

# Mixed Use for Sale

2581 State Street, Hamden, CT



To arrange a tour contact:  
Silvester Garza 203-226-7101 Ext 8  
[silvester@vidalwettenstein.com](mailto:silvester@vidalwettenstein.com)

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## VIDAL/WETTENSTEIN, LLC

 Individual Member  
Society of Industrial & Office Realtors




719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://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.

## MIXED USE OPPORTUNITY

- Automotive building made of Concrete Cinderblock
- Previously Used car sales
- No floor drains in the garage
- The storage trailer by the garage is staying
- Renovated Brick Masonry Single Family 3 bed 1 bath
- Property will be sold vacant
- Located on a bus route

 **Location:** State Street is on Rt 5. Easy access to I-95, I-91 and Merritt Parkway.

## PROPERTY DETAILS

**Automotive Building Area: 1,570± SF**  
**Single family: 1,242± SF**

Land Area: .42 acre

Zoning: T4

Ceiling height: 12' in garage

Overhead Doors: 2 10X10 (Front) 1 overhead door 7X7 (rear)

Age: both buildings were built in 1910

Roof: garage is 19 yrs. and house is 12 yrs.

Heating: Oil - (city gas also available in street)

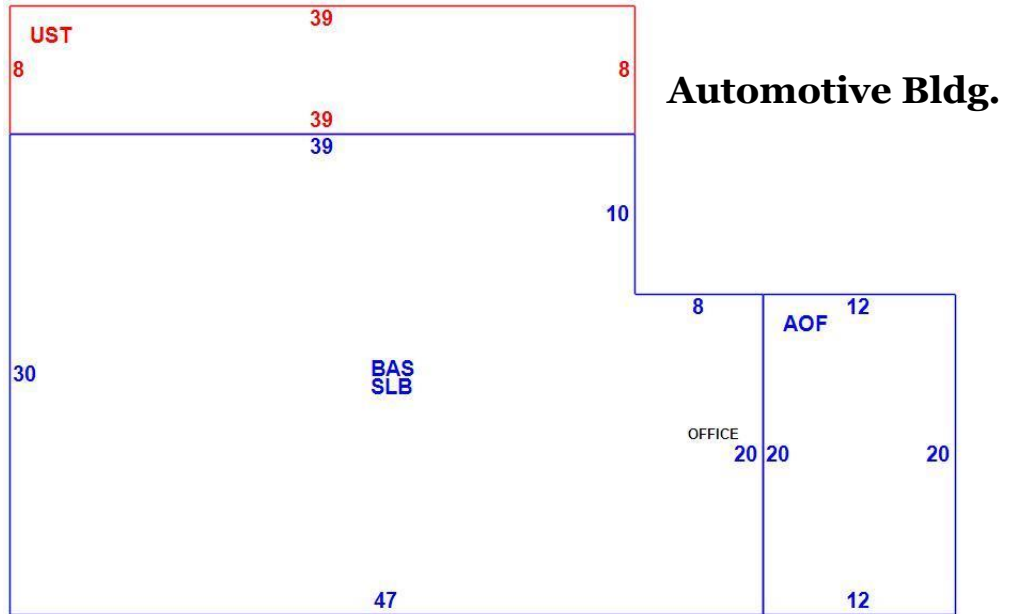
Amps: 100 amps in garage

Water/ Sewer: City

Taxes: \$10,767.22

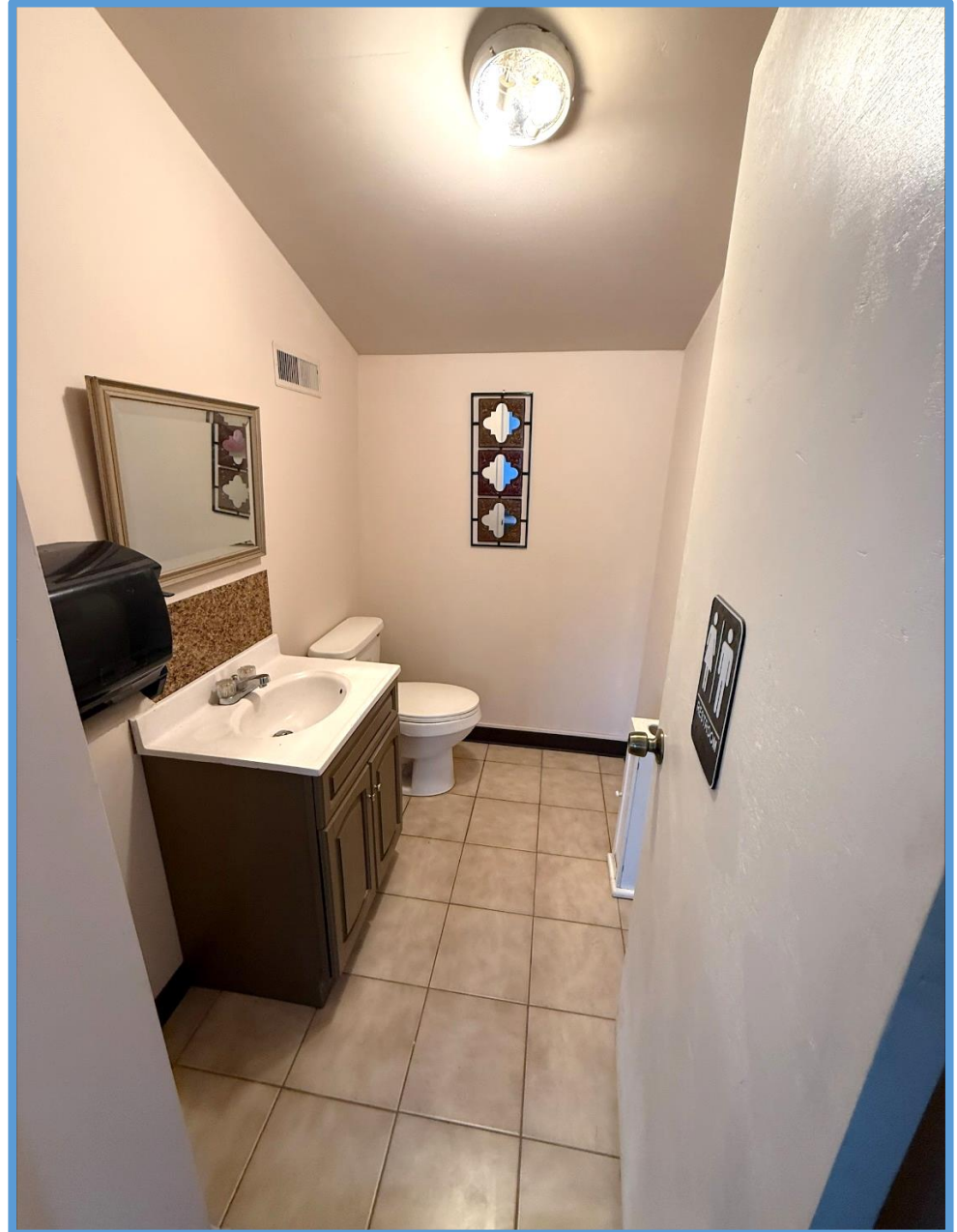
Sale Price: \$630,00.00

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**VIDAL/WETTENSTEIN, LLC**

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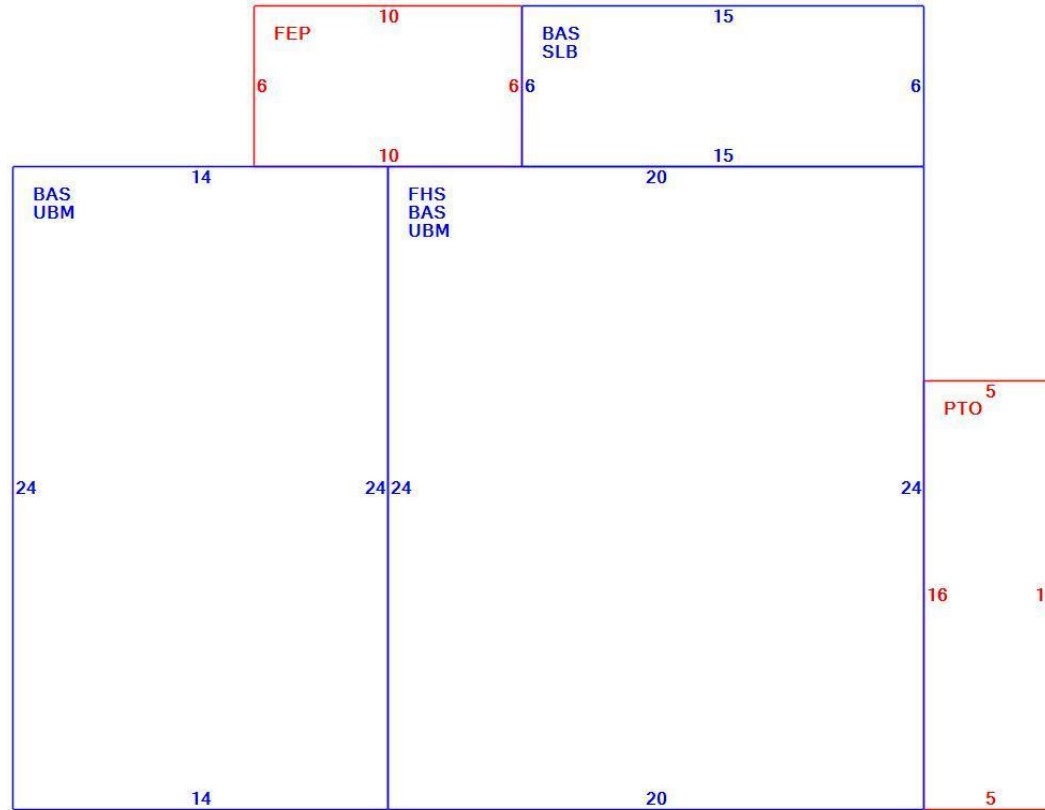
