

REMAX COMMERCIAL

DUNKIN'

NNN INVESTMENT SALE

1389 & 1399 DIXWELL AVENUE, HAMDEN, CT



REMAX Executive is excited to offer this rare opportunity to purchase a retail/restaurant freestanding property ideally located in Hamden, CT.

1389 & 1399 Dixwell Avenue offers investors a strategic opportunity to own a net leased retail asset in one of Connecticut's established suburban shopping areas. The surrounding concentration of national retailers, strong traffic patterns, and dense residential base support long-term tenant demand and investment stability.

1389 & 1399 Dixwell Avenue benefits from exceptional visibility, strong commuter traffic, and proximity to major regional employers, universities, and residential neighborhoods. Immediate access to major retail corridors connecting Hamden and New Haven with proximity to the Merritt Parkway and Interstate 91. The property sits on Dixwell Avenue, one of Hamden's highest-traffic commercial corridors, surrounded by dense national retail, grocery anchors, and service tenants.

Property Highlights

- Absolute NNN investment
- 1,905 rsf on 0.29 AC of land
- Prime Hamden, CT, location
- Ideal for NNN investment with drive-thru
- Strong investment opportunity
- High visibility & foot traffic

Location Highlights:

- Longterm lease through May 2036
- Dense infill New Haven County location
- Dense national retail corridor with strong daily traffic
- High visibility along Dixwell Ave with consistent commuter flow
- Close proximity to Southern CT State University
- Strong residential base

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Demographic Data per CoStar 5/18/26			
	1 mile	3 miles	5 miles
2025 Population	17,854	116,808	227,627
2025 Households estimate	7,419	45,800	88,231
2025 Avg Household Income	\$88,759	\$96,821	\$95,332
Subject Street & Cross Streets	Dixwell Ave & Oregon Ave	Dixwell Ave & Church St	Dixwell Ave & Newton St
Avg Daily Traffic Volume	15,307	21,760	29,377