

AVAILABLE FOR SALE

1 & 3 Derby Avenue
Also known as Route 34, Derby, CT



Company Name Here

To arrange a tour contact:
Silvester Garza
203-226-7101 Ext 8
silvester@vidalwettenstein.com

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

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Key Highlights

- ◆ Sold Vacant
- ◆ Traffic Count 28,000-31,000 Cars daily

Property #1

- 2,806± SF Total Building
- 2 floors

Property Details

- Land Area: .04 Acres
- Zoning: B-2
- Year Built: 1900
- Air conditioned: yes, central air
- Sprinkler: no

- Water / Sewer: City / City
- Gas: yes, natural gas heat
- Parking: street

Property Pricing

- Taxes: \$7,381.58

Property #2

- 904± SF Total Building
- 1 floor

Property Details

- Land Area: .03 Acres
- Zoning: B-2
- Year Built: 1900
- Sprinkler: no

- Water / Sewer: City / City
- Oil: heating type is oil, no gas
- Parking: street

Property Pricing

- Taxes: \$1,856.74

Both properties must be purchased together.

Position your business at one of Derby's most visible and accessible locations. Located along a well-traveled corridor, 1 & 3 Derby Avenue offers outstanding exposure, strong street presence, and convenient access for both local residents and regional visitors. The property's strategic location places it near established businesses, residential neighborhoods, and major transportation routes, creating consistent customer traffic and excellent retail potential.

With ample visibility, easy ingress and egress, and proximity to downtown Derby and neighboring communities, this location is well-suited for a variety of retail uses, including boutique shops, specialty retailers, service-oriented businesses, and showroom concepts.

The surrounding area's continued growth and investment further enhance the property's appeal as a destination for customers and a strong long-term business location.

Whether you're launching a new concept, expanding an existing brand, or seeking a high-profile retail presence, 1 & 3 Derby Avenue offers the accessibility, exposure, and market reach needed to help your business thrive.

Traffic Count 28,000-31,000 Cars daily



Route 34, also know as Derby Avenue





ZONING

- (6) Minimum required side yard: 20 feet (40 feet next to an R Zone).
- (7) Accessory uses.
 - (a) Building from rear line of lot: five feet (50 feet next to an R Zone).
 - (b) Building from side line of lot: 20 feet (50 feet next to an R Zone).

§ 195-16. Business - 2 (B-2) Zone.

- A. Intent. These zones are designed to provide sites for essential retail services in or adjacent to residential neighborhoods. Such zones have been established primarily on land suitable for new neighborhood shopping construction. While new residential construction within these zones will be inconsistent with their purpose, review of site plans for each development will be essential to assure adequate parking and traffic facilities, agreeable relationship to adjacent residential areas, a high quality of commercial development and coordination with the Comprehensive Plan of Zoning.
- B. Permitted uses. Permitted uses in the B-2 Zone shall be as follows:
 - (1) Animal hospital.
 - (2) Medical and dental clinics and laboratory.
 - (3) Retail business.
 - (4) Personal service store or studio.
 - (5) Restaurant (including carry out or drive-in).
 - (6) Dwelling combined in the same building with another permitted or special exception use.
 - (7) Hotel.
 - (8) Funeral home.
 - (9) Nursing home.
 - (10) Commercial recreation center (indoor).
 - (11) Theatre (movie or live entertainment).
 - (12) Laundromat.
 - (13) Newspaper branch office (no printing).
 - (14) Bank.
 - (15) Offices.
 - (16) Shopping center with a maximum floor area of 8,000 square feet.
 - (17) Cannabis Establishments (Amended 2/05/2022)
- C. Accessory uses. Accessory uses in the B-2 Zone shall be as follows: Customary accessory structures.
- D. Special exceptions. Special exceptions in the B-2 Zone shall be as follows:
 - (1) Public and semipublic buildings.
 - (2) Public utility building.
 - (3) Gasoline service stations.
 - (4) Automatic car wash (no gas).
 - (5) Construction Contractor's Business with a screened, paved, storage and equipment parking area. (Amended 9/11/06)
- E. Bulk requirements. Bulk requirements in the B-2 Zone shall be as follows:
 - (1) Each lot shall have an area of 6,000 square feet and a width of at least 60 feet measured at the required front yard setback line.
 - (2) Maximum lot coverage: 50%.
 - (3) Maximum height: 25 feet.

