

AVAILABLE FOR SALE

196 Derby Avenue, Derby, CT



To arrange a tour contact:
Silvester Garza 203-226-7101 Ext 8
silvester@vidalwettenstein.com


SIOR Individual Members
Society of Industrial & Office Realtors

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.

196 Derby Avenue, Derby, CT

FABULOUS OPPORTUNITY FOR OWNER/USER

The owner has installed new windows, a bathroom, and a kitchenette. The property comes with an additional lot that was previously a multi-family house.

This building is vacant and is move-in ready.

The town of Derby has several new developments and infrastructure improvements.

Easy access to Route 8 & Route 34.



Location: Convenient to exit 15 & 16 of Route 8. One minute from Route 34; Derby Ave and Main Street Intersection. Train station is nearby this site.

PROPERTY DETAILS

Building Area: 3,400± SF

Land Area: .24 acre

Zoning: R-5

Parking: Ample

Loading: One 12 x 12 overhead door

Age: 1946±

Ceiling height: 13' 2"

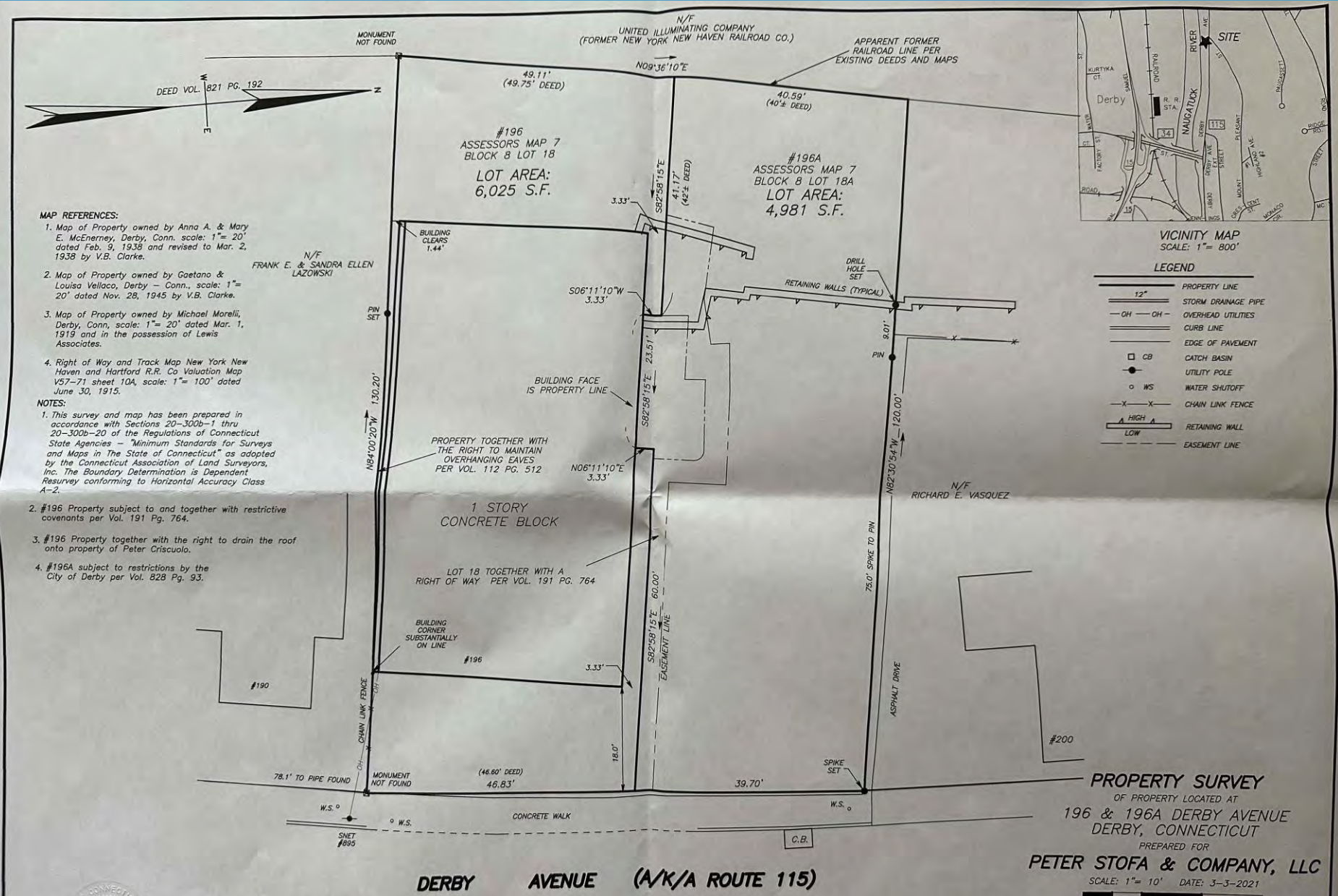
Gas: access in the street (not in bldg.)