# 2581 State Street, Hamden, CT



**VIDAL/WETTENSTEIN, LLC**

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House



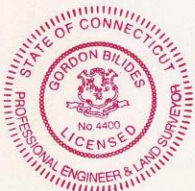
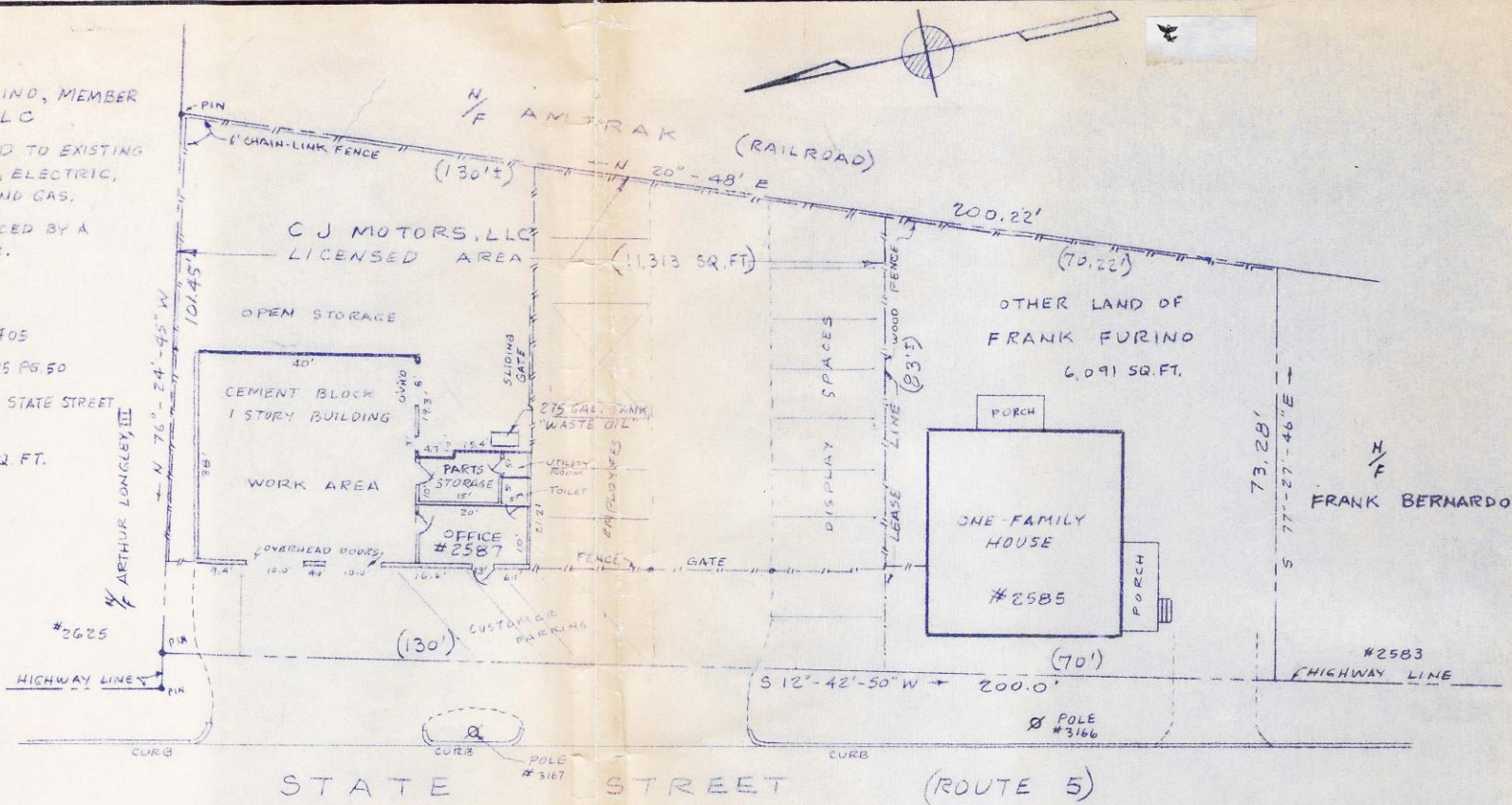
SECOND PIECE known as Nos. 2581-2585 State Street:  
WESTERLY by State Street, also known as U.S. Route 5-A, 200 feet;  
NORTHERLY by land now or formerly of Edwin W. Potter;  
EASTERLY by land now or formerly of New York, New Haven & Hartford  
Railroad Company, 200 feet;  
SOUTHERLY by land formerly of New York, New Haven & Hartford  
Railroad Company, later of Anna Merlone and being the first piece  
herein described.  
Said second parcel of land is subject to a right of way across the  
southerly end.