ZONING

- (4) Minimum required front yard: 10 feet.
- (5) Minimum required rear yard: 30 feet (see § 195-25E).
- (6) Minimum required side yard: eight feet (see § 195-25E).
- (7) Accessory uses.
 - (a) Building from rear line of lot: five feet (20 feet if next to an R Zone).
 - (b) Building from side line of lot: eight feet (20 feet if next to an R Zone).

§ 195-17. Industrial-I (I-1) Zone.

- A. Intent. These zones consist of areas that have been experiencing commercial and industrial development over a period of years. Applicable standards account for a range or size for establishments and relatively intensive use of the land. Development of retail and general automotive uses in these zones will not be inconsistent with their purpose; further residential construction in these zones will be inconsistent with their purpose and would occur under conditions unfavorable for residential occupancy.
- B. Permitted uses. Permitted uses in the I-1 Zone shall be as follows:
 - (1) Moderate intensity, non-nuisance manufacturing uses.
 - (2) Research and development facilities.
 - (3) Warehouse.
 - (4) Machine shops.
 - (5) Office buildings of not less than 5000 square feet.
 - (6) Construction contractor's business with a screened, paved, storage and equipment parking area.
 - (7) Lumber yard with a screened, paved, storage and equipment parking area.
 - (8) Cannabis Establishments (Amended 2/05/2022)
- C. Accessory uses. Accessory uses in the I-1 Zone shall be as follows: outdoor storage areas, subject to site plan approval.
- D. Special exception uses. Special exception uses in the I-1 Zone shall be as follows:
 - (1) Animal hospital.
 - (2) Gasoline service stations with convenience store and/or car wash (Amended 8/9/2010)
 - (3) Motor vehicle dealer.
 - (4) Motor vehicle repair facility.
 - (5) Indoor movie theatre.
 - (6) Indoor commercial recreation facility.
 - (7) Trucking terminal.
 - (8) Hotel or motel.
 - (9) Research lab.
 - (10) Child day-care center.
 - (11) Health care facilities which shall be limited to medical clinical laboratory, outpatient medical clinic, and office for the practice of professional health care services. (Amended 12/11/2006)
- E. Bulk requirements. Bulk requirements in the I-1 Zone shall be as follows:
 - (1) Each lot shall have an area of 40,000 square feet and a width of at least 100 feet measured at the required front yard setback line.
 - (2) Minimum required lot width: 100 feet.
 - (3) Maximum lot coverage: 60%, including all outdoor storage

Derby, Connecticut

General

	Derby	State
ACS, 2019–2023		
Current Population	12,359	3,598,348
Land Area <i>mi</i> ²	5	4,842
Population Density <i>people per mi</i> ²	2,442	743
Number of Households	5,775	1,420,170
Median Age	46	41
Median Household Income	\$76,263	\$93,760
Poverty Rate	9%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Hospitals</i>	1,395	63%
2 Retail Trade <i>Food and Beverage Stores</i>	1,051	25%
3 Accommodation and Food Services <i>Food Services and Drinking Places</i>	667	98%
4 Government <i>Local Government</i>	546	51%
6 Other Services (except Public Admin) <i>Repair and Maintenance</i>	385	65%
Total Jobs, All Industries	5,013	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	96	140	115	136	153

