

OFFERING MEMORANDUM  
CVS FOR SALE

CVS | 252 ORANGE AVENUE, WEST HAVEN, CT



PRICE: \$5,600,000

Prepared By:

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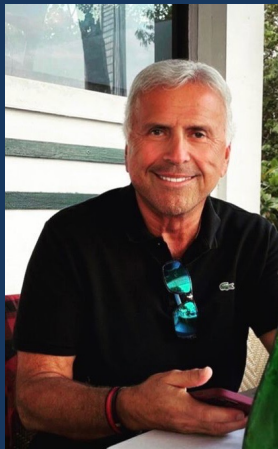
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# PROPERTY HIGHLIGHTS

CVS | WEST HAVEN, CT

CVS/pharmacy

SALE PRICE:  
\$5,600,000

## PROPERTY HIGHLIGHTS

- Former CVS building located at 252 Orange Ave in West Haven, CT.
- Building is 10,125 +/-SF on 1.25 +/- AC
- Population is 251,241, in a 5-mile radius.
- The medium income is \$49,207, in a 5-mile radius.
- Traffic counts are 16,800 cars per day.
- Site is .4 miles from the University of New Haven with over 6,900 students enrolled. The surrounding area of the subject property is a development plan known as University Commons, which has transformed the area surrounding the University. Adjacent to the Property is The Atwood, a 90,000 SF new construction, mixed-use retail/residential building with first floor retail and 68 apartment units. Additional surrounding lots include Park View, a 61,000 SF mixed-use retail/residential building completed in July 2020 with 43 apartments, The Forest which was completed Fall of 2021 and includes 15,000 SF of retail space and residential units, and the Chester, a 21,000 former library that has been renovated and updated as medical/commercial/office space and began leasing in 2021.

# PROPERTY SUMMARY

CVS | WEST HAVEN, CT

CVS/pharmacy

252

MoneyGram

## PROPERTY PHOTOS



# COMETITION MAP

## WEST HAVEN CT – COMPETITION MAP (DRUG & DOLLAR STORES)



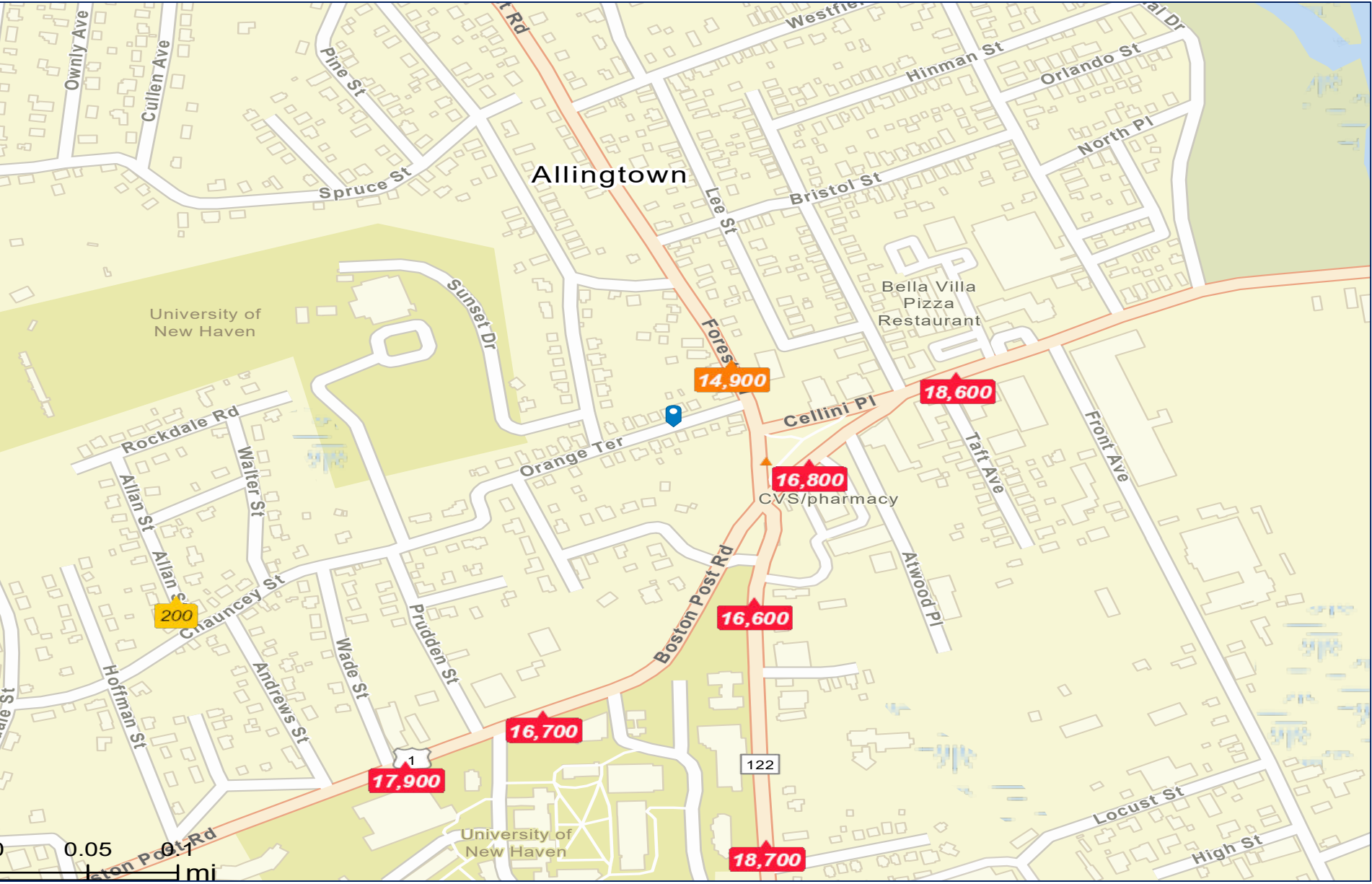
## WEST HAVEN CT – COMPETITION MAP (BANKS & STARBUCKS STORES)