Water/ Sewer: City

Electric: 200 Amps

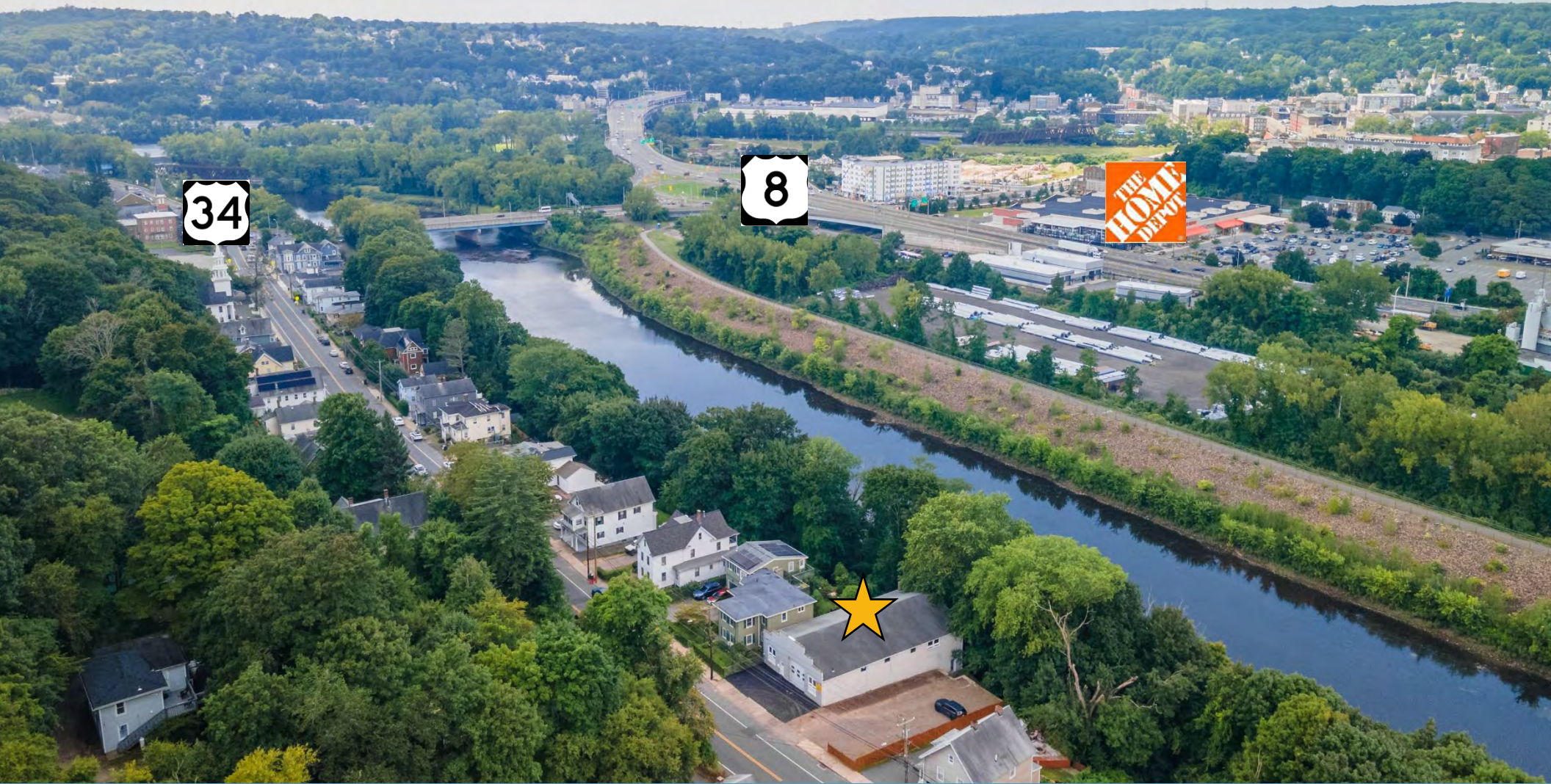
Sale Price: \$425,000.

