



# SHERWIN-WILLIAMS

454 WHALLEY AVE  
NEW HAVEN, CT 6511

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# Property Summary



## OFFERING SUMMARY

|                |                |
|----------------|----------------|
| Sale Price:    | \$1,430,000    |
| Building Size: | 3,738 SF       |
| Lot Size:      | 0.34 Acres     |
| Price / SF:    | \$382.56       |
| Cap Rate:      | 6.0%           |
| NOI:           | \$85,800       |
| Year Built:    | 2011           |
| Market:        | Downtown       |
| Submarket:     | Edgewood       |
| Traffic Count: | 21,700         |
| APN:           | 335 0277 00100 |

## PROPERTY OVERVIEW

STNL Sherwin-Williams On Retail Thoroughfare Near Yale in New Haven, CT. BTS in 2001, Sherwin-Williams has recently exercised a Five [5] year renewal option ending in May 2026. Minimal LL responsibilities, Roof/Structure.

## PROPERTY HIGHLIGHTS

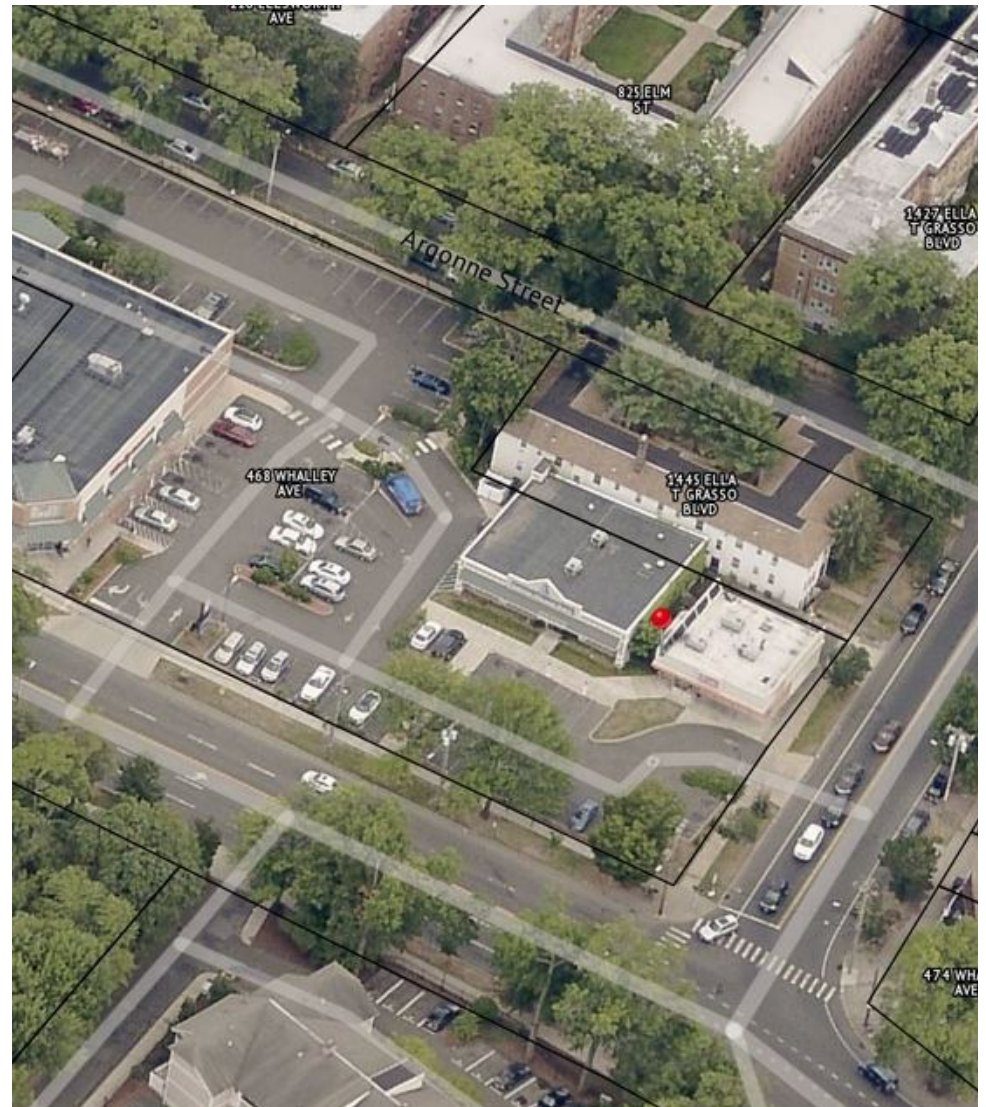
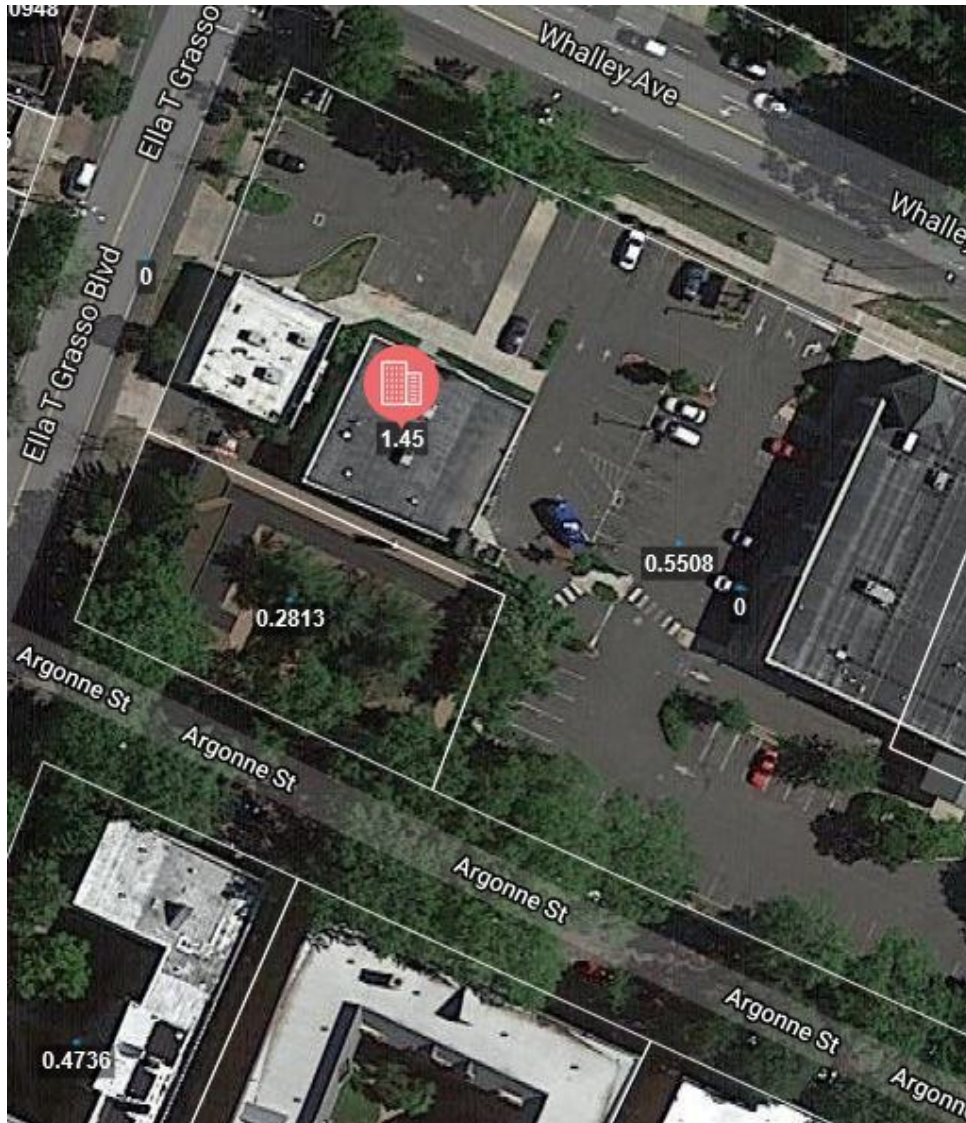
- S&P [BBB] Sherwin-Williams Corporately Backed Lease
- New Haven, CT is Home to Yale University
- 21,000 + Vehicles Per Day

