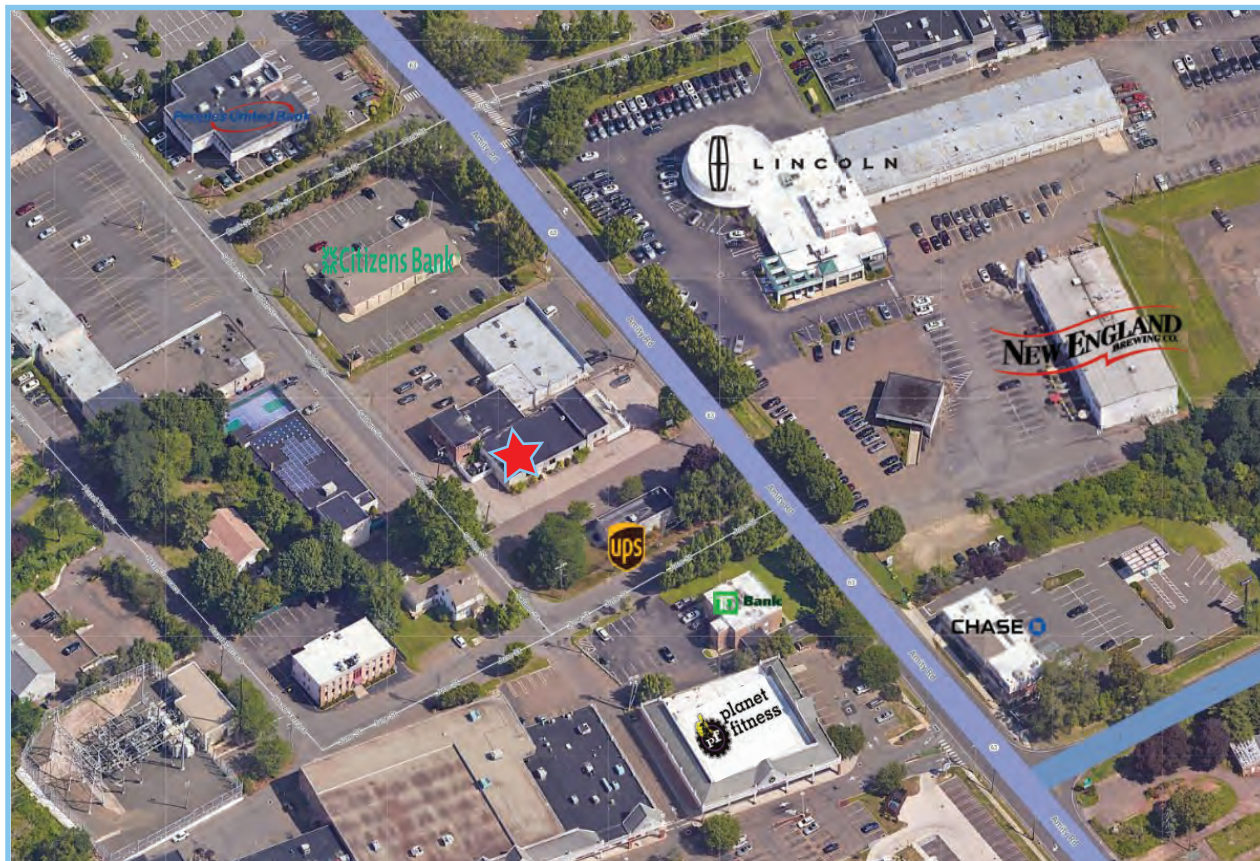


WOODBIDGE, CONNECTICUT

180 Amity Road
9,890 S.F. AVAILABLE



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WELCO REALTY, INC. . 2525 Palmer Avenue, New Rochelle, NY 10801 . T (914) 576-7500 / Fax: 7596 . www.welcorealty.com

WOODBIDGE, CT

180 AMITY ROAD

AVAILABLE: 9,890 S.F. - POSSIBLE SALE



AVAILABLE:

- Former Restaurant/Deli/Tap Room & Brewery.
- 9,890 S.F. +/- Free Standing Building
- (5,000 s.f. 1st floor restaurant with 700 s.f. patio)
- (3,840 s.f. garage with 2 overhead doors & 960 s.f. of office on 2nd floor.)
- Industrial / Commercial on .48 +/- acres.
- Ample off street parking
- Border of New Haven.
- Close to Route 15 - Merritt Parkway.