196 Derby Avenue, Derby, CT



196 Derby Avenue, Derby, CT

AERIAL




SIOR Individual Members
Society of Industrial & Office Realtors

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.

196 Derby Avenue, Derby, CT

AERIAL




SIOR Individual Members
Society of Industrial & Office Realtors

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.

196 Derby Avenue, Derby, CT

AERIAL




SIOR Individual Members
Society of Industrial & Office Realtors

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.

196 Derby Avenue, Derby, CT

AERIAL




SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC

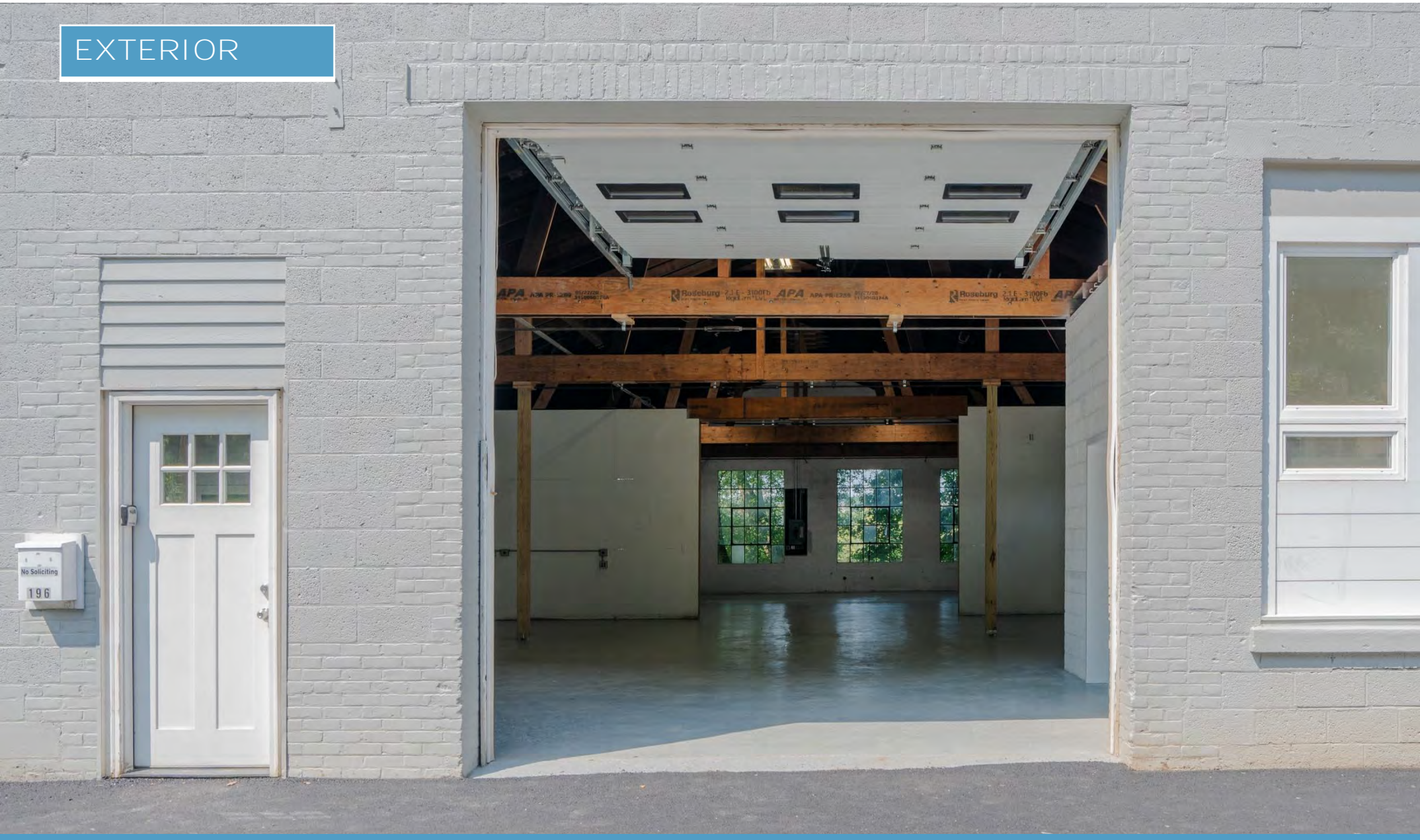
 

719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

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

196 Derby Avenue, Derby, CT

EXTERIOR



196 Derby Avenue, Derby, CT

INTERIOR



196 Derby Avenue, Derby, CT

INTERIOR



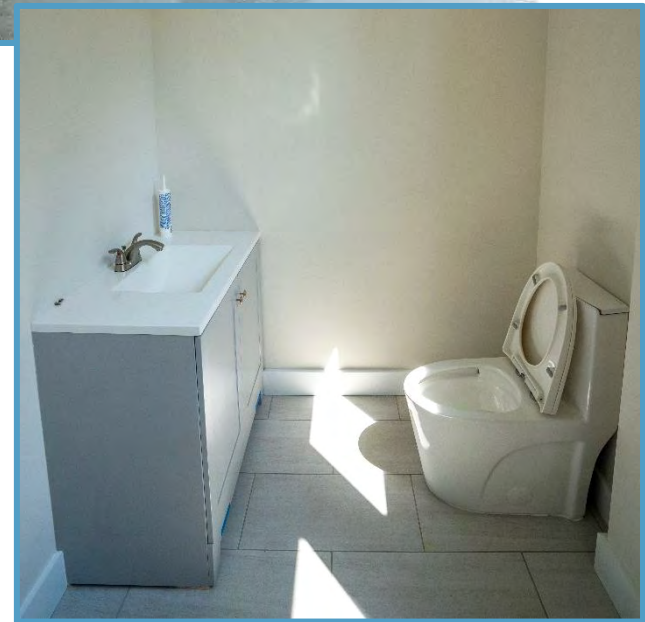
196 Derby Avenue, Derby, CT

INTERIOR



196 Derby Avenue, Derby, CT

INTERIOR



196 Derby Avenue, Derby, CT



City of Derby

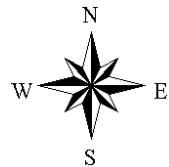
Geographic Information System (GIS)



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of Derby and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 50 feet



Derby, Connecticut

General

	Derby	State
ACS, 2018–2022		
Current Population	12,373	3,611,317
Land Area <i>mi</i> ²	5	4,842
Population Density <i>people per mi</i> ²	2,445	746
Number of Households	5,713	1,409,807