**VIDAL/WETTENSTEIN, LLC**

# 2581 State Street, Hamden, CT

## NOTES

1. APPLICANT: FRANK FURINO, MEMBER (dba) C J MOTORS, LLC
2. BUILDINGS ARE CONNECTED TO EXISTING WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, TV, CABLE, AND GAS.
3. "WASTE OIL" TANK IS SERVICED BY A LICENSED WASTE HAULER.
4. OWNER: FRANK FURINO  
12 HAMPTON PARK  
BRANFORD, CT 06405
5. DEED REFERENCE; VOL. 2875 PG. 50
6. ASSESSOR'S NOTATION: #2581 STATE STREET  
MAP 2331 PARCEL 83
7. TOTAL AREA = 17,404 SQ. FT.



THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS A PROPERTY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND INTENDED TO BE USED BY THE OWNER.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Gordon Bilides*

GORDON BILIDES, P.E.  
Civil Engineer & Land Surveyor

### ATTEST:

1) THIS MAP IS AN ACCURATE REPRESENTATION OF THE PROPOSED "LICENSED AREA".

C J MOTORS, LLC  
by FRANK FURINO, MEMBER

DATE

2) THE SITE PLAN OF THIS LOCATION HAS BEEN REVIEWED AND GENERALLY REPRESENTS THE APPROVED LOCATION.

