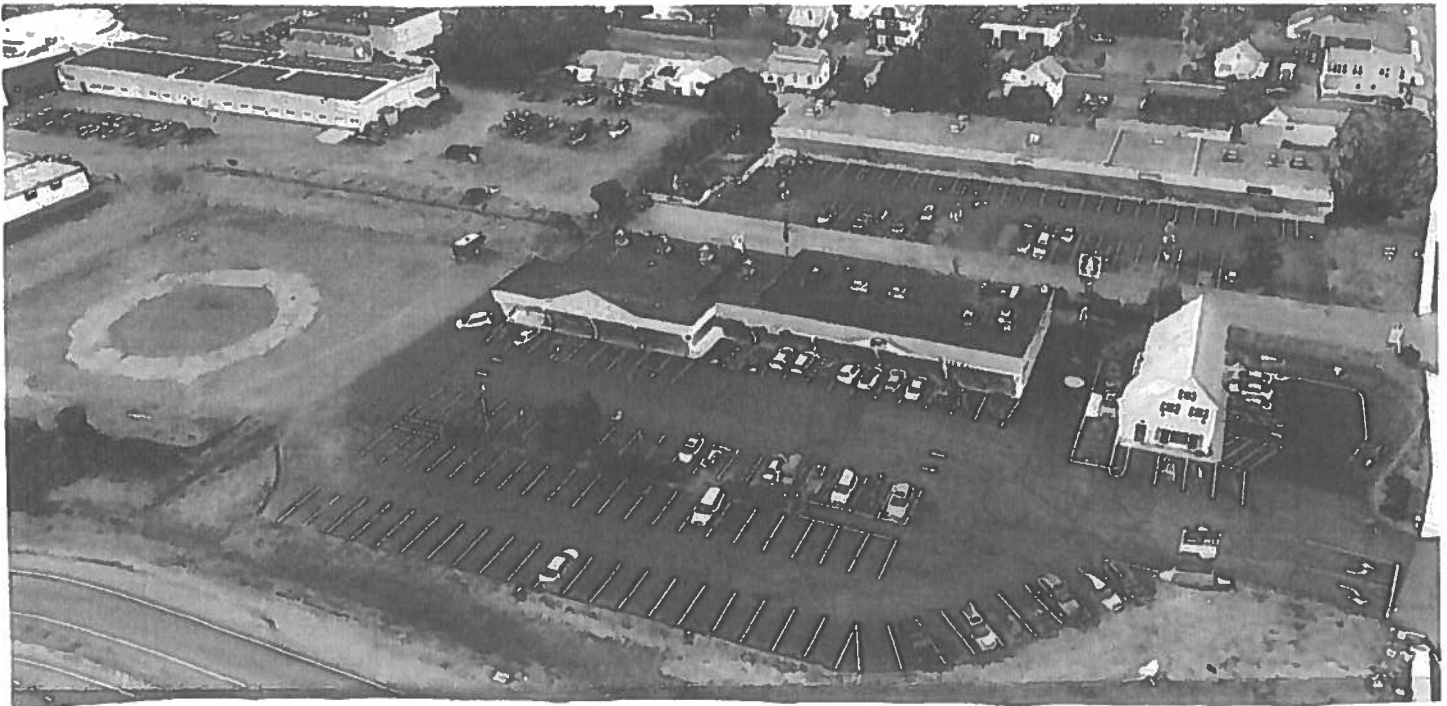


1st TIME OFFERED

PERFECT FOR VALUE- ADD INVESTOR OR USER OPPORTUNITY

1646-1660- 1666 Litchfield Turnpike

Woodbridge , CT



\$6,750,000

The offering includes over 25,000 square feet , including retail , office and educational units on 4.63 acres . The property is ideally located on Litchfield Turnpike (Route 69) directly adjacent to the Merritt Parkway (Route 15) at exit 59. This location is convenient to downtown New Haven , Yale University, Southern Connecticut State University, shopping, restaurants and many other amenities.

The tenant mix includes Starbucks, Katz's Deli , CT State Employees Credit Union, Children's House of Montessori, all long time tenants .

Currently, there is a vacant 4120 square foot end cap and undeveloped land, approximately 1 acre.

