



**COMMERCIAL**

New Haven \* Milford \* Woodbridge\* Branford \* Old Saybrook

**3 SPACES FOR LEASE**

**1,526 SF & 1,350 SF (or combined for 2,876 SF)  
and 1,050 SF spaces**

**RETAIL – MEDICAL – OFFICE**

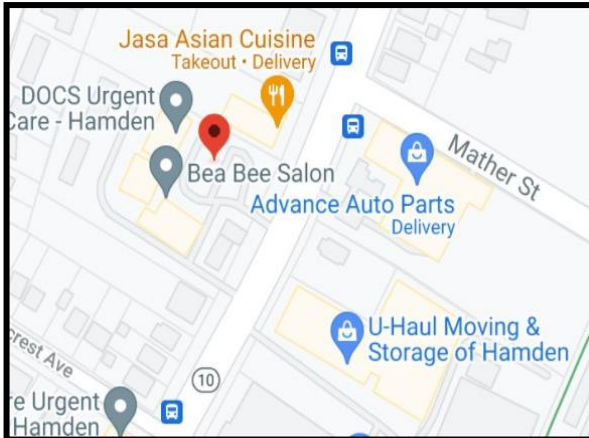
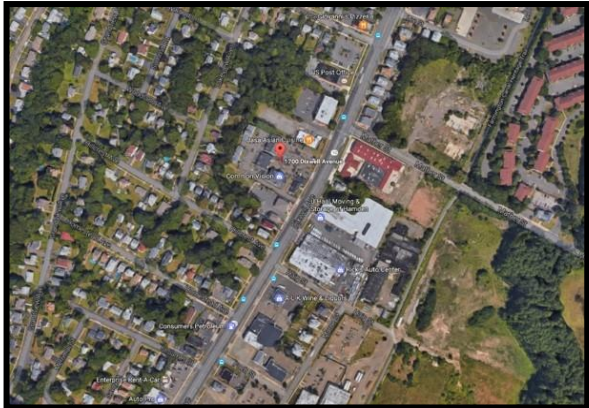
**1700 Dixwell Avenue # UD, Hamden, CT**



**For Lease  
Starting at \$1,050/mo.  
NNN**

**Retail  
Business Office  
Medical Office**

- **1,050 SF, 1,526 SF or 1,350 SF**
- **Possible 2,876 SF Combined**
- **30,300 CPD**
- **Retail, Medical or Offices**
- **Plenty of Parking**
- **Across from Advanced Auto & U-Haul**





**Property Information**

Total Building SF	3,926 SF
Available SF	3,926 SF
Year Built	1988
Ceiling Height	10' +/-
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	None
Loading Dock	N/A
Overhead Door	N/A
Constructio	Wood
HVAC	Central A/C
Electric Service	Yes - 200 amps
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	Asphalt - In Common
Bathrooms	HC
Frontage	212 +/-
Zoning	CDD1
Acreage	N/A
Common Charges	\$604.53 / mo
Mill Rate	51.98
Taxes	\$8,733
Taxes / SF	\$2.22

**1700 Dixwell Ave Bldg #D, Hamden, CT**

Comments:

Three retail spaces with an open floor plan starting at \$1,050/mo NNN. Retail, Office or Medical. Great visibility from Dixwell Ave which has over 30,000 cars per day. Two of the spaces can be combined for larger footprint. Plenty of parking. Join Walk-In Medical Center, Psychology social services, Photo Studio and Hair Salon in this well maintained shopping plaza.

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