

MEDICAL / PROFESSIONAL OFFICE SPACE

1423 Chapel Street, New Haven, CT



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VIDAL/WETTENSTEIN, LLC



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1423 Chapel Street, New Haven, CT

NEW IMPROVMENTS TO CHAPEL MEDICAL CENTER, IDEAL FOR MEDICAL, DENTAL, OFFICE, LAB, BEAUTY SERVICES AND CLINCIANS.

Flexible Floorplans In Chapel Office Center. Many units offer Reception Areas, Labs, Prep Exam Rooms.



The property is in the heart of New Haven, directly across the street from Yale-New Haven Hospital Saint Raphael Campus and several other medical facilities. The building is currently going through significant renovations and the dedicated parking lot in rear was repaved (2021). Property is on a corner lot with access to the main bus line.

PROPERTY DETAILS

Building Area: 6,808± SF

Min: 439 SF- Max: 3,217 SF

Land Area: .57 acre

Zoning: RM2/RO

Parking: 48 spaces

Handicap Access: yes, in the rear

Age: 1962±

Sprinkler: yes

Renovated: yes, currently being updated

Gas: Yes

Water/ Sewer: City

Lease Price: \$17.00 NNN

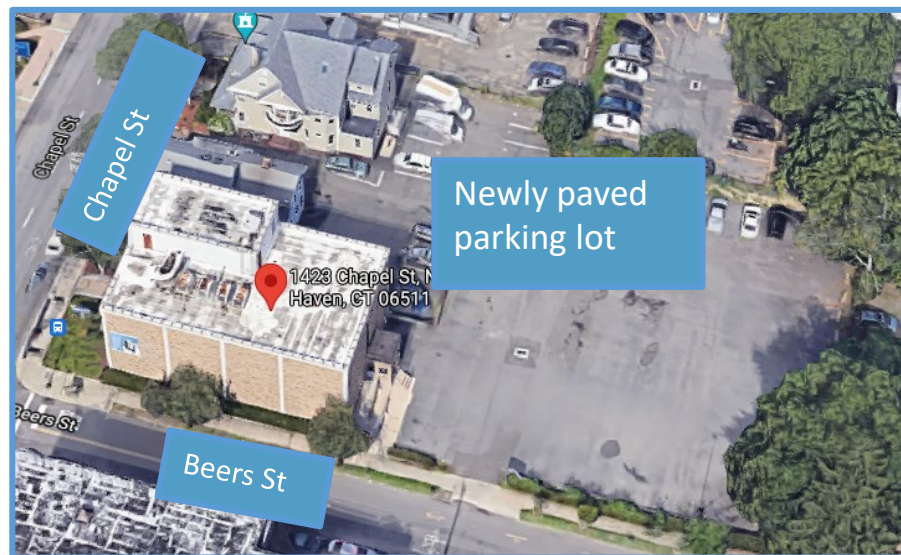
1423 Chapel Street, New Haven, CT

Location map

Yale New Haven
Hospital
Rehabilitation

New Haven
Ophthalmology

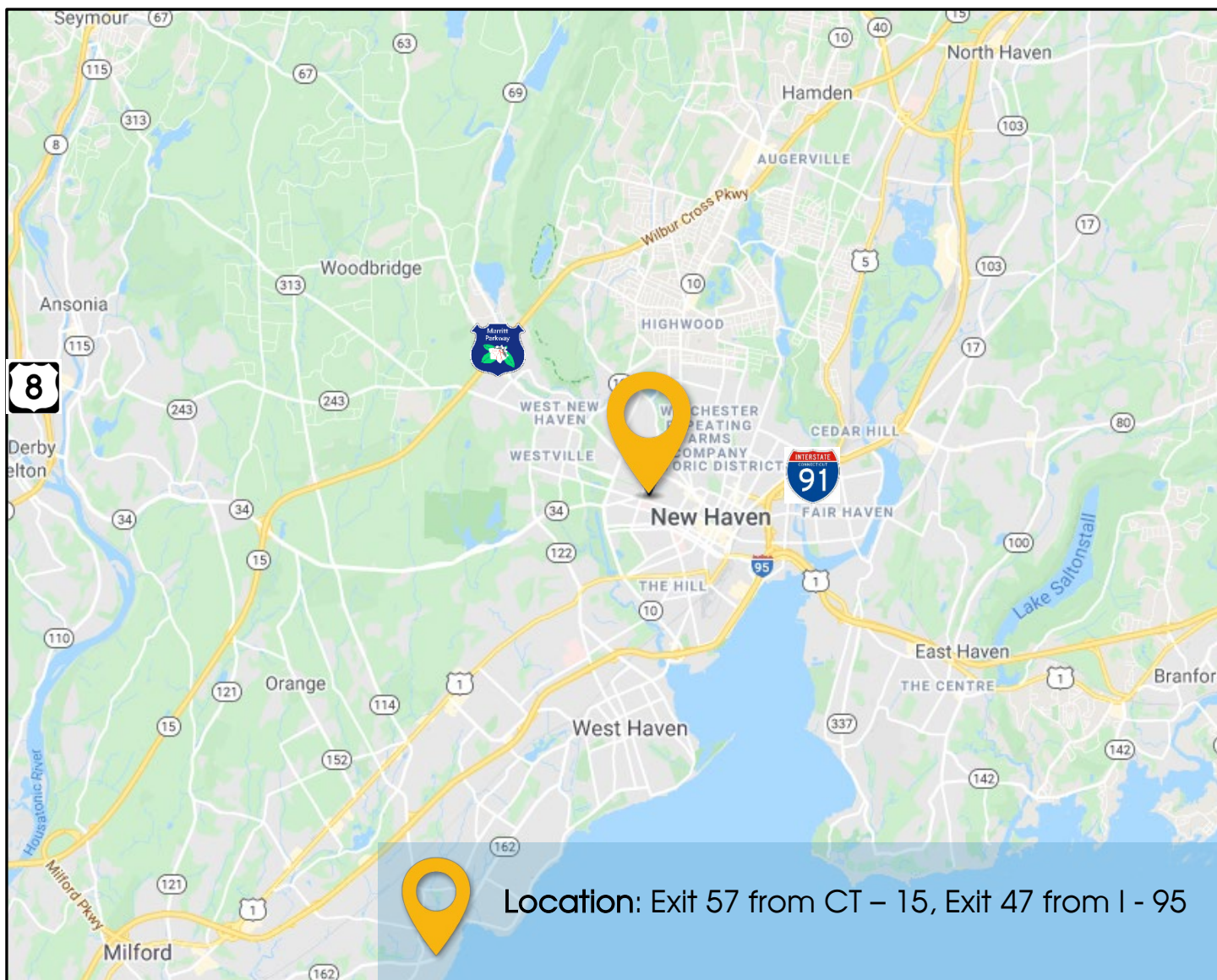
Yale New Haven