Median Age	46	41
Median Household Income	\$69,835	\$90,213
Poverty Rate	13%	10%

Economy

Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Hospitals</i>	1,488	42%
2 Retail Trade <i>Health and Personal Care Retail</i>	1,222	33%
3 Accommodation and Food Services <i>Food Services and Drinking Places</i>	620	66%
4 Transportation and Warehousing <i>Air Transportation</i>	365	41%
6 Educational Services <i>Educational Services</i>	345	100%
Total Jobs, All Industries	5,748	

SOTS Business Registrations

Secretary of the State, March 2024

New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	73	95	135	117	137

Total Active Businesses 894

Key Employers

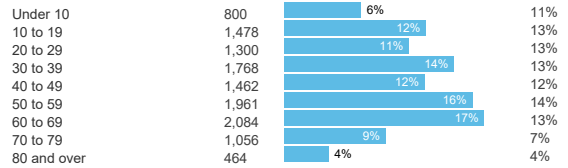
Data from Municipalities, 2024

- Griffin Hospital
- IDA International
- Birmingham Health Center
- Whalley Glass General
- Lowes Home Improvement

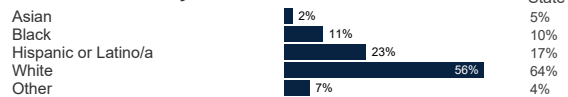
Demographics

ACS, 2018–2022

Age Distribution



Race and Ethnicity

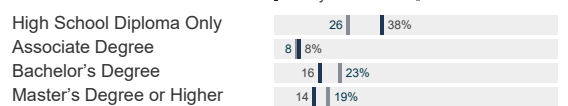


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



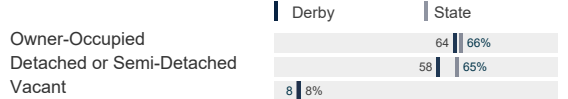
Educational Attainment



Housing

ACS, 2018–2022

	Derby	State
Median Home Value	\$220,600	\$323,700
Median Rent	\$1,301	\$1,374
Housing Units	6,235	1,531,332



Schools

CT Department of Education, 2023-24

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Derby School District	PK-12	1,345	59	68%
Statewide	-	512,652	19,530	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