**1768 Litchfield Turnpike
Woodbridge, CT 06525
Office: (203) 389-5377
Fax: (203) 389-6302**

Steve Miller

203 530 1959

www.lmmre.com



REAL ESTATE SERVICES | PROPERTY MANAGEMENT



Woodbridge is a town in New Haven County, Connecticut, United States. The town is part of the South Central Connecticut Planning Region. The population was 9,087 at the 2020 census. The town center is listed on the National Register of Historic Places as Woodbridge Green Historic District. Woodbridge is part of the Amity Regional School District #5, rated the #1 school district in New Haven County and the 10th best school district in CT by Niche in 2021. Woodbridge has the 7th highest median household income in CT.

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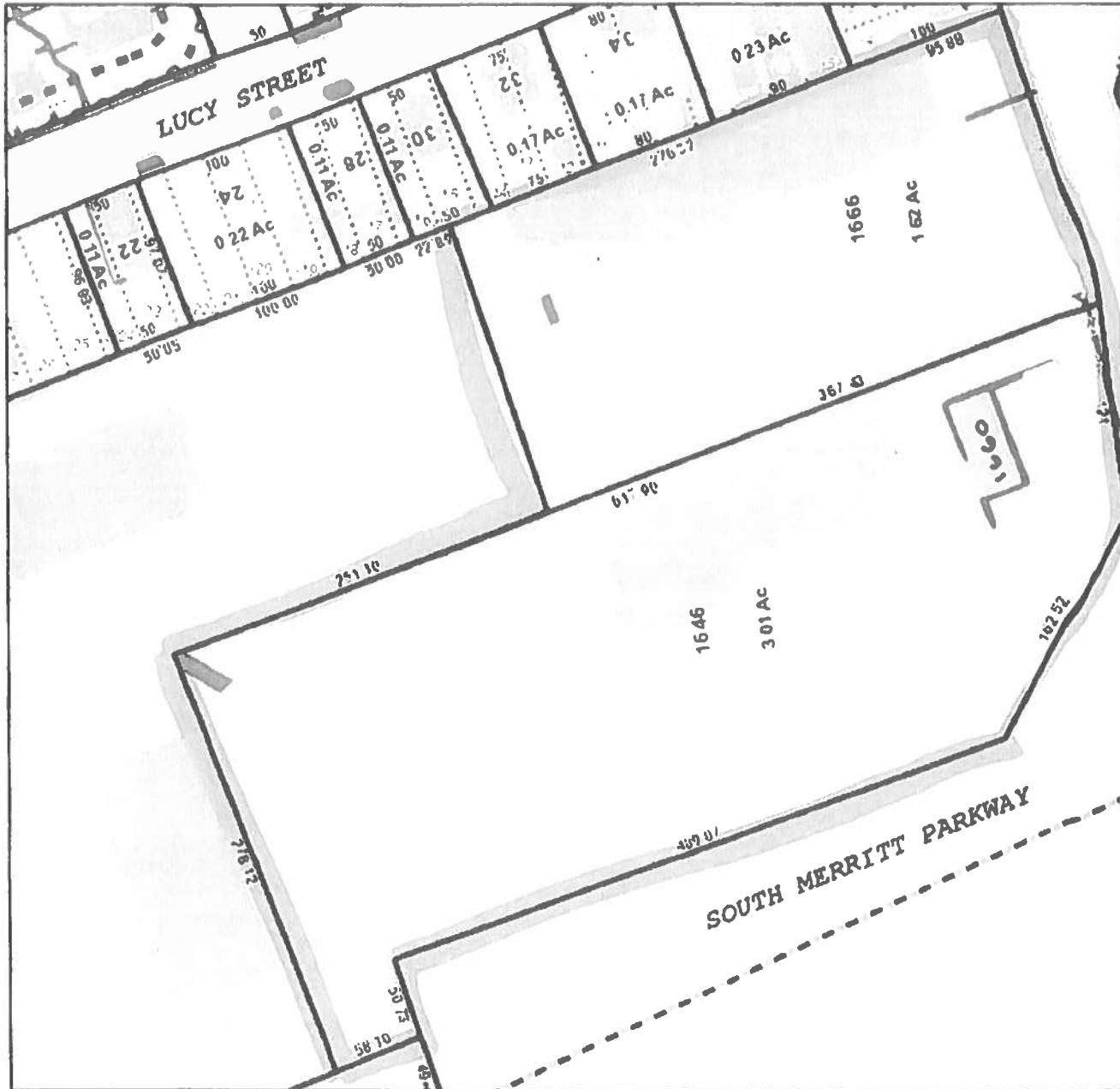
REAL ESTATE SERVICES | PROPERTY MANAGEMENT