LOCAL AUTHORITY

DATE

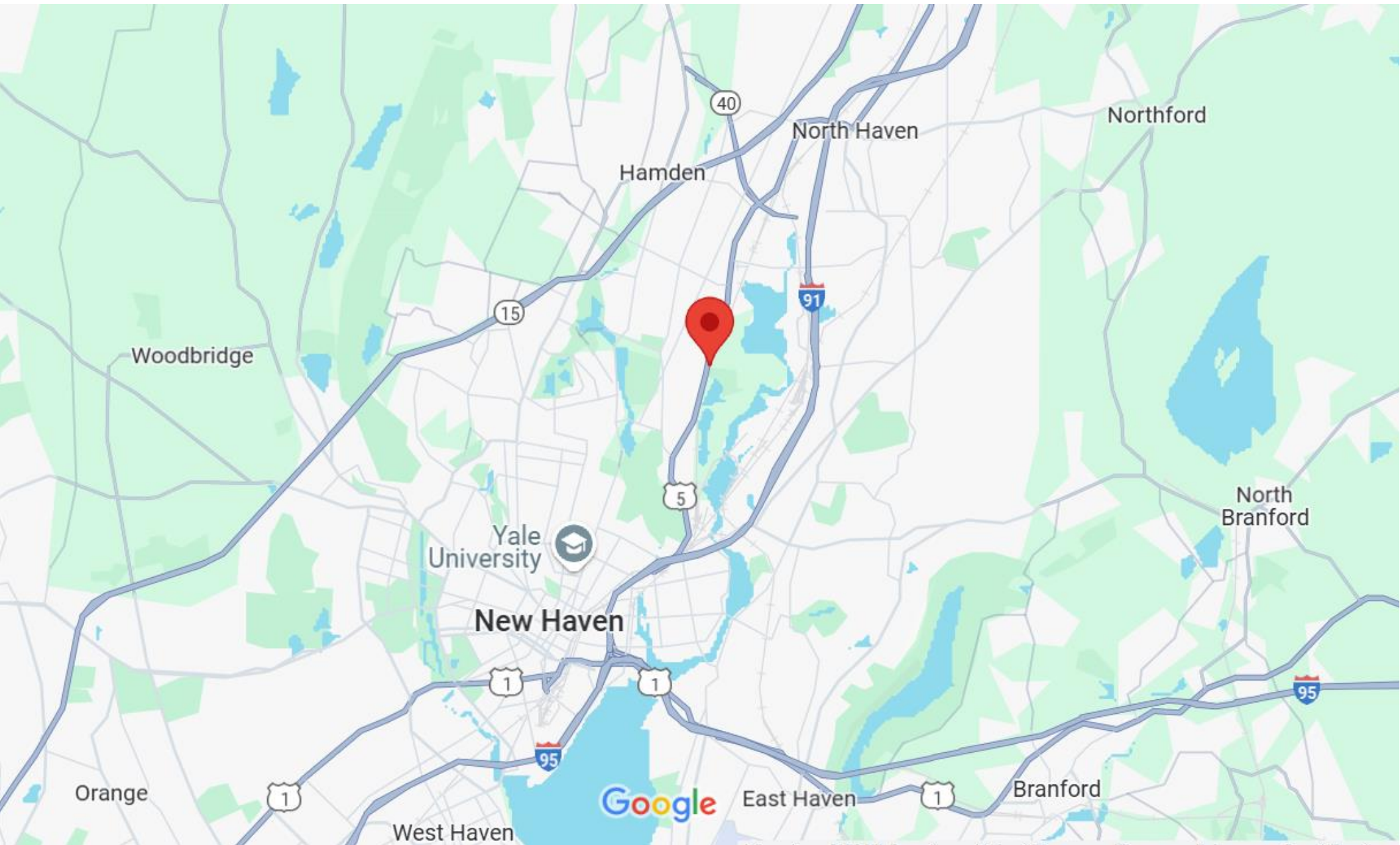
SITE DRAWING  
MAP PREPARED FOR  
C J MOTORS, LLC  
2587 STATE STREET  
HAMDEN, CONNECTICUT

SCALE: 1" = 20'

APRIL 27, 2005

# VIDAL/WETTENSTEIN, LLC

# 2581 State Street, Hamden, CT



**VIDAL/WETTENSTEIN, LLC**



ARTICLE VI

SPECIAL PROVISIONS

Section 600 Purpose

Section 610 Site Plan & Special Permit Uses

The following uses are permitted in the zone(s) as indicated in Table 6.1 Allowed Uses by Zone, subject to all provisions of the applicable zone, and as specifically provided for in this section.

Every application for the use of property subject to conditions set forth in this section shall be filed in accordance with the provisions of these regulations, and shall be subject to any approval stipulated in this section.

