

# FOR SALE OR BUILD TO SUIT | 3.38± ACRES IN CBD ZONE PRIME PAD-READY SITE NEXT TO NEW CVS DRUGSTORE

325 Campbell Avenue, West Haven, CT 06515  
SALE PRICE: \$2,295,000 | BUILD TO SUIT

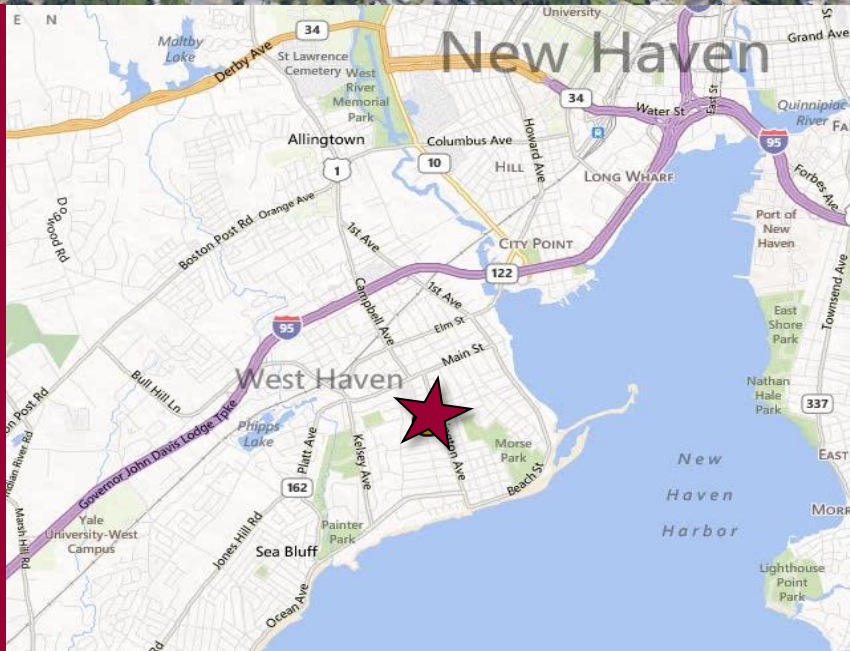


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## Property Highlights

- For Sale or Build to Suit
- Pad Ready
- 3.38 Acres
- Multiple Potential Uses
- 130' Frontage on Campbell Ave With Curb Cut, Access to Washington Ave With Two Curb Cuts
- Zoning: CBD
- 7,200 ADT
- Easy Access to I-95
- Many Area Amenities

For more information contact: Frank Hird, SIOR | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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### PROPERTY INFORMATION

BUILDING/MAP ADDRESS 325 Campbell Avenue  
TOTAL SITE AREA 3.38 acres  
SITE IMPROVEMENTS Sewer, Water, Gas at site  
EXISTING BUILDINGS None  
ENVIRONMENTAL Yes, Phase 1

### SITE INFORMATION

TOPOGRAPHY Flat  
ZONING CBD  
VISIBILITY Excellent  
FRONTAGE 130'  
HWY.ACCESS I-95  
TRAFFIC COUNT 7,200 ADT

### ZONING PERMITTED USES

Outdoor Dining, Retail  
Sales, Restaurants,  
personal services  
establishments (attorneys,  
doctors, accountants, etc.)  
medical, residential.

### UTILITIES

SEWER Public Available  
WATER Public Available  
GAS Public Available

### TAXES

ASSESSMENT \$411,810.00  
MILL RATE 45.6  
TAXES \$18,778.54

**AREA RETAIL** CVS Pharmacy, Walgreens, U.S. Veterans Affairs Hospital, University of New Haven

**COMMENTS** O,R&L Commercial is pleased to present 3.38 acres for sale or a build to suit opportunity on Campbell Ave in West Haven. Prime 3.38 acre pad-ready site available next to a CVS drugstore with a curb cut and 130' frontage on Campbell Ave and two curb cuts on Washington Ave. This location is great for apartments, retail strip center, a bank, or restaurant and is close to downtown West Haven, University of New Haven and U.S. Veteran's Hospital. Great traffic and visibility. The property is conveniently located off I-95, Exit 44 near a great population base.

**DIRECTIONS** I-95 Exit 44 to downtown West Haven to Campbell Ave.

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- Many Area Amenities
  - Shopping
  - Banking
  - Dining



4 Story  
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