Town of Woodbridge

Geographic Information System (GIS)



Date Printed: 7/5/2023



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Woodbridge and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 100 feet





Property Information

| | |
|-------------------|---------------------------------|
| Property Location | 1646 LITCHFIELD TPK |
| Mailing Address | PO BOX 1340 MADISON CT 06443 |
| Land Use | Retail Store |
| Zoning Code | BI |
| Neighborhood | J |

| | |
|--------------|------------------------------|
| Owner | LITCHFIELD REALTY TRUSTS LLC |
| Co-Owner | |
| Book / Page | 0590/0070 |
| Land Class | Commercial |
| Census Tract | 1602 |
| Acreage | 3.01 |

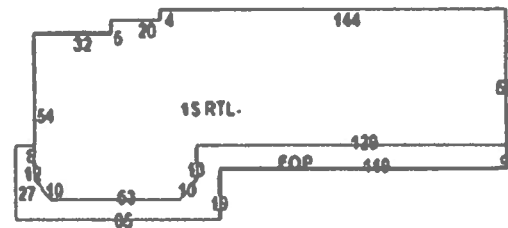
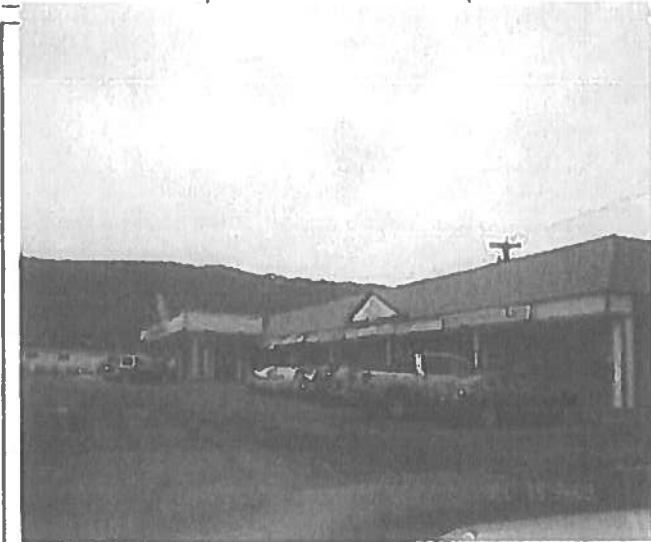
Valuation Summary

(Assessed value = 70% of Appraised Value)

| Item | Appraised | Assessed |
|--------------|-----------|----------|
| Buildings | 562200 | 393540 |
| Outbuildings | 20400 | 14280 |
| Land | 1059900 | 741930 |
| Total | 1642500 | 1149750 |

Utility Information

| | |
|--------------|-----|
| Electric | No |
| Gas | No |
| Sewer | Yes |
| Public Water | Yes |
| Well | No |



Primary Construction Details

| | |
|-------------------|---------------|
| Year Built | 1965 |
| Building Desc. | Commercial |
| Building Style | |
| Stories | 1 |
| Exterior Walls | Brick/Masonry |
| Exterior Walls 2 | Concr/Cinder |
| Interior Walls | Drywall |
| Interior Walls 2 | |
| Interior Floors 1 | Carpet |
| Interior Floors 2 | Tile |

| | |
|----------------|-------------|
| Heating Fuel | Natural Gas |
| Heating Type | Forced Hot |
| AC Type | Central |
| Bedrooms | 0 |
| Full Bathrooms | 0 |
| Half Bathrooms | 0 |
| Extra Fixtures | 0 |
| Total Rooms | 0 |
| Bath Style | NA |
| Kitchen Style | |
| Occupancy | 0 |

| | |
|--------------------|--------------|
| Livable Area (ft) | 10723 |
| Building Use | Retail Store |
| Building Condition | Good |
| Frame Type | C+ |
| Building Grade | 0 |
| Fireplaces | 0 |
| Wood Stoves | 0 |
| Attic Access | |
| Roof Style | Flat |
| Roof Cover | Tar and |

| | |
|------------------|----|
| Bsmt Area | 0 |
| Fin Bsmt Area | 0 |
| Fin Bsmt Quality | |
| Bsmt Access | |
| Bsmt Gar | 0 |
| Bsmt Sump Pump | No |



