

408 FOREST ROAD WEST HAVEN CT



Daycare Preliminary Concept Exterior (Daycare + Office + Apartments)

BUILD TO SUIT

- Available for lease 7K 1st Floor Only up to 24K SF pre lease to be built \$26 SF NNN
- Or ground lease 1.6 acre lot for \$120,000 annually
- 20 Surface spaces ; Ratio of 6.21/1000
- Frontage 325' on Forest Rd (with 2 curb cuts)
- Located within 3 miles of Yale University & Downtown New Haven in the heart of West Haven
- Daily traffic counts of 15,033 with easy access to Route 1 & 34
- Zoning: NB – Neighborhood Business
- Located within a federal qualified opportunity zone
- New center signage coming soon

CONTACT

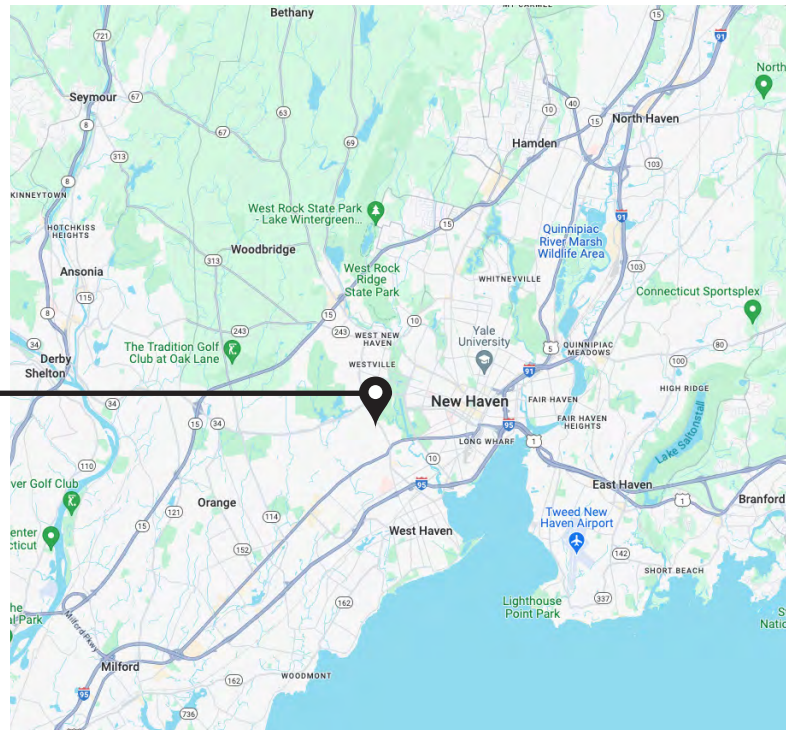
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EAC Properties as exclusive broker is proud to present 408 Forest Road, West Haven, CT. This extremely well-located property is available build to suit or ground lease. The site is surrounded by retail/commercial employee daytime traffic. Major tenants like George Hart Nissan, Sixt, & Dunkin Donuts nearby.

West Haven's demographic and economic indicators present a dynamic commercial trade area with significant potential for growth and development. The youthful median age combined with stable income levels and housing market suggest opportunities for diverse commercial ventures catering to both homeowners and renters. This is a great opportunity for potential daycare, adult continued care, retail use, mixed use, housing and more! Major developments i.e. University of New Haven within 1 mile.



DEMOGRAPHICS

Population 2025:

06516 : 55,398 • New Haven County: 862,093

Average Household Income:

06516 2022: \$86,464 • 06516 2027: 97,879 (projected)

Average Disposable Income 2025:

06516 : \$65,613 • New Haven County: \$77,251

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



102
1.6 Ac.
408-430#

100
.28 Ac.
400#

110
.44 Ac.
99#

09
.3 Ac.
3#

FOREST RD

73.08

203

70

362

83

217

2

7

50 50 50 50 55 55 55 25 25

50 46 48 53 20 53 40 35 40 35 84 10

25 25

	REQUIREMENTS	CBD	NB	RB
A.	Minimum Lot Size (Sq. Feet)	3,000	6,000	10,000
B.	Minimum. Lot Size per Unit (Sq. Feet)	1,000	1,300	NA
C.	Number of Dwelling Units Per Lot	♦	♦	NA
D.	Minimum. Front Yard (Feet)	0	25	25
E.	Minimum. Side Yard (Feet)	0	15	15
F.	Minimum. Rear Yard (Feet)	20	20	25
G.	Minimum. Street Frontage (Feet)	50	50	100
H.	Minimum. Inner Yard	10 feet per story excluding base		
I.	Maximum Building Coverage (%)	30	50	50
J.	Maximum Lot Coverage (%)	100	75	75
K.	Maximum Height (in stories)	4,6♣	2 ½	4
L.	Maximum Height (in Feet)	45.75♣	35	50
M.	Minimum Open Space (%)	0	25	25

A diagram of a stepped area with dimensions and labels. The area is composed of several rectangular sections. The top-left section is labeled 'BAS' and has a width of 80 and a height of 15. Below it, the width is 45. To the right, there is a section labeled 'PTO' with a width of 22 and a height of 24. Below the 'BAS' section, the width is 28. To the right of the 'BAS' section, the height is 35. Below the 'PTO' section, the width is 33. At the bottom, there is a section labeled 'PTO' with a width of 68 and a height of 25. To the right of this section, the width is 55 and the height is 30. The total width at the bottom is 108, and the total height on the right is 20.

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