Hospital Saint
Raphael
Campus/Emergency



Handicapped access in the rear

48 designated parking spaces

1423 Chapel Street, New Haven, CT



New Haven, Connecticut

General

ACS, 2019–2023	New Haven	State
Current Population	132,893	3,598,348
Land Area <i>mi</i> ²	19	4,842
Population Density <i>people per mi</i> ²	7,110	743
Number of Households	53,424	1,420,170
Median Age	32	41
Median Household Income	\$53,771	\$93,760
Poverty Rate	25%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Educational Services <i>Educational Services</i>	19,001	100%
2 Health Care and Social Assistance <i>Hospitals</i>	16,909	54%
3 Government <i>Local Government</i>	14,598	70%
4 Admin and Support and Waste Mgt <i>Administrative and Support Services</i>	5,492	93%
6 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	4,458	100%
Total Jobs, All Industries	85,461	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	1,215	1,728	1,662	1,783	1,719

Total Active Businesses 10,363

Key Employers

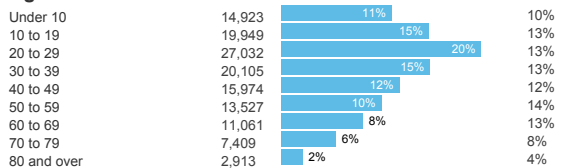
Data from Municipalities, 2025

- 1 Yale New Haven Health
- 2 Yale University
- 3 Southern Connecticut State University
- 4 Knights of Columbus
- 5 AstraZeneca Alexion

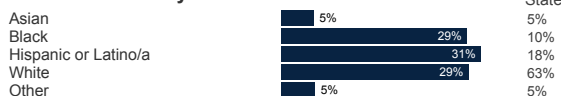
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