Property Information

Starbucks - Building Only

| | |
|-------------------|---------------------------------|
| Property Location | 1660 LITCHFIELD TPK |
| Mailing Address | PO BOX 1340 MADISON CT 06443 |
| Land Use | Commercial |
| Zoning Code | BI |
| Neighborhood | C |

| | |
|--------------|------------------------------|
| Owner | LITCHFIELD REALTY TRUSTS LLC |
| Co-Owner | |
| Book / Page | 0590/0070 |
| Land Class | Commercial |
| Census Tract | 1602 |
| Acreage | 0 |

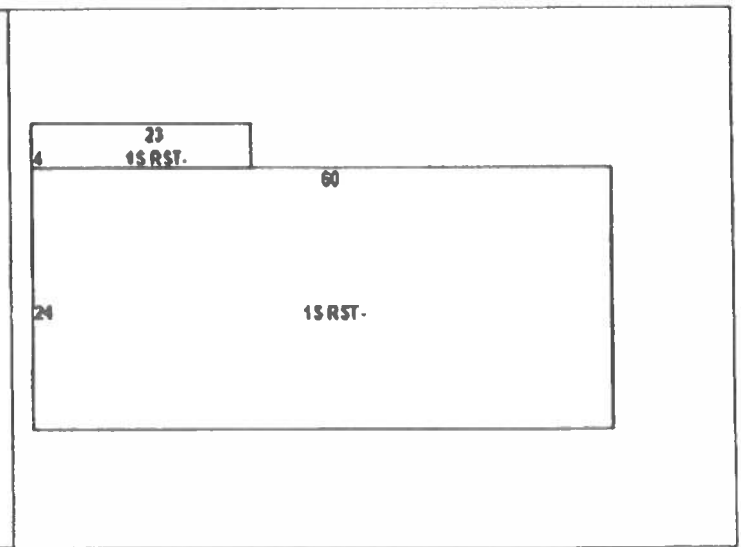
Valuation Summary

(Assessed value = 70% of Appraised Value)

| Item | Appraised | Assessed |
|--------------|-----------|----------|
| Buildings | 257300 | 180110 |
| Outbuildings | 9700 | 6790 |
| Land | 0 | 0 |
| Total | 267000 | 186900 |

Utility Information

| | |
|--------------|-----|
| Electric | No |
| Gas | No |
| Sewer | Yes |
| Public Water | Yes |
| Well | No |



Primary Construction Details

| | |
|-------------------|--------------|
| Year Built | 2005 |
| Building Desc. | Commercial |
| Building Style | |
| Stories | 1 |
| Exterior Walls | Vinyl Siding |
| Exterior Walls 2 | |
| Interior Walls | Drywall |
| Interior Walls 2 | |
| Interior Floors 1 | Tile |
| Interior Floors 2 | |

| | |
|----------------|-------------|
| Heating Fuel | Natural Gas |
| Heating Type | Forced Hot |
| AC Type | Central |
| Bedrooms | 0 |
| Full Bathrooms | 0 |
| Half Bathrooms | 0 |
| Extra Fixtures | 0 |
| Total Rooms | 0 |
| Bath Style | NA |
| Kitchen Style | |
| Occupancy | 0 |

| | |
|--------------------|------------|
| Livable Area (ft) | 1532 |
| Building Use | Commercial |
| Building Condition | Very Good |
| Frame Type | B+ |
| Building Grade | 0 |
| Fireplaces | 0 |
| Wood Stoves | 0 |
| Attic Access | |
| Roof Style | Gable |
| Roof Cover | |

| | |
|------------------|----|
| Bsmt Area | 0 |
| Fin Bsmt Area | 0 |
| Fin Bsmt Quality | |
| Bsmt Access | |
| Bsmt Gar | 0 |
| Bsmt Sump Pump | No |



