

# 1460 WHALLEY AVENUE NEW HAVEN, CT



## AVAILABLE FOR LEASE

- 1,700 to 5,700 SF contiguous space, vanilla box delivery in 60 days
- Turnkey Restaurant also available. Inquire for details
- 145' Frontage on Whalley Ave with 50 parking spaces
- Positioned at a signalized corner with average daily traffic counts exceeding 20,000 vehicles—maximizing visibility
- Excellent transit access: minutes from Route 15 (Wilbur Cross Parkway), I-95, I-91, and direct bus line services
- Planned renovations include: new parking lot 2026, new pylon signage and more!

### TRAFFIC COUNTS

|                              |       |
|------------------------------|-------|
| Whalley Ave/Glen View Ter    | 27.1K |
| Amity Rd/Wright Ave          | 14.4K |
| Amity Road/Fowler St         | 17.1K |
| Huntington Rd/Bridgeport Ave | 25.4K |

### LOCATION

|                 |                           |
|-----------------|---------------------------|
| Location Score: | <b>Good Location (50)</b> |
| Walk Score®:    | <b>Very Walkable (82)</b> |
| Transit Score®: | <b>Some Transit (41)</b>  |

### Public Transportation

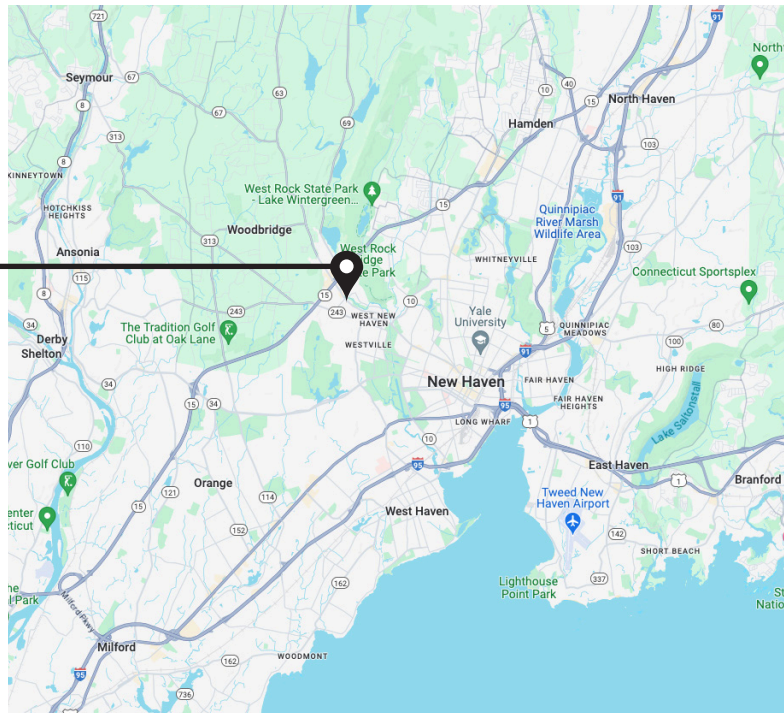
| Commuter Rail                                                  | Drive  | Distance |
|----------------------------------------------------------------|--------|----------|
| New Haven-State Street Station (Hartford Line - CONN DOT, N... | 7 min  | 3.8 mi   |
| New Haven (New Haven - Metro-North Railroad)                   | 8 min  | 4.4 mi   |
| Airport                                                        | Drive  | Distance |
| Tweed/New Haven                                                | 17 min | 8.7 mi   |

As exclusive broker, EAC Properties proudly presents 1460 Whalley Ave, New Haven, CT. This shopping center sits on .92 acres with total building footprint of 13,116 SF. It is located at one of the most highly trafficked signalized intersections for drivers looking to access New Haven. P

Strategically located at signalized corner with 145' frontage on Whalley Avenue and average daily traffic counts exceeding 20,000 vehicles

1460 Whalley is surrounded by Retail/Commercial Employee Demographics with a median home value within 1 mile of \$245,827, 3 miles of \$252,044, and 5 miles of \$267,245. The average household size is 2.30 in an area with positive population growth. The average age of consumers is 38.