Table 6.1 Allowed Uses by Zone															
SECTION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Accessory Use, Drive-Through Food-Service										SP	SP	S	SP	
	Accessory Use, Drive-Through Service, Other									SP	SP	S	S	SP	
	Accessory Use	S	S	S	S	S		S	S	S	S	S	S	S	S
622	Adult Oriented Establishment <sup>c</sup>												SP <sup>c</sup>		
624	Agriculture														
	Commercial Farm	S	S	S				S						SP	
	Community Garden	S	S	S	S	S		S	S	S	S	S		SP	S
	Truck Garden	P	P	P	P	P		P	P <sup>g</sup>						P
626	Animals														
	Animal Day Care												S		
	Animal Training Facility												S		
	Grooming <sup>g</sup>								S <sup>g</sup>	S	S	S	S	SP	
	Keeping of Animals	P	P	P	P	P		S							
	Keeping of Hens <sup>k</sup>	P	P	P	P	P			P	P					
	Keeping of Falconry Raptors <sup>l</sup>	P	P	P	P	P			P	P					
	Kennel	SP	SP					SP	SP				S		
	Stable	SP	SP					SP							
	Veterinary Hospital	SP	SP	SP	SP	SP		SP	SP	SP	S		S	SP	
	Business & Personal Service														
	≤1,500 sf gross leasable space					SP			SP <sup>g</sup>	P	P	P	P	SP	
	>1,500 sf to ≤10,000 sf gross leasable space <sup>g</sup>					SP			SP <sup>g</sup>	SP	S	s	S	S	
	>10,000 sf gross leasable space										SP	S	SP	SP	
628	Cemetery	SP	SP	SP	SP	SP		SP	SP	SP	SP				
630	Civic Club, Lodge or Assoc. (non-profit)								SP <sup>g</sup>	SP	S	S	S	SP	
632	Community Residence														
	Mentally Ill Adults - Group Home	P	P	P	P	P		P	P	P	P				
	Mentally Retarded Persons - Group Home	P	P	P	P	P		P	P	P	P				
	Sober House & Drug Treatment Facility	P	P	P	P	P		P	P	P	P				
634	Conference Center Development										SP	SP	SP	SP	
636	Day Care														

**Table 6.1 Allowed Uses by Zone**

SECTION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Adult Day Care	SP	SP	SP	SP	SP		SP	SP	SP	SP	S	SP	SP	
	Child Day Care, Nursery School & Group Day Care Home	SP	SP	SP	SP	SP		SP	SP	SP	SP	S	SP	SP	
	Family Day Care Home (Children)	P	P	P	P	P		P	P	P	P	P			
638	Food Service														
	Catering Facility & Food Processing Establishment									S	S	S	S		
	Outdoor Cafe									P <sup>n</sup>	P <sup>n</sup>	P <sup>n</sup>	P <sup>n</sup>		SP <sup>n</sup>
	Restaurant									S	S	S	S	S	
	Take-out Food Service										S	S	S		
	Funeral Home										SP	SP	SP		
	Golf Course & Country Club	SP	SP	SP	SP	SP		SP							
640	Health Care Facility														
	Hospital										SP	SP			
	Nursing Home					SP					SP	SP			
	Medical Office (See Office Building)														
	Rehabilitation Facility - Out-Patient	SP	SP	SP		SP				SP	SP	S			
642	Heliport											SP			
644	Home Occupation	P/S/ SP	P/S/ SP	P/S/ SP	P/S/ SP	P/S/ SP		P/S/ SP	P/S/SP	P/S/SP	P/S/SP	P/S/ SP	P/S/ SP		
	Library & Museum	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	SP	SP
646	Lodging														
	Bed & Breakfast							SP	SP	SP	SP				SP
	Hotel / Motel										SP	SP	SP <sup>c</sup>		SP
	Inn										SP	SP			SP
	Roomers & Boarders	P	P	P	P	P		P	P	P	P				
	Rooming & Boarding House	SP	SP	SP	SP	SP					SP	S			
648	Manufacturing														
	Accessory Use										S	S	S		
	Primary Use														
	Light Manufacturing										S	S	S		SP
	Heavy Manufacturing												S		
677	Marijuana Dispensaries + Production Facilities <sup>a</sup>														
	Medical Marijuana Dispensaries <sup>p</sup>										S <sup>o</sup>	S			
	Medical Marijuana Production Facilities												S		
650	Motor Vehicle Uses														
	Gas Station, Service & Repair, Rental									SP <sup>fg</sup>	SP	SP	SP		
	Car Sales											SP	SP		
	Vehicle Storage													SP	
	Accessory Use		P	P	P	P									
	Natural Resource Removal <sup>b</sup>	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
	Office Building (including Medical)														
	≤1,500 sf gross leasable space									SP <sup>g</sup>	SP	P	P	P	P
	>1,500 sf to ≤10,000 sf gross leasable space <sup>g</sup>									SP <sup>g</sup>	SP	S	S	S	S
	>10,000 sf to ≤20,000 sf gross leasable space										SP	S	S	S	
	>20,000 sf gross leasable space										SP	S	S	SP	
	Open Space Development	SP	SP	SP	SP				SP		SP				

