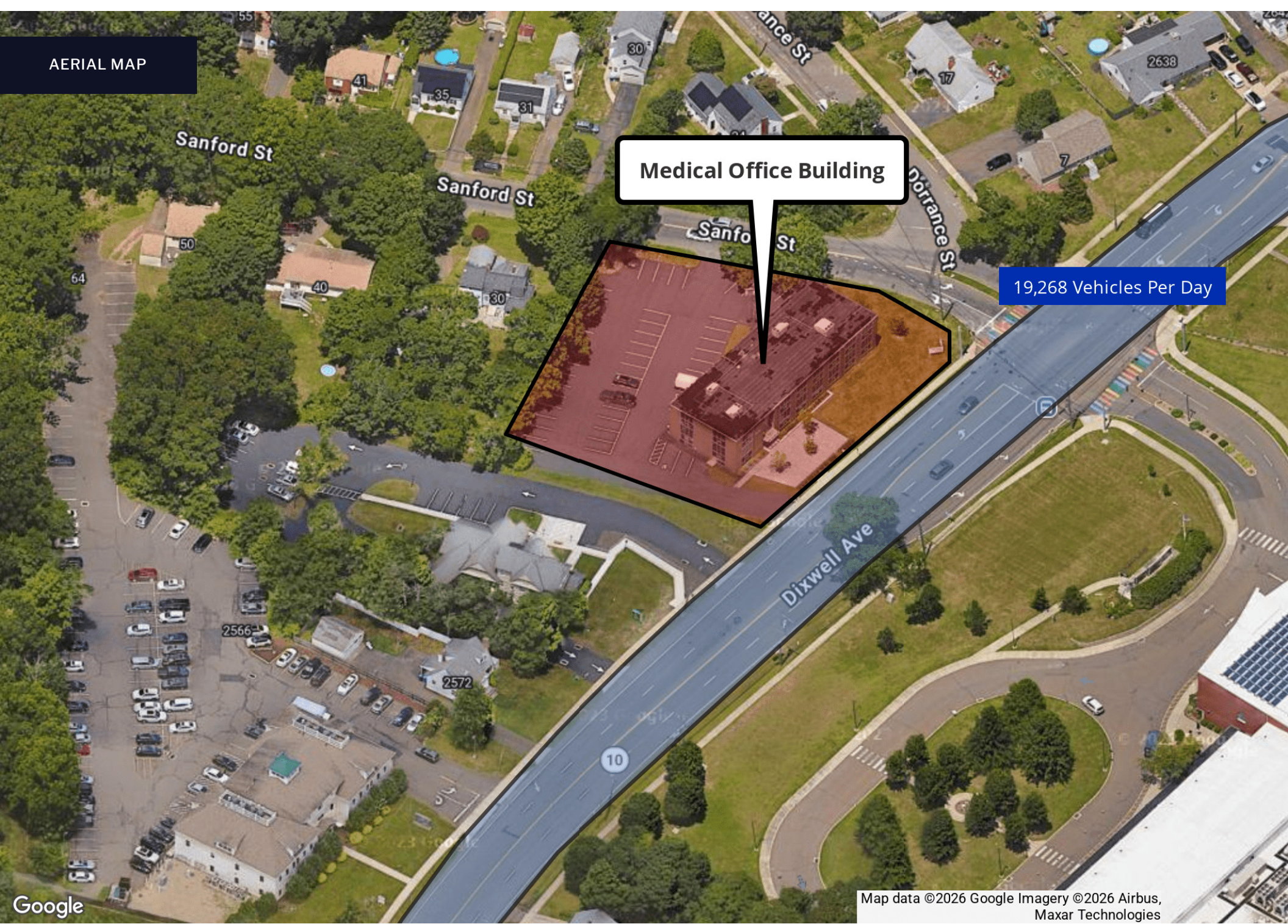
Panera
BREAD

OLD NAVY

McDonald's

petco

M&T Bank



Medical Office Building

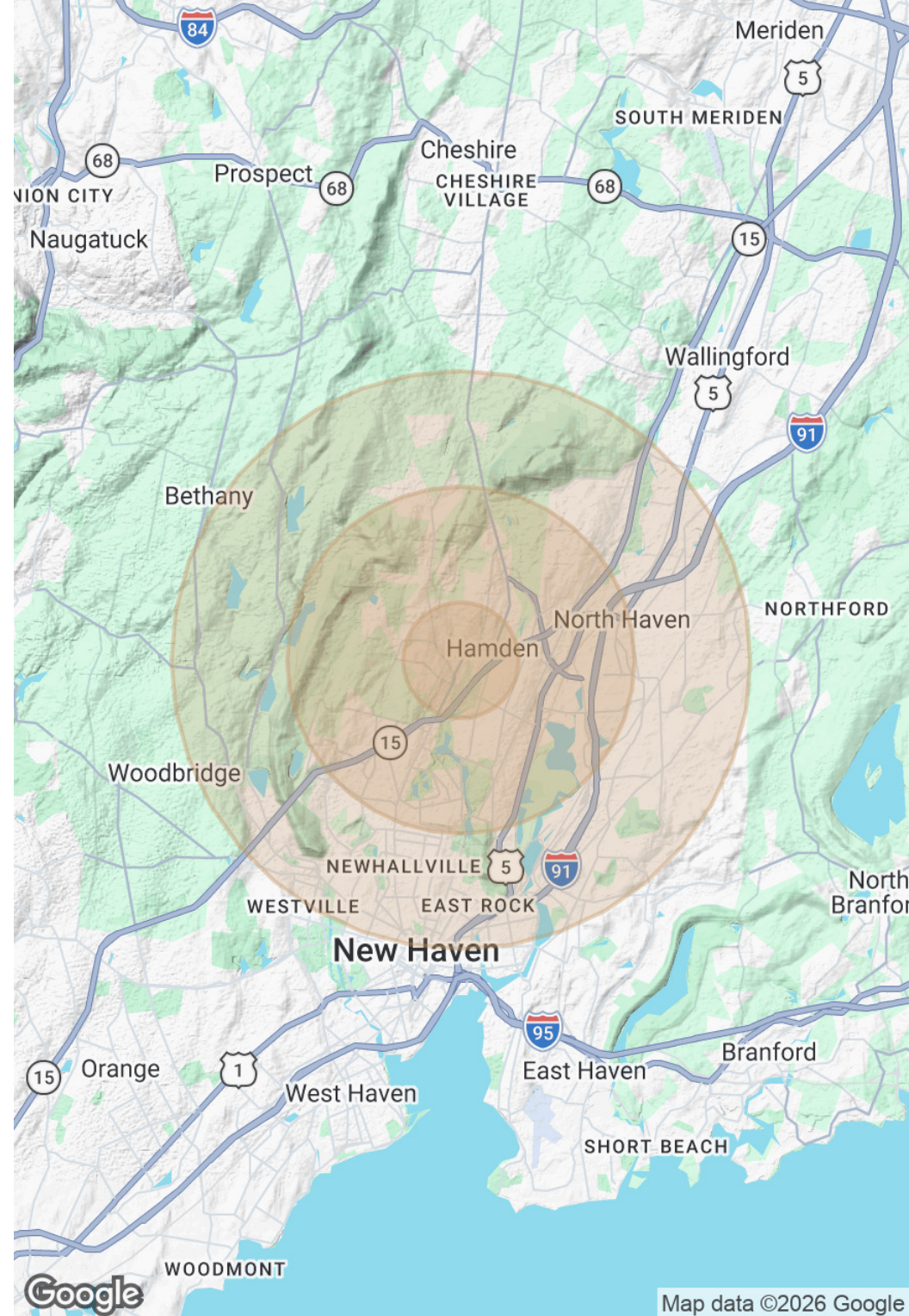
19,268 Vehicles Per Day

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,997	59,986	169,280
Average Age	40.7	41.9	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,615	24,166	64,968
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$109,471	\$117,275	\$105,302
Average House Value	\$290,331	\$309,207	\$338,900

2023 American Community Survey (ACS)



Google

Map data ©2026 Google

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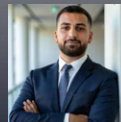
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