Neighboring Tenants:

Stop & Shop, Dollar Tree, Planet Fitness, Walgreens, CVS, McDonald's, Starbucks, Dunkin Donuts, & Burger King.

DEMOGRAPHICS			
Radius	1 mile	3 miles	5 miles
2021 Total Population	7,255	71,206	211,728
2021 Total Households	2,941	27,105	81,946
2021 Average HH Income	\$ 79,468	\$ 80,232	\$ 86,114
Daytime Population	4,672	21,337	104,145
Median Age	37.9	35.4	35.1

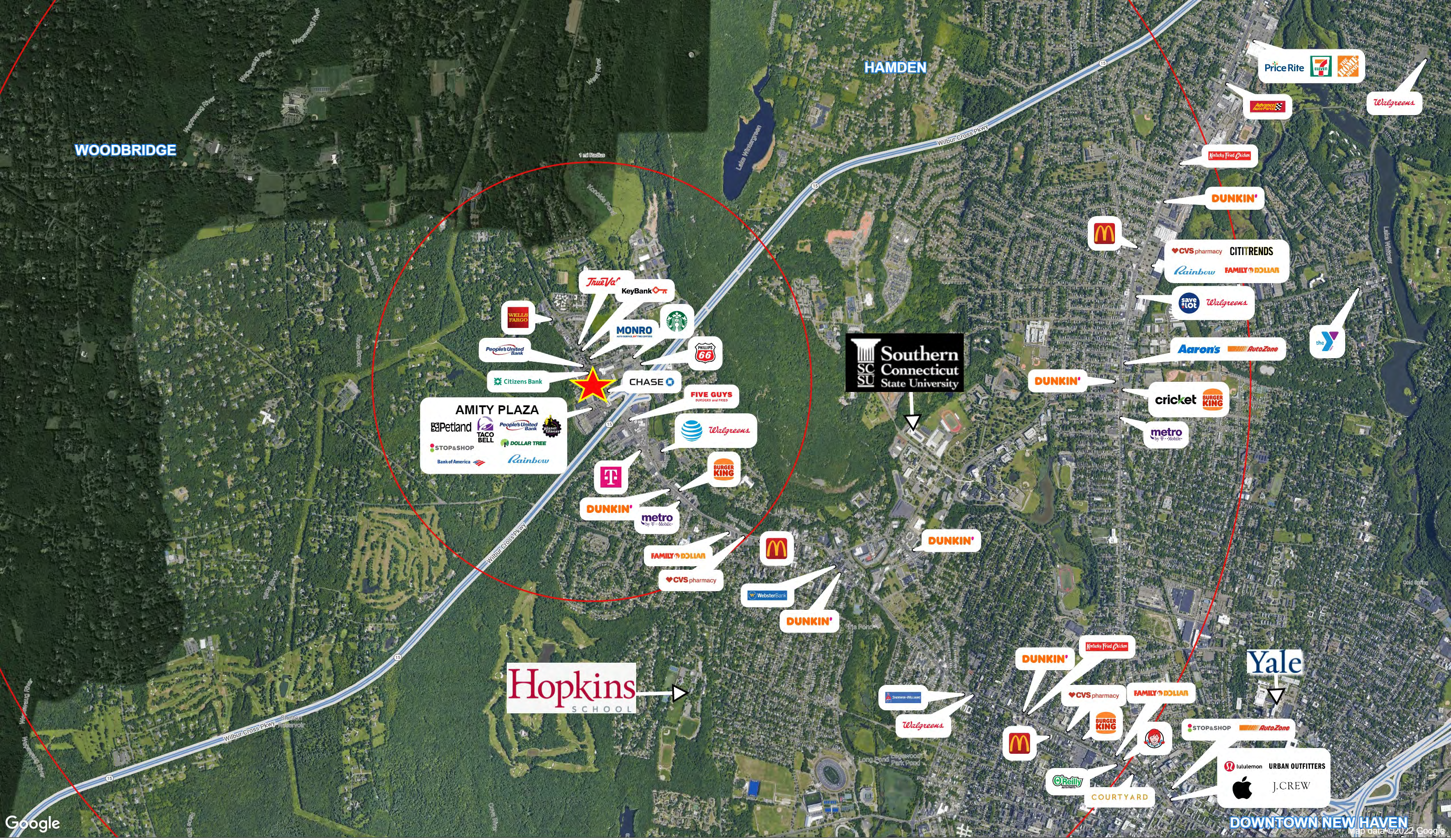


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180 Amity Road, Woodbridge, CT 06525



March 2022