

# NEW HAVEN, CT

## 301-311 East Street

### FOR SALE AND/OR LEASE



**SALE PRICE:** Entire building potentially for SALE - 45,756 s.f.  
Built 1990. Located 2 minutes from I-91, Exit 2.

**LEASE:** 311 East Street - 2 floors  
4,500 s.f. each plus additional 2,000 s.f. garage available  
TOTAL: 11,000 s.f.

**Traffic Counts:** Chapel Street - 127,100

**Public Transportation:** 2 minutes from New Haven Street Station  
Commuter Rail (New Haven & Shore East Line)

Located in Opportunity Zone with potential tax benefits.

Demographics	1 mile	3 miles	5 miles
Population	27,079	155,165	265,800
Households	11,654	61,920	108,421
Average HH Income	\$ 71,427	\$ 66,502	\$ 74,896
Median Age	29.0	31.3	34.2



301-311 East Street  
New Haven, CT 06511-4929

WELCO REALTY, INC.

