

FOR SALE | 19,012± SF 3-STORY OFFICE BUILDING

FORMER AAA NORTHEAST BUILDING | CORNER OF WHITNEY AVE

35 Worth Ave, Hamden, CT 06518

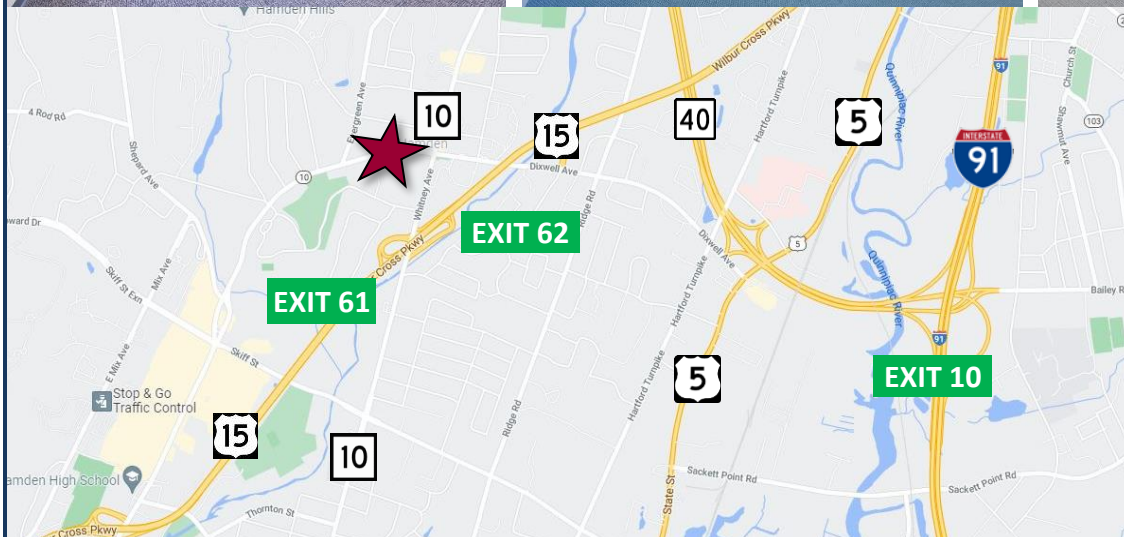
SALE PRICE: \$899,000

O,R & L
Celebrating over
30 YEARS 1990-2021 COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



Virtual Tour



Property Highlights

- 3-Story Office Building
- Central HVAC
- Elevator
- Sprinkler System
- Back-up Generator
- 3 Loading docks, 1 with hydraulic lift
- Located on 0.86 Acre – T4 Zone
- 56 Parking spaces
- Corner of Whitney Ave & Worth Ave
- ADT: 19,415 – Whitney Ave
- Close proximity to CT- 15 & I-91

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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BUILDING INFORMATION

GROSS BLDG AREA 19,012± SF incl' lower level
AVAILABLE AREA 19,012± SF
OFFICE AREA 19,012± SF
NUMBER OF FLOORS 3
FLOOR PLATE 7,086± SF
LOADING DOCKS 3 with 1 Hydraulic Lift
CONSTRUCTION Masonry
ROOF TYPE T&G/Rubber
YEAR BUILT 1965

SITE INFORMATION

SITE AREA 0.86± acre
ZONING T4
PARKING 2.63/1,000, 56 spaces
FRONTAGE 264.53 Feet
HWY ACCESS I-91 & Route 15
TRAFFIC COUNT 19,415 – Whitney Ave

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

TAXES

ASSESSMENT \$910,210
MILL RATE 52.44
TAXES \$47,731.42

MECHANICAL EQUIPMENT

AIR CONDITIONING Central HVAC
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED Yes, Wet
ELECTRIC SERVICE 1600a, 208/120v, 3Ph 4w,
Back-up generator
ELEVATOR(S) 1 Passenger

COMMENTS 19,012± SF 3-story Office building for Sale (former AAA Northeast) with central HVAC, elevator, sprinkler system, back-up generator, 3 loading docks 1 with a hydraulic lift. The property is 0.86± acre with 56 parking spaces.