	Math	ELA
Derby School District	22%	34%
Statewide	42%	48%

Derby, Connecticut

Labor Force

CT Department of Labor, 2023

	Derby	State
Employed	6,270	1,822,090
Unemployed	299	71,113

Unemployment Rate

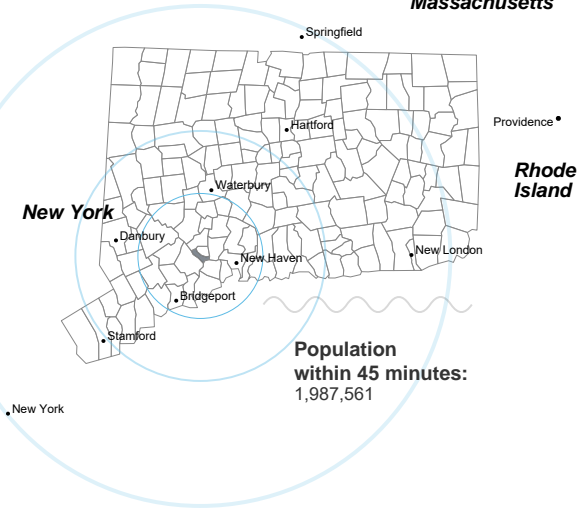
Self-Employment Rate*

*ACS, 2018–2022



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

Massachusetts



Access

ACS, 2018–2022

	Derby	State
Mean Commute Time *	27 min	26 min
No Access to a Car	9 9%	
No Internet Access	8 12%	

Commute Mode

Public Transport	0 4%
Walking or Cycling	3 3%
Driving	80 83%
Working From Home *	13 13%

Public Transit

CT transit Service	-
Other Public Bus Operations	Valley Transit District
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$57,013,432
Property Tax Revenue	\$32,458,815
per capita	\$2,640
per capita, as % of state avg.	82%
Intergovernmental Revenue	\$21,111,250
Revenue to Expenditure Ratio	104%

Municipal Expenditure

Total Expenditure	\$54,995,920
Educational	\$30,987,094
Other	\$24,008,826

Grand List

Equalized Net Grand List	\$1,237,558,917
per capita	\$100,828
per capita, as % of state avg.	62%
Commercial/Industrial Share of Net Grand List	14%
Actual Mill Rate	43.87
Equalized Mill Rate	26.18

Municipal Debt

Moody's Rating (2023)	-
S&P Rating (2023)	AA-
Total Indebtedness	\$24,138,034
per capita	\$1,967
per capita, as % of state avg.	72%
as percent of expenditures	44%
Annual Debt Service	\$1,177,010
as % of expenditures	2%



Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties. advancect.org/site-selection/ct-sitefinder

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

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

§ 195-13. Residential - 5 (R-5) Zone.

- A. Intent. These zones are primarily residential in nature and consist of areas built up in years past with single-family, two-family and multi-family structures. They constitute part of the urban concentration. An important purpose of the standards applicable in these zones is to recognize the relatively high concentration of dwellings and population already present, while preserving existing development from overcrowding and permitting conversion to, and construction of, dwellings containing one and two families at standards consistent with preservation of the character of the zone. Institutions and similar uses will be necessary and appropriate in these zones but only as special exceptions upon a finding that development will be compatible with the character of the zone.
- B. Permitted uses. Permitted uses in the R-5 Zone shall be as follows:
- (1) Single- and two-family dwellings.
 - (2) Parks and playgrounds.
- C. Accessory uses. Accessory uses in the R-5 Zone shall be as follows:
- (1) Home professional offices.
 - (2) Customary accessory structures.
- D. Special exceptions. Special exceptions in the R-5 Zone shall be as follows:
- (1) Congregate housing.
 - (2) Home occupations.
 - (3) Public places of worship.
 - (4) School.
 - (5) Library.
 - (6) Public utility building without repair facilities or outdoor storage yard.
 - (7) Public or semipublic building.
 - (8) Bed-and-breakfast inns.
 - (9) Child day-care center.
 - (10) Professional office located on a lot having frontage and direct access to the following streets: New Haven Avenue, Derby Avenue, Atwater Avenue and located on the first floor of any building having a residence on it. All parking must be on the side or rear of the structure.
- E. Bulk requirements. Bulk requirements in the R-5 Zone shall be as follows:
- (1) Each lot shall have an area of 7,500 square feet and a width of at least 75 feet measured at the required front yard setback.

- (2) Minimum required lot area per family: 5,000 square feet.
- (3) Maximum lot coverage: 30%.
- (4) Maximum height: 40 feet.
- (5) Minimum required front yard: 25 feet.
- (6) Minimum required rear yard: 35 feet.
- (7) Minimum required side yard: eight feet.
- (8) Accessory uses.
 - (a) Building from rear line of lot: eight feet.
 - (b) Building from side line of lot: eight feet.