**Table 6.1 Allowed Uses by Zone**

SECTION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Place of Public Assembly							SP	SP	SP	SP	SP	SP	SP	P
658	Place of Worship	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	SP	
660	Preservation of Historic Structure	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
662 <sup>k</sup>	Public Use & Public Utility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
656	Parking Garage										SP	S	SP	SP	SP
	Public Parking Lot <sup>c</sup>								SP <sup>g</sup>	SP <sup>eg</sup>	SP	S	SP	SP	SP
Recreation & Fitness, Commercial															
	≤10,000 sf gross leasable space									SP	SP	S	S	SP	
	>10,000 sf gross leasable space										SP	S	S	SP	
Residential															
620	Single-Family Accessory Dwelling Unit	P	P	P	P	P		S	S	S	S	S			
	Accessory Dwelling Unit, Other	P	P	P	P	P		P	P	SP	P	P		P	
652	Multi-Family Dwellings														
	Adaptive Re-use to Multi-Family		SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Managed Residential Care Community <sup>f</sup>		SP	SP	SP	SP			SP	SP <sup>f</sup>	SP	SP		SP	
	New Construction				SP	SP				SP	SP	SP		SP	
	Low Density														
	Single-Family	P	P	P	P	P		P	P	P	P	P			
	Two-Family <sup>f</sup>					P				P <sup>f</sup>	P				
	Three-Family <sup>f</sup>					P				P <sup>f</sup>	P				
Refuse Disposal															
664	Resource Recovery, Transfer Station, Volume Reduction Facility												SP		
	Research, Development & Medical Lab.										SP	S	S		
666	Retail and Financial Services														
	≤1,500 sf gross leasable space								SP <sup>g</sup>	P	P	P	S	SP	
	>1,500 sf to ≤5,000 sf gross leasable								SP <sup>g,j</sup>	S/SP <sup>i</sup>	S	S	S	SP	
	>5,000 sf to ≤10,000 sf gross leasable space <sup>g</sup>								SP <sup>g,j</sup>	S/SP <sup>i</sup>	S	S	SP	SP	
	>10,000 sf to ≤20,000 sf gross leasable space									SP	SP	S	SP	SP	
656	>20,000 sf to 250,000 sf gross leasable space <sup>d</sup>										SP <sup>d,h</sup>	SP <sup>d</sup>	SP		
	Farmers Market	S	S	S	S	S		S	S	S	S	S		S	S
	Sale of Alcohol, Package Store <sup>gj</sup>								SP <sup>gj</sup>	SP	SP	S	SP		
	Sale of Fire Arms												SP		
668	Schools														
	Business School ≤50 students at peak <sup>g</sup>									SP <sup>g</sup>	S	S	S	S	
	Business School >50 students at peak <sup>f,g</sup>									SP <sup>f,g</sup>	SP	SP	S	S	
	College & University	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Dormitories		SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Elementary & Secondary School	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	SP
	Regional Educational Service Center	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	SP
641 <sup>m</sup>	Spas, Meditation and wellness Centers <sup>m</sup>									SP <sup>m</sup>	SP <sup>m</sup>	SP <sup>m</sup>			
Storage															



# Hamden, Connecticut

## General

ACS, 2017–2021	Hamden	State
Current Population	61,160	3,605,330
Land Area <i>mi</i> <sup>2</sup>	33	4,842
Population Density <i>people per mi</i> <sup>2</sup>	1,874	745
Number of Households	22,403	1,397,324
Median Age	37	41
Median Household Income	\$80,779	\$83,572
Poverty Rate	9%	10%

## Economy

### Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	5,297	36%
2 Educational Services <i>Educational Services</i>	3,883	100%
3 Government <i>Local Government</i>	3,336	57%
4 Retail Trade <i>Food and Beverage Stores</i>	2,416	30%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	1,641	96%
Total Jobs, All Industries	22,150	

### SOTS Business Registrations

Secretary of the State, August 2023

#### New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	440	449	561	802	786

Total Active Businesses 5,688

### Key Employers

Data from Municipalities, 2023

- Arden House
- Quinnipiac University
- Genesis Health Care & Rehabilitation Center
- Eli Whitney Museum
- AAA Hamden