The owner is flexible on use and terms. Complete gut renovation due to fire. Space delivered vanilla box in 60 days from executed agreement.



## CONTACT

Rob Pino  
Mixed Use Specialist  
844-322-7325 x825  
Rob@EACProps.com  
RES.0833321

Nursel Riley  
Retail Specialist  
844-322-7325  
Nursel@EACProps.com  
RES.0824567

Andreas Senie Managing  
Partner, Broker  
844 322 7325  
Andreas@EACProps.com  
CT: REB.0790681

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572 White Plains Road Trumbull, CT 06611 • Tel 844 322 7325 • Fax 203 261 8420 • [www.EAC-Properties.com](http://www.EAC-Properties.com)

# 1460 WHALLEY AVENUE, NEW HAVEN, CT



## DEMOGRAPHIC TRENDS

| Demographic Category    | Current Level |             |
|-------------------------|---------------|-------------|
|                         | Metro         | US          |
| Population              | 864,625       | 335,941,125 |
| Households              | 344,506       | 131,221,016 |
| Median Household Income | \$84,872      | \$77,195    |
| Labor Force             | 470,730       | 167,658,234 |
| Unemployment            | 4.3%          | 3.8%        |

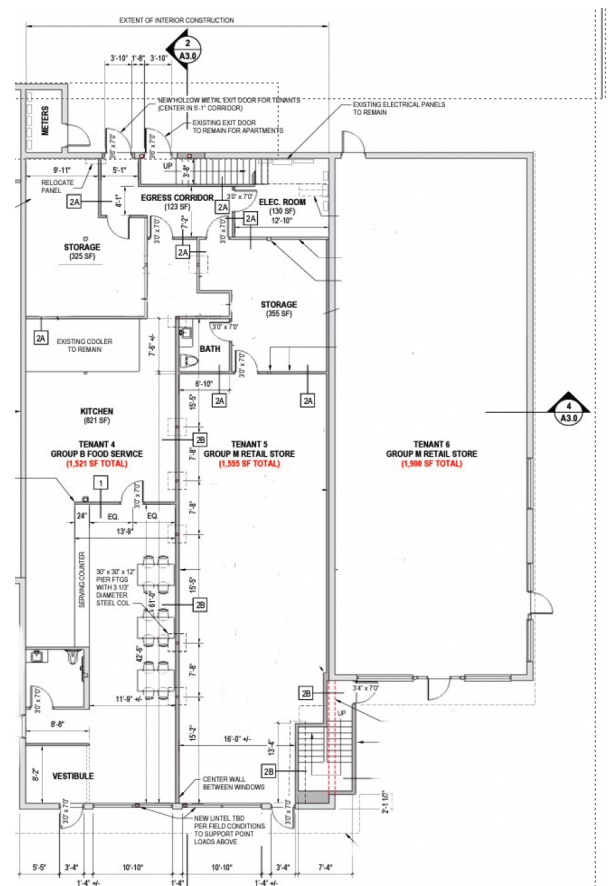
## Income & Spending Demographics

1460 Whalley Ave - Bruegger's Plaza

|                                    | 1 Mile         |               | 3 Miles         |               | 5 Miles         |               | 10 Min. Drive   |               |
|------------------------------------|----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|
| <b>Total Transportation/Maint.</b> | <b>\$28.3M</b> | <b>25.05%</b> | <b>\$207.2M</b> | <b>24.78%</b> | <b>\$570.9M</b> | <b>24.72%</b> | <b>\$559.1M</b> | <b>24.72%</b> |
| Vehicle Purchases                  | \$12.5M        | 11.07%        | \$89.9M         | 10.76%        | \$251.4M        | 10.89%        | \$248.2M        | 10.97%        |
| Gasoline                           | \$7.3M         | 6.42%         | \$53.8M         | 6.43%         | \$145.1M        | 6.28%         | \$141.1M        | 6.24%         |
| Vehicle Expenses                   | \$808.7K       | 0.71%         | \$6.7M          | 0.80%         | \$17.4M         | 0.75%         | \$17.3M         | 0.76%         |
| Transportation                     | \$4M           | 3.56%         | \$30.3M         | 3.62%         | \$83.6M         | 3.62%         | \$81.2M         | 3.59%         |
| Automotive Repair & Maintenance    | \$3.7M         | 3.28%         | \$26.4M         | 3.16%         | \$73.4M         | 3.18%         | \$71.4M         | 3.16%         |
| <b>Total Health Care</b>           | <b>\$4.9M</b>  | <b>4.37%</b>  | <b>\$36.4M</b>  | <b>4.35%</b>  | <b>\$104.5M</b> | <b>4.52%</b>  | <b>\$102.8M</b> | <b>4.54%</b>  |
| Medical Services                   | \$2.9M         | 2.56%         | \$21.2M         | 2.53%         | \$61.6M         | 2.67%         | \$60.9M         | 2.69%         |