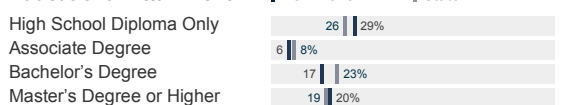


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



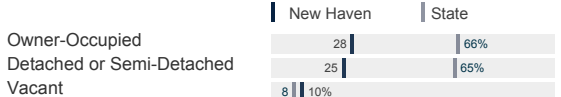
Educational Attainment



Housing

ACS, 2019–2023

	New Haven	State
Median Home Value	\$249,000	\$343,200
Median Rent	\$1,442	\$1,431
Housing Units	59,626	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Amistad Academy District	K-12	1,105	0	96%
Booker T. Washington Academy	K-8	404	0	
Common Ground High School District	9-12	221	0	73%
Elm City College Preparatory School	K-12	760	0	96%
Elm City Montessori School	PK-8	312	78	
Highville Charter School District	PK-12	499	80	*
New Haven School District	PK-12	18,817	1,220	74%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

School District	Math	ELA
Amistad Academy District	24%	36%
Booker T. Washington Academy	34%	37%
Common Ground High School District		
Elm City College Preparatory School	24%	40%
Elm City Montessori School	27%	49%
Highville Charter School District	10%	25%
New Haven School District	14%	23%
Statewide	44%	49%

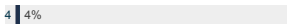
New Haven, Connecticut

Labor Force

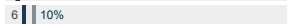
CT Department of Labor, 2024

	New Haven	State
Employed	64,747	1,842,285
Unemployed	2,774	67,181

Unemployment Rate

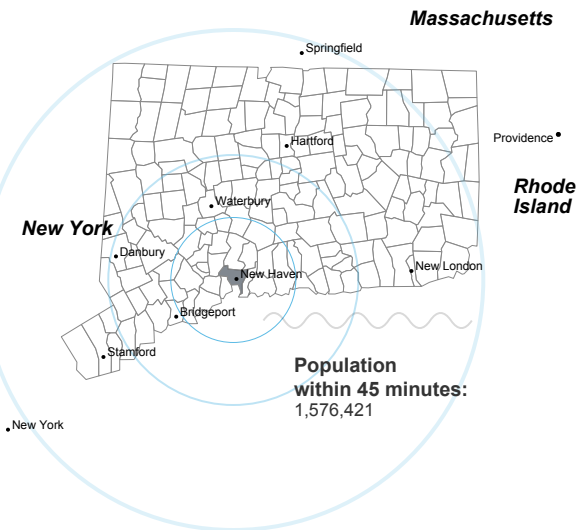


Self-Employment Rate*



*ACS, 2019–2023

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

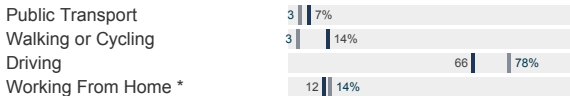


Access

ACS, 2019–2023

	New Haven	State
Mean Commute Time *	21 min	26 min
No Access to a Car	9%	26%
No Internet Access	7%	9%

Commute Mode



Public Transit

CT <i>transit</i> Service	Local, New Haven metro
Other Public Bus Operations	-
Train Service	Amtrak, Metro-North, Hartford Line, Shore Line East

* 5 year estimates include pre-pandemic data

Fiscal Indicators

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

Municipal Revenue

Total Revenue	\$662,863,939
Property Tax Revenue	\$295,778,222
per capita	\$2,129
per capita, as % of state avg.	65%
Intergovernmental Revenue	\$306,641,302
Revenue to Expenditure Ratio	102%

Municipal Expenditure

Total Expenditure	\$650,522,462
Educational	\$237,613,513
Other	\$412,908,949

Grand List

Equalized Net Grand List	\$13,022,271,480
per capita	\$93,743
per capita, as % of state avg.	53%
Commercial/Industrial Share of Net Grand List	40%
Actual Mill Rate	43.88
Equalized Mill Rate	22.61

Municipal Debt

Moody's Rating (2024)	Baa1
S&P Rating (2024)	A-
Total Indebtedness	\$726,819,333
per capita	\$5,232
per capita, as % of state avg.	178%
as percent of expenditures	112%
Annual Debt Service	\$68,006,160
as % of expenditures	10%

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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