## Schools

CT Department of Education, 2022-23

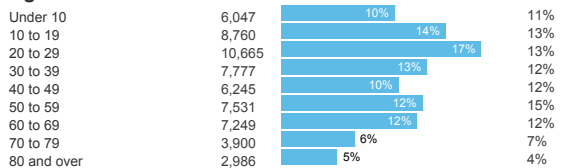
### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Hamden School District	PK-12	5,468	198	85%
Statewide	-	513,513	19,014	89%

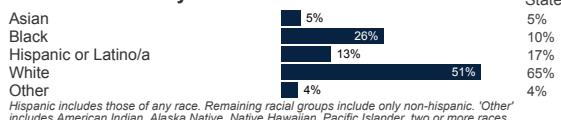
## Demographics

ACS, 2017–2021

### Age Distribution



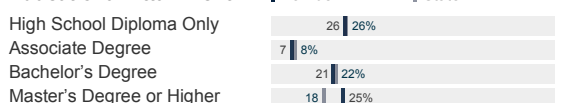
### Race and Ethnicity



### Language Spoken at Home



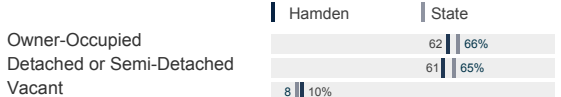
### Educational Attainment



## Housing

ACS, 2017–2021

	Hamden	State
Median Home Value	\$233,500	\$286,700
Median Rent	\$1,489	\$1,260
Housing Units	25,023	1,527,039



# Hamden, Connecticut

## Labor Force

CT Department of Labor, 2022

	Hamden	State
Employed	35,544	1,851,993
Unemployed	1,379	80,470

Unemployment Rate

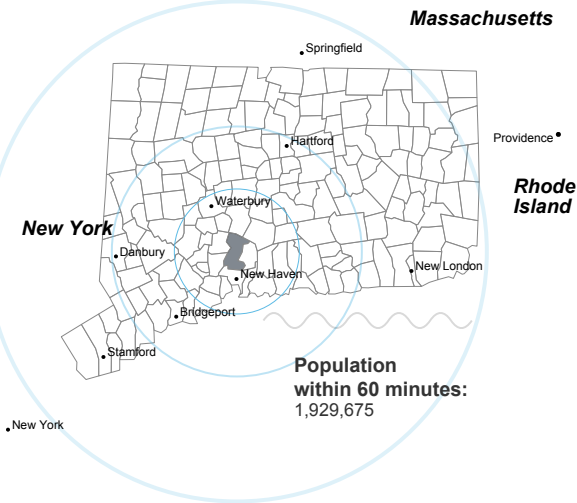


Self-Employment Rate\*



\*ACS, 2017–2021

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



## Access

ACS, 2017–2021

	Hamden	State
Mean Commute Time *	24 min	26 min
No Access to a Car	7%   8%	
No Internet Access	8%   9%	

## Commute Mode

Public Transport	4%   4%
Walking or Cycling	3%   4%
Driving	80%   82%
Working From Home *	10%   11%

## Public Transit

CT <i>transit</i> Service	Local
Other Public Bus Operations	-
Train Service	-

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

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

### Municipal Revenue

Total Revenue	\$274,813,272
Property Tax Revenue	\$199,707,498
per capita	\$3,278
per capita, as % of state avg.	102%
Intergovernmental Revenue	\$66,956,305
Revenue to Expenditure Ratio	103%

### Municipal Expenditure

Total Expenditure	\$268,101,030
Educational	\$118,060,357
Other	\$150,040,673

### Grand List

Equalized Net Grand List	\$5,946,027,117
per capita	\$97,599
per capita, as % of state avg.	60%
Commercial/Industrial Share of Net Grand List	19%
Actual Mill Rate	45.00
Equalized Mill Rate	33.59

### Municipal Debt

Moody's Rating (2023)	Baa3
S&P Rating (2023)	BBB+
Total Indebtedness	\$307,975,000
per capita	\$5,055
per capita, as % of state avg.	186%
as percent of expenditures	115%
Annual Debt Service	\$16,181,643
as % of expenditures	6%



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## 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](http://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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