

AVAILABLE FOR SALE OR LEASE

2 Atwood Place, West Haven, CT



To arrange a tour contact:
Bruce Wettenstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

2 Atwood Place, West Haven, CT



PROPERTY DETAILS

Building Area: 12,000± SF single story

Mezzanine included at no cost

The building has no columns

Clear Height: 21' clear

Parking: 8 vehicles

Overhead door: 24' x 14'

Heating: overhead gas units

Gas: yes

Water/ Sewer: City

Lease rate: \$7.75 NNN

Sale Price: \$975,000.00

New ADA bathroom



Location: Convenient to exit 43 of I-95



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Subject Property Highlighted At Center Of Locus Map

Plan References

ELUR Subject Area Map - Class A-2 Survey
 Grantor Donald C. Benjamin, Trustee of Benjamin Family Trust
 252 Orange Avenue
 Lot 109, Property Map 60, Lot 455, Property Map 65
 City of West Haven, County of New Haven, Connecticut
 Scale 1" = 30', Dated January 20, 2021
 Prepared by Control Point Associates, Inc.
 William T. Whipple PLS
 West Haven Map #2216

ALTA/ACSM Land Title Survey - Orange Avenue, LLC
 252 Orange Avenue
 Lot 109, Property Map 60, Lot 455, Property Map 65
 City of West Haven, New Haven County, Connecticut
 Scale 1" = 30', Dated December 18, 2000
 Prepared by Control Point Associates, Inc.
 James C. Weed PLS
 West Haven Map #2177

Map 65 Lot 455
 252 Orange Avenue
 N/F WHCV Realty, Inc.

Map 65 Lot 453
 Atwood Place (no street number assigned)

0.406 +/- acres
 (17,680 +/- square feet)

Two-Story Masonry and Wood-Framed Warehouse

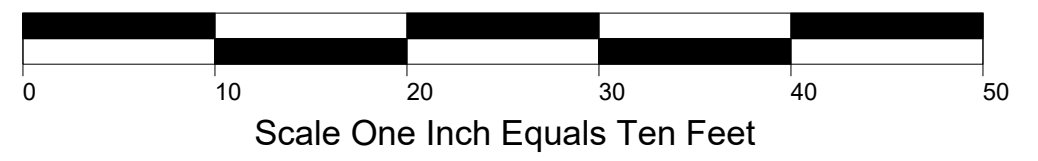
Map 60 Lot 109
 1237 Campbell Avenue
 N/F WHCV Realty, Inc.

Map 60 Lot 214
 20 Atwood Place
 N/F University of New Haven, Inc.

Map 65 Lot 456
 270 Orange Avenue
 N/F State of Connecticut

Map 60 Lot 109
 1237 Campbell Avenue
 N/F WHCV Realty, Inc.

Access from
 Campbell Avenue - Rt. 122



Basis of Bearings:
 True North
 As Determined By
 Differential GNSS Observations

To BHD CT Realty LLC:

This is to certify that this plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes all pertinent items of Table A thereof.

This survey has also been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996 and amended on October 28, 2018;

Unless otherwise depicted or noted hereon: A) Title lines and lines of occupation are the same; B) All buildings have been located; C) Buildings do not encroach over street, title or easement lines; D) Buildings do not violate municipal setback requirements or deed restrictions pertaining to the location of buildings, excepting conditions grandfathered by historic use; E) there are no easements or encroachments affecting the property from a careful inspection of the same; and F) the property is not located within a FEMA flood hazard zone.

"To my knowledge and belief this survey is substantially correct as noted hereon".

Douglas M. Bonoff
 CT LS #17381

June 20, 2023



Land Of The
 Benjamin Family Trust
 Map 65 Lot 453
 Atwood Place
 West Haven, Connecticut

West Haven, Connecticut

General

	West Haven	State
ACS, 2019–2023		
Current Population	55,147	3,598,348
Land Area <i>mi</i> ²	11	4,842
Population Density <i>people per mi</i> ²	5,130	743
Number of Households	20,730	1,420,170
Median Age	36	41
Median Household Income	\$73,566	\$93,760
Poverty Rate	12%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Educational Services	3,109	
<i>Educational Services</i>		100%
2 Health Care and Social Assistance	2,140	
<i>Ambulatory Health Care Services</i>		43%
3 Wholesale Trade	1,756	
<i>Merchant Wholesalers, Durable Goods</i>		45%
4 Retail Trade	1,375	
<i>Food and Beverage Stores</i>		39%
5 Accommodation and Food Services	1,371	
<i>Food Services and Drinking Places</i>		94%
Total Jobs, All Industries	15,565	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	474	578	604	637	637