Total Active Businesses 885

Key Employers

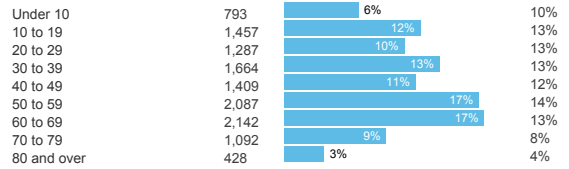
Data from Municipalities, 2025

- Griffin Hospital
- IDA International
- Birmingham Health Center
- Whalley Glass General
- Lowes Home Improvement

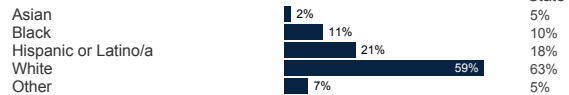
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

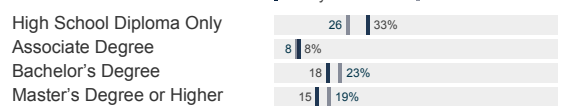


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



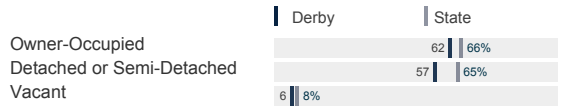
Educational Attainment



Housing

ACS, 2019–2023

	Derby	State
Median Home Value	\$242,300	\$343,200
Median Rent	\$1,453	\$1,431
Housing Units	6,127	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Derby School District	PK-12	1,311	63	76%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Derby School District	21%	32%
Statewide	44%	49%

Derby, Connecticut

Labor Force

CT Department of Labor, 2024

	Derby	State
Employed	6,335	1,842,285
Unemployed	322	67,181

Unemployment Rate

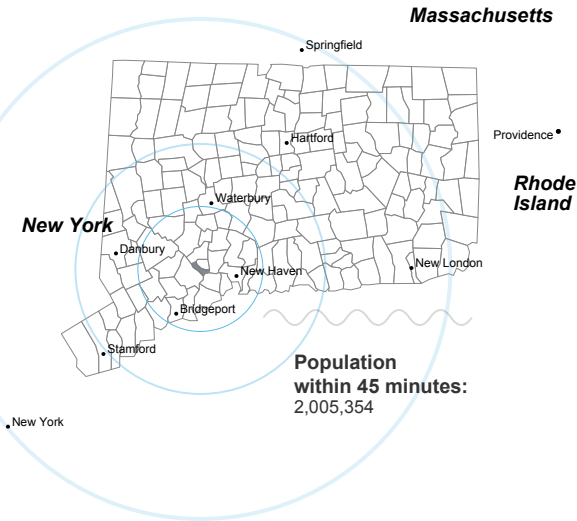


Self-Employment Rate*



*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2019–2023

	Derby	State
Mean Commute Time *	27 min	26 min
No Access to a Car	9%	8%
No Internet Access	9%	7%

Commute Mode

Public Transport	3%
Walking or Cycling	3%
Driving	82%
Working From Home *	15%

Public Transit

CT <i>transit</i> Service	New Haven metro
Other Public Bus Operations	Valley Transit District
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$58,001,633
Property Tax Revenue	\$31,762,995
per capita	\$2,570
per capita, as % of state avg.	79%
Intergovernmental Revenue	\$20,007,605
Revenue to Expenditure Ratio	97%

Municipal Expenditure

Total Expenditure	\$59,938,223
Educational	\$29,583,898
Other	\$30,354,325

Grand List

Equalized Net Grand List	\$1,169,770,904
per capita	\$94,657
per capita, as % of state avg.	53%
Commercial/Industrial Share of Net Grand List	12%
Actual Mill Rate	38.60
Equalized Mill Rate	27.18

Municipal Debt

Moody's Rating (2024)	-
S&P Rating (2024)	AA-
Total Indebtedness	\$22,767,564
per capita	\$1,842
per capita, as % of state avg.	63%
as percent of expenditures	38%
Annual Debt Service	\$3,427,689
as % of expenditures	6%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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