DIRECTIONS CT-15 to Exit 62 to Whitney Ave to Worth Ave or I-91 to CT-40 Connector via Exit 10 to Exit 1 Devine St to Hartford Turnpike to Dixwell Ave to Whitney Ave to Worth Ave

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DEMOGRAPHICS

35 Worth Ave, Hamden

Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	11,484		57,275		158,509	
2021 Estimate	11,556		57,281		158,527	
2010 Consensus	11,899		57,155		158,185	
Growth 2021-2026	-0.62%		-0.01%		-0.01%	
Growth 2010-2021	-2.88%		0.22%		0.22%	
Households						
2026 Projection	5,289		23,077		61,179	
2021 Estimate	5,330		23,068		61,162	
2010 Consensus	5,531		22,944		60,877	
Growth 2021-2026	-0.77%		-0.04%		-0.03%	
Growth 2010-2021	-3.63%		-0.54%		0.47%	
Owner Occupied	2,979	55.89%	15,316	66.40%	32,407	52.99%
Renter Occupied	2,351	44.11%	7,751	33.60%	28,755	47.01%
2021 Households by HH Income	5,331		23,068		61,162	
Income: <\$25,000	865	16.23%	3,486	15.11%	14,266	23.32%
Income: \$25,000-\$50,000	708	13.28%	3,491	15.13%	11,384	18.61%
Income: \$50,000-\$75,000	997	18.70%	3,382	14.66%	9,081	14.85%
Income: \$75,000-\$100,000	580	10.88%	2,708	11.74%	6,626	10.83%
Income: \$100,000-\$125,000	574	10.77%	3,612	11.82%	8,760	9.10%
Income: \$125,000-\$150,000	410	7.69%	1,904	8.25%	3,532	5.77%
Income: \$150,000-\$200,000	554	10.39%	2,551	11.06%	4,973	8.13%
Income: \$200,000+	643	12.06%	2,956	12.81%	5,857	9.13%
2021 Avg Household Income	\$106,981		\$110,303		\$89,687	
2021 Med Household Income	\$79,116		\$85,847		\$63,072	



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ZONING - T-4 ZONE

T-4 Zone Permitted Uses

2. Accessory use, Drive-through food service
 3. >10,000 SF gross leasable space business and/or personal services
 4. Cemetery
 5. Community Residence – Conference Center Development
 6. Adult Day Care
 7. Child Day Care, Nursery School, Group Day Care
 8. Funeral Home
 9. Hospital
 10. Nursing Home
 11. Rehabilitation Facility – out-patient care
 12. Library & Museum
 13. Bed & Breakfast
 14. Hotel / Motel / Inn
 15. Rooming & Boarding House
 16. Gas station, service & repair, car central
 17. Natural resource removal
 18. >10,000 SF gross leasable space for Office Building including Medical
 19. Open space development
 20. Place of Public Assembly
 21. Place of Worship
 22. Preservation of Historic Structure
 23. Public use & Public Utility
 24. Parking Garage
 25. Public Parking Lot
 26. Recreation & Fitness Center
 27. Adaptive re-use to Multi-family
 28. Managed Residential Care Community
 29. Multi-family New Construction
 30. Research, Development & Medical Lab
 31. >10,000 SF to 250,000 SF Retail & Financial Services
 32. Sale of Alcohol, Package Store
 33. Business School
 34. College University
 35. College University
 36. Dormitories
 37. Elementary & Secondary School
 38. Regional Educational Service Center
 39. Spas, Meditation & Wellness Center
 38. Storage – Warehouse & Wholesale with indoor storage
 39. Outdoor storage – accessory use
 40. Wind Energy Conservation System
- Site Plan Application:**
1. Community garden
 2. Animal Grooming
 3. Veterinary Hospital
 4. >1500 to <10,000 SF Business & Personal Services
 5. Civic Club, Lodge, or Assoc.
 6. Catering Facility, & Food Processing Establishment
 7. Restaurant
 8. Take-out food service
 9. Light Manufacturing
 10. Manufacturing – Accessory use
 11. Medical Marijuana Dispensaries
 12. >1500 SF to <10,000 SF Office Building including Medical
 13. Single Family Accessory Dwelling Unit
 14. >1500 to <10,000 SF Retail & Financial Services
 15. Farmers Market
 16. Telecommunications Facility
- Permit:**
1. Accessory building
 2. <1500 SF gross leasable space for Business and/or Personal Services
 3. Community Residence-for the mentally ill, challenged or rehab facility
 4. Family Child Day Care
 5. Outdoor Café
 6. Lodging – Roomers and Boarders
 7. <1500 SF gross leasable area for Office Building including Medical
 8. Residential Accessory Dwelling Unit
 9. Low Density Single, two-family, or three-family residential
 10. <1500 SF gross leasable area for Retail and Financial Services
 11. Student Housing

AVERAGE DAILY TRAFFIC COUNTS – 35 Worth Ave, Hamden, CT



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