Total Active Businesses 3,577

Key Employers

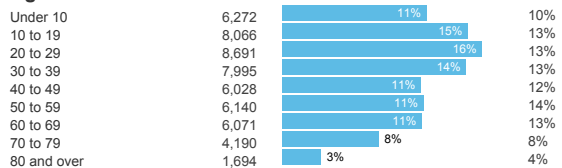
Data from Municipalities, 2025

- VA Medical Center-West Haven
- Watson Inc
- University Of New Haven
- Yale University
- Elm City Livery

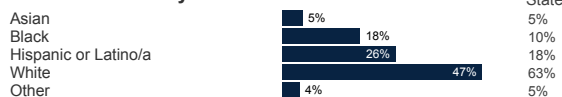
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

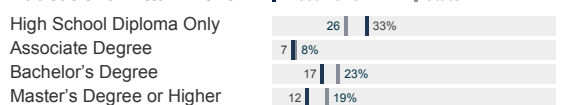


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



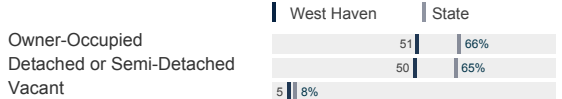
Educational Attainment



Housing

ACS, 2019–2023

	West Haven	State
Median Home Value	\$265,200	\$343,200
Median Rent	\$1,389	\$1,431
Housing Units	21,884	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
West Haven School District	PK-12	5,950	115	86%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

School District	Math	ELA
West Haven School District	34%	39%
Statewide	44%	49%

West Haven, Connecticut

Labor Force

CT Department of Labor, 2024

	West Haven	State
Employed	30,070	1,842,285
Unemployed	1,175	67,181

Unemployment Rate



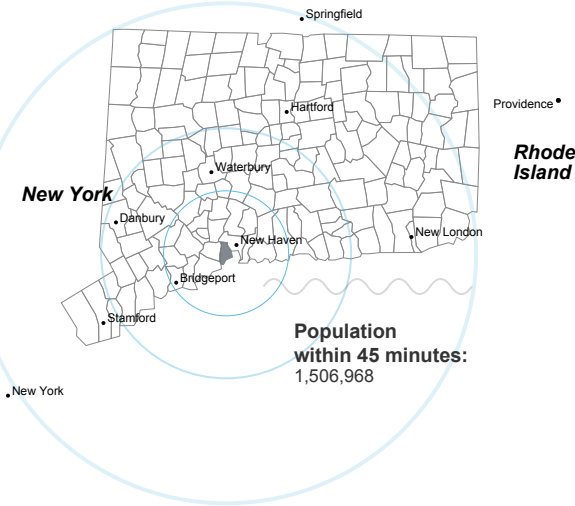
Self-Employment Rate*



*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts



Population within 45 minutes: 1,506,968

Access

ACS, 2019–2023

	West Haven	State
Mean Commute Time *	23 min	26 min
No Access to a Car	9 11%	
No Internet Access	6 7%	

Commute Mode

Public Transport	3 3%
Walking or Cycling	3 3%
Driving	78 84%
Working From Home *	9 14%

Public Transit

CT <i>transit</i> Service	New Haven metro
Other Public Bus Operations	-
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$180,051,628
Property Tax Revenue	\$105,419,834
per capita	\$1,917
per capita, as % of state avg.	59%
Intergovernmental Revenue	\$68,945,245
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$178,547,322
Educational	\$103,067,126
Other	\$75,480,196

Grand List

Equalized Net Grand List	\$4,334,933,975
per capita	\$78,811
per capita, as % of state avg.	44%
Commercial/Industrial Share of Net Grand List	13%
Actual Mill Rate	37.00
Equalized Mill Rate	24.23

Municipal Debt

Moody's Rating (2024)	Baa3
S&P Rating (2024)	BBB+
Total Indebtedness	\$96,304,367
per capita	\$1,751
per capita, as % of state avg.	60%
as percent of expenditures	54%
Annual Debt Service	\$20,026,028
as % of expenditures	11%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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