**SHERWIN-WILLIAMS PAINTS**

**DIVISION OF PROPERTY**  
PREPARED  
FOR  
**M SQUARED I LLC**



# Aerial Imagery





# Nearby Nation Retailers



# New Haven, CT

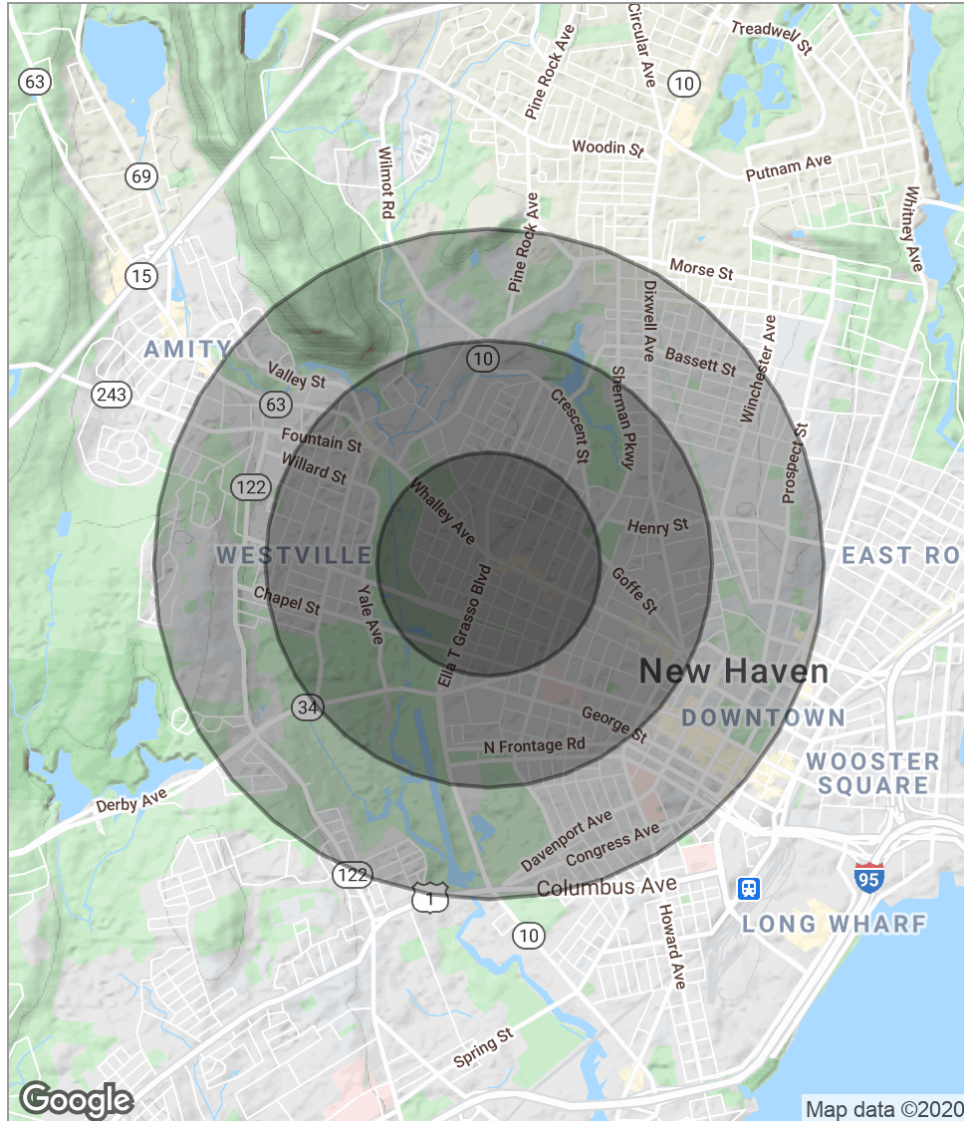


## NEW HAVEN, CT

New Haven is a city on the southern coast of Connecticut. Nicknamed “The Elm City” it is Connecticut's second largest city with a current population of 130,850. New Haven is home to several colleges and universities, most notably, Yale, which is one of America's oldest and most prestigious institutions for higher education. Buoyed by the local universities, the city is home to some of the best hospitals in the country with several major medical centers located near downtown. In addition to healthcare and education, technology also plays a major role in the local economy. In 2017, Verizon listed New Haven as a top 10 city for launching tech startups in the U.S. and top two for all of New England. The community is primed for growth with the city issuing 51.9% more housing permits in 2019 than in 2018. According to the National Venture Capital Association, between 2013 and 2018 New Haven had the third-highest annual venture capital growth nationwide.



# Demographics Map



| POPULATION          | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population    | 8,326     | 28,289    | 63,246    |
| Median age          | 30.3      | 29.8      | 29.0      |
| Median age [Male]   | 29.5      | 29.1      | 28.4      |
| Median age [Female] | 31.3      | 30.5      | 29.8      |
| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
| Total households    | 3,201     | 10,847    | 22,297    |
| # of persons per HH | 2.6       | 2.6       | 2.8       |
| Average HH income   | \$58,520  | \$54,026  | \$51,850  |
| Average house value | \$294,269 | \$300,415 | \$285,649 |

\* Demographic data derived from 2010 US Census



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