Property Information

| | |
|-------------------|---------------------------------|
| Property Location | 1688 LITCHFIELD TPK |
| Mailing Address | PO BOX 1340 MADISON CT 06443 |
| Land Use | Retail Store |
| Zoning Code | BI |
| Neighborhood | J |

| | |
|--------------|--------------------------------|
| Owner | KFP FAMILY LIMITED PARTNERSHIP |
| Co-Owner | |
| Book / Page | 0278/0160 |
| Land Class | Commercial |
| Census Tract | 1602 |
| Acreage | 1.62 |

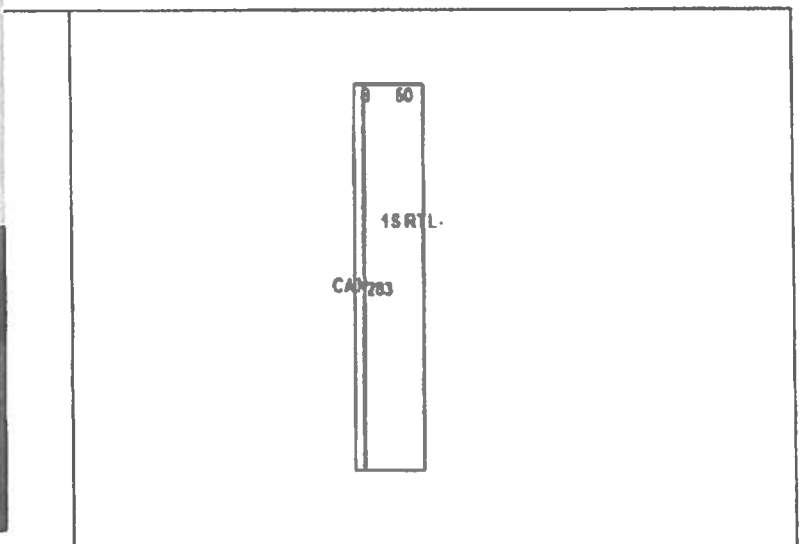
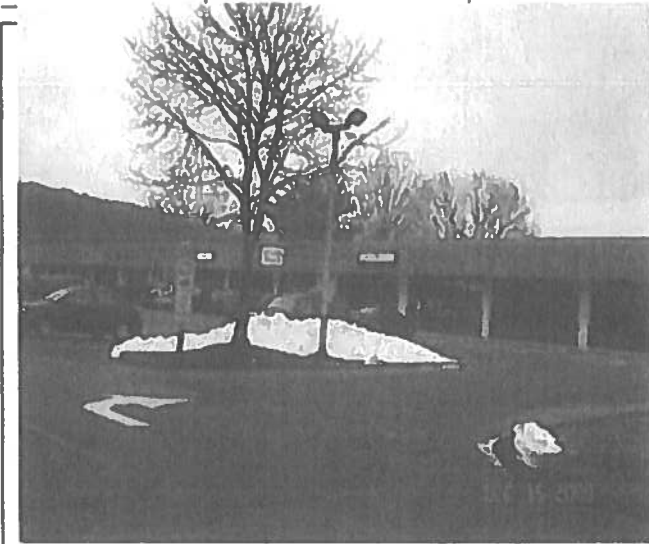
Valuation Summary

(Assessed value = 70% of Appraised Value)

| Item | Appraised | Assessed |
|--------------|----------------|---------------|
| Buildings | 578400 | 404880 |
| Outbuildings | 8600 | 6020 |
| Land | 565100 | 395570 |
| Total | 1152100 | 806470 |

Utility Information

| | |
|--------------|-----|
| Electric | No |
| Gas | No |
| Sewer | Yes |
| Public Water | Yes |
| Well | No |