### WEST HAVEN CT – COMPETITION MAP (TRADER JOE'S)



# TRAFFIC COUNT MAP



## CAMPUS DEVELOPMENT MAP

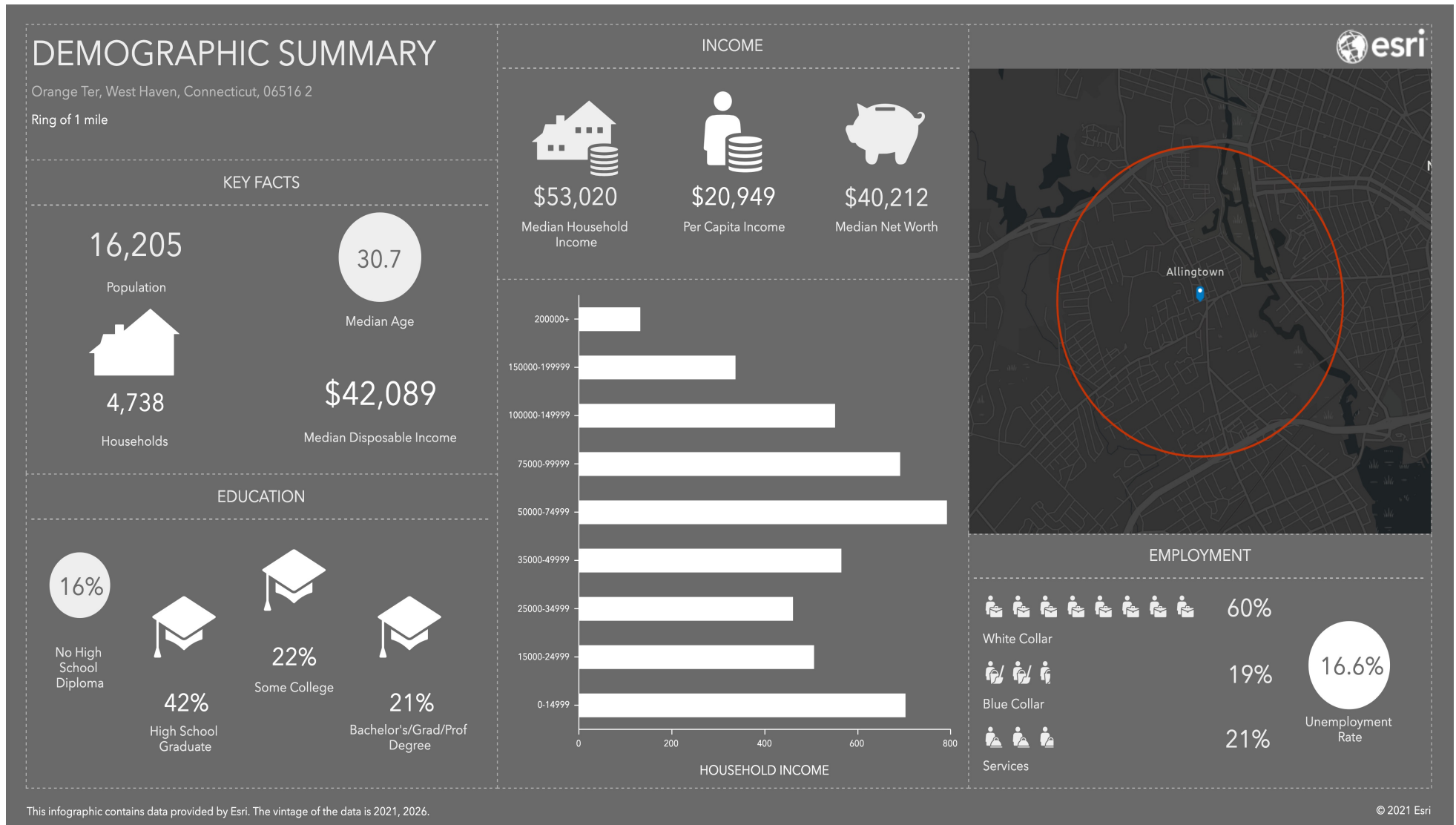