| Prescription Drugs                 | \$1.4M         | 1.26%         | \$10.6M         | 1.27%         | \$30.2M         | 1.31%         | \$29.5M         | 1.30%         |
| Medical Supplies                   | \$624.8K       | 0.55%         | \$4.6M          | 0.55%         | \$12.6M         | 0.55%         | \$12.4M         | 0.55%         |
| <b>Total Education/Day Care</b>    | <b>\$7.2M</b>  | <b>6.38%</b>  | <b>\$52.6M</b>  | <b>6.29%</b>  | <b>\$150.9M</b> | <b>6.53%</b>  | <b>\$148.5M</b> | <b>6.56%</b>  |
| Education                          | \$4.6M         | 4.07%         | \$33.9M         | 4.05%         | \$95.7M         | 4.15%         | \$94.4M         | 4.17%         |
| Fees & Admissions                  | \$2.6M         | 2.31%         | \$18.7M         | 2.24%         | \$55.2M         | 2.39%         | \$54.1M         | 2.39%         |

|                                          | 1 Mile          |               | 3 Miles         |               |
|------------------------------------------|-----------------|---------------|-----------------|---------------|
| <b>Total Specified Consumer Spending</b> | <b>\$113.1M</b> |               | <b>\$836.2M</b> |               |
| <b>Total Apparel</b>                     | <b>\$6.5M</b>   | <b>5.76%</b>  | <b>\$50.7M</b>  | <b>6.06%</b>  |
| Women's Apparel                          | \$2.6M          | 2.26%         | \$19.3M         | 2.30%         |
| Men's Apparel                            | \$1.3M          | 1.13%         | \$10M           | 1.19%         |
| Girl's Apparel                           | \$466.5K        | 0.41%         | \$3.8M          | 0.45%         |
| Boy's Apparel                            | \$352.1K        | 0.31%         | \$2.9M          | 0.34%         |
| Infant Apparel                           | \$320.8K        | 0.28%         | \$2.7M          | 0.32%         |
| Footwear                                 | \$1.5M          | 1.36%         | \$12.1M         | 1.45%         |
| <b>Total Entertainment &amp; Hobbies</b> | <b>\$15.6M</b>  | <b>13.83%</b> | <b>\$114.5M</b> | <b>13.69%</b> |
| Entertainment                            | \$1.9M          | 1.70%         | \$12.8M         | 1.53%         |
| Audio & Visual Equipment/Service         | \$4.3M          | 3.80%         | \$31.9M         | 3.81%         |
| Reading Materials                        | \$253.6K        | 0.22%         | \$1.7M          | 0.21%         |
| Pets, Toys, & Hobbies                    | \$2.6M          | 2.29%         | \$18.4M         | 2.20%         |
| Personal Items                           | \$6.6M          | 5.83%         | \$49.7M         | 5.94%         |

## Floor Plans for Unit 4,5,6



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