Primary Construction Details

| | |
|-------------------|--------------|
| Year Built | 1983 |
| Building Desc. | Commercial |
| Building Style | |
| Stories | 1 |
| Exterior Walls | Concr/Cinder |
| Exterior Walls 2 | |
| Interior Walls | Masonry |
| Interior Walls 2 | Drywall |
| Interior Floors 1 | Carpet |
| Interior Floors 2 | Vinyl |

| | |
|----------------|-------------|
| Heating Fuel | Natural Gas |
| Heating Type | Forced Hot |
| AC Type | Central |
| Bedrooms | 0 |
| Full Bathrooms | 2 |
| Half Bathrooms | 0 |
| Extra Fixtures | 0 |
| Total Rooms | 0 |
| Bath Style | NA |
| Kitchen Style | |
| Occupancy | 0 |

| | |
|--------------------|--------------|
| Livable Area (ft) | 14150 |
| Building Use | Retail Store |
| Building Condition | Average |
| Frame Type | C |
| Building Grade | 0 |
| Fireplaces | 0 |
| Wood Stoves | 0 |
| Attic Access | |
| Roof Style | Flat |
| Roof Cover | Tar and |

| | |
|------------------|----|
| Bsmt Area | 0 |
| Fin Bsmt Area | 0 |
| Fin Bsmt Quality | |
| Bsmt Access | |
| Bsmt Gar | 0 |
| Bsmt Sump Pump | No |

| Radius | 1 mile | 3 mile | 10 mile |
|----------------------------|---------------|---------------|----------------|
| Population | | | |
| 2010 Population | 7,440 | 74,816 | 499,436 |
| 2023 Population | 7,682 | 74,001 | 505,286 |
| 2028 Population Projection | 7,781 | 74,338 | 509,659 |
| Annual Growth 2010-2023 | 0.3% | -0.1% | 0.1% |
| Annual Growth 2023-2028 | 0.3% | 0.1% | 0.2% |
| Households | | | |
| 2010 Households | 2,910 | 27,441 | 194,615 |
| 2023 Households | 2,904 | 26,670 | 197,325 |
| 2028 Household Projection | 2,923 | 26,708 | 199,167 |
| Annual Growth 2010-2023 | 0.2% | 0.0% | 0.3% |
| Annual Growth 2023-2028 | 0.1% | 0.0% | 0.2% |
| Avg Household Size | 2.50 | 2.60 | 2.40 |
| Avg Household Vehicles | 2.00 | 1.00 | 2.00 |
| Housing | | | |
| Median Home Value | \$236,581 | \$242,694 | \$276,079 |
| Median Year Built | 1955 | 1952 | 1962 |
| Owner Occupied Households | 1,397 | 12,406 | 119,362 |
| Renter Occupied Households | 1,525 | 14,301 | 79,805 |
| Household Income | | | |
| < \$25,000 | 582 | 7,078 | 38,390 |
| \$25,000 - 50,000 | 711 | 5,210 | 33,816 |
| \$50,000 - 75,000 | 365 | 3,690 | 29,694 |
| \$75,000 - 100,000 | 356 | 2,690 | 23,214 |
| \$100,000 - 125,000 | 260 | 2,621 | 19,857 |
| \$125,000 - 150,000 | 196 | 1,528 | 14,133 |
| \$150,000 - 200,000 | 246 | 1,911 | 19,304 |
| \$200,000+ | 191 | 1,942 | 18,919 |
| Avg Household Income | \$84,626 | \$82,210 | \$96,724 |
| Median Household Income | \$61,605 | \$56,498 | \$72,184 |
| Population By Age | | | |
| Age 0 - 4 | 454 | 4,610 | 27,996 |
| Age 5 - 9 | 455 | 4,437 | 27,159 |
| Age 10 - 14 | 493 | 4,616 | 28,339 |
| Age 15 - 19 | 541 | 5,068 | 30,915 |
| Age 20 - 24 | 548 | 5,408 | 32,342 |
| Age 25 - 29 | 541 | 5,644 | 33,559 |
| Age 30 - 34 | 534 | 5,664 | 34,704 |
| Age 35 - 39 | 525 | 5,408 | 34,619 |
| Age 40 - 44 | 488 | 4,793 | 32,242 |
| Age 45 - 49 | 445 | 4,226 | 29,711 |
| Age 50 - 54 | 453 | 4,263 | 31,270 |
| Age 55 - 59 | 465 | 4,384 | 33,400 |
| Age 60 - 64 | 453 | 4,251 | 33,362 |
| Age 65 - 69 | 397 | 3,646 | 29,396 |
| Age 70 - 74 | 330 | 2,952 | 24,370 |