# DEMOGRAPHICS

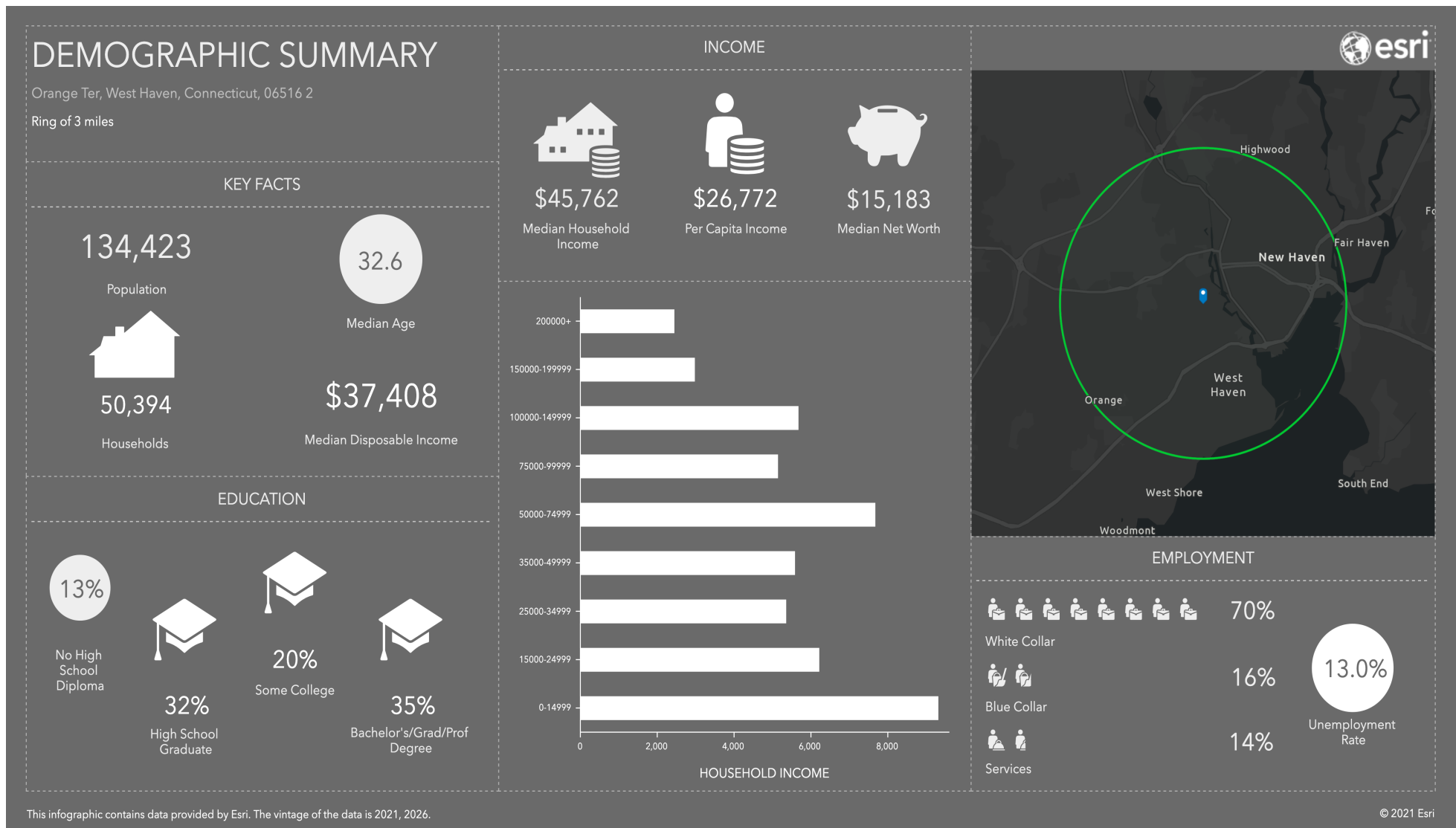
CVS | WEST HAVEN, CT

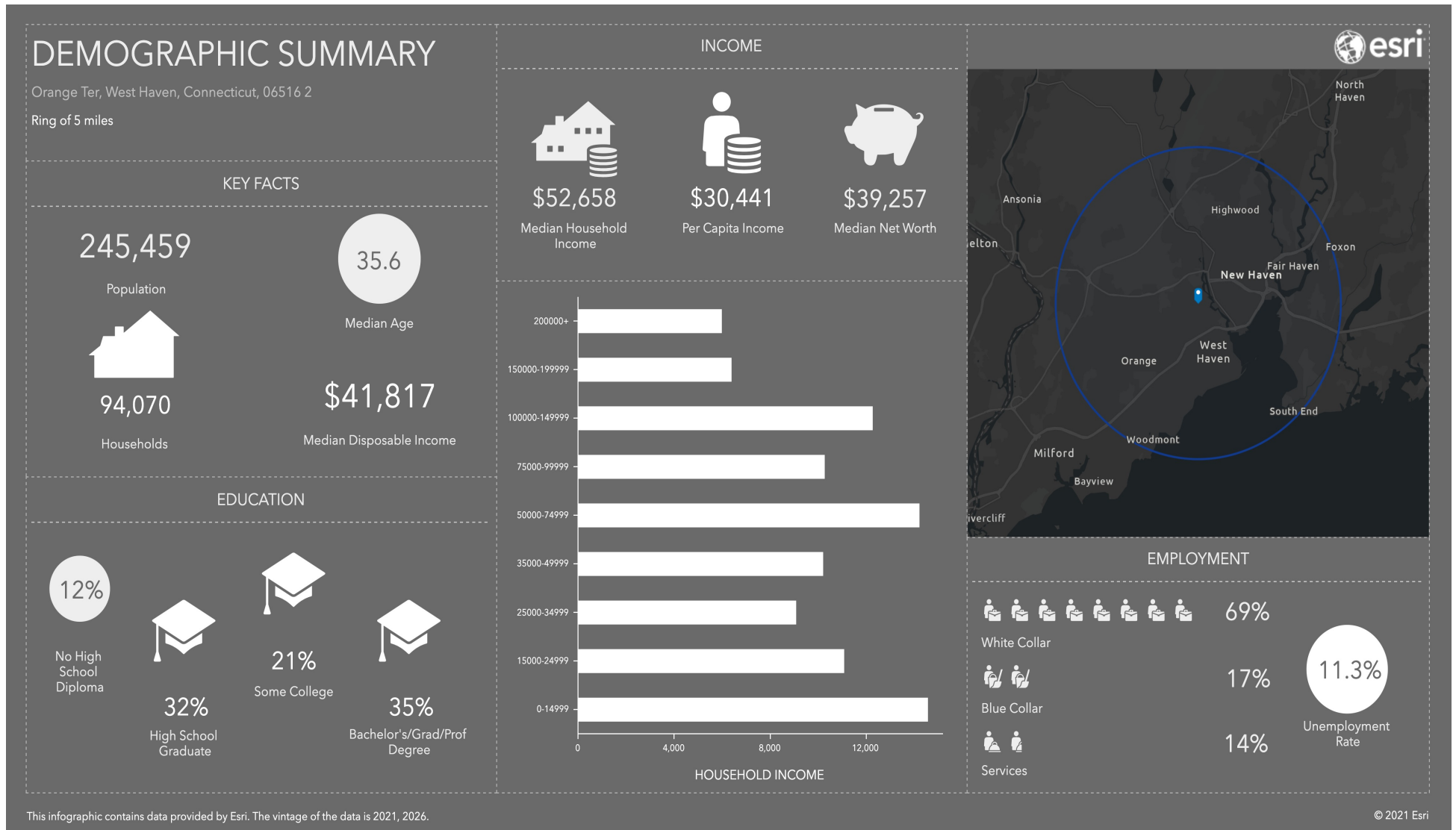
CVS/pharmacy

# DEMOGRAPHICS – MILE 1



# DEMOGRAPHICS – MILE 3





# GENDRON

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