| | | | |
|----------------------------------|-------|--------|---------|
| Age 75 - 79 | 236 | 2,082 | 17,846 |
| Age 80 - 84 | 147 | 1,284 | 11,506 |
| Age 85+ | 177 | 1,265 | 12,549 |
| Population Summary | | | |
| Age 15+ | 6,280 | 60,338 | 421,791 |
| Age 20+ | 5,739 | 55,270 | 390,876 |
| Age 55+ | 2,205 | 19,864 | 162,429 |
| Age 65+ | 1,287 | 11,229 | 95,667 |
| Median Age | 37.60 | 36.40 | 40.50 |
| Avg Age | 38.80 | 37.90 | 40.80 |
| Median Age, Male | 34.80 | 34.80 | 39.10 |
| Avg Age, Male | 36.90 | 36.60 | 39.70 |
| Median Age, Female | 40.00 | 37.90 | 41.80 |
| Avg Age, Female | 40.50 | 39.20 | 41.90 |
| Education | | | |
| Some High School, No Diploma | 390 | 5,456 | 32,761 |
| High School Graduate | 1,548 | 16,566 | 109,326 |
| Some College, No Degree | 1,463 | 11,628 | 83,491 |
| Associate Degree | 338 | 3,664 | 19,422 |
| Bachelor's Degree | 827 | 7,715 | 68,235 |
| Advanced Degree | 964 | 8,498 | 64,721 |
| Employment | | | |
| Civilian Employed | 4,000 | 37,097 | 259,133 |
| Civilian Unemployed | 272 | 2,406 | 13,206 |
| Civilian Non-Labor Force | 1,898 | 19,820 | 143,170 |
| U.S. Armed Forces | 0 | 7 | 100 |
| Worker Travel Time To Job | | | |
| <30 Minutes | 2,395 | 24,207 | 169,155 |
| 30-60 Minutes | 1,002 | 8,127 | 57,673 |
| 60+ Minutes | 204 | 3,054 | 20,516 |
| Household Composition | | | |
| 1-Person Households | 846 | 7,638 | 61,594 |
| 2-Person Households | 901 | 8,052 | 61,661 |
| 3-Person Households | 512 | 4,620 | 31,493 |
| 4-Person Households | 367 | 3,472 | 25,308 |
| 5-Person Households | 162 | 1,634 | 10,737 |
| 6-Person Households | 78 | 763 | 4,039 |
| 7-Person Households | 38 | 490 | 2,495 |
| Marital Status | | | |
| Married | 999 | 9,237 | 84,745 |
| Married No Children | 575 | 5,257 | 50,751 |
| Married with Children | 425 | 3,980 | 33,994 |
| Housing Units | | | |
| 1 Unit | 1,799 | 13,465 | 120,367 |
| 2 - 4 Units | 893 | 10,961 | 45,164 |
| 5 - 19 Units | 311 | 3,239 | 22,209 |
| 20+ Units | 263 | 2,771 | 28,078 |

| | | | |
|------------------------------|-------|--------|--------|
| Housing Value | | | |
| < \$100,000 | 105 | 676 | 5,027 |
| \$100,000 - 200,000 | 393 | 3,862 | 23,978 |
| \$200,000 - 300,000 | 544 | 3,942 | 39,868 |
| \$300,000 - 400,000 | 149 | 2,021 | 26,941 |
| \$400,000 - 500,000 | 142 | 968 | 12,587 |
| \$500,000 - 1,000,000 | 48 | 899 | 9,037 |
| \$1,000,000+ | 13 | 74 | 1,235 |
| Housing By Year Built | | | |
| Built 1940 - 1949 | 1,134 | 13,525 | 66,008 |
| Built 1950 - 1959 | 804 | 5,692 | 32,644 |
| Built 1960 - 1969 | 396 | 4,079 | 29,343 |
| Built 1970 - 1979 | 364 | 2,551 | 26,713 |
| Built 1980 - 1989 | 202 | 1,659 | 23,387 |
| Built 1990 - 1999 | 134 | 1,341 | 15,465 |
| Built 2000 - 2010 | 154 | 1,229 | 14,266 |
| Built 2010+ | 79 | 368 | 9,344 |