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## Marcus & Millichap brokers sale of 35,355 s/f retail property for \$1.7 million

November 24, 2023 - Retail



1890-1916 Dixwell Avenue - Hamden, CT

Hamden, CT Marcus & Millichap has brokered the sale of 1890-1916 Dixwell Ave. The property sold for \$1.7 million.

“The property’s vacancy has increased since the COVID-19 pandemic,” said Wes Klockner, first vice president of investments. “We are confident that with fresh investment and oversight, the asset will be successfully repositioned in this well-trafficked section of Dixwell Ave., just down the road from the Merritt Parkway entrance.”

Klockner, Maria DeAngelis, Eric Pentore, and Ross Friedel, investment specialists in Marcus & Millichap's New Haven office, had the exclusive listing to market the property on behalf of the seller, a local investor. Klockner, DeAngelis, Pentore, and Friedel collaborated with Adam Sklaver and Philip Kates of Marcus & Millichap's Commercial Property Auction Services to market the asset and secured the buyer, Broadpeak Properties, LLC.

The property sits along Rte. 10 and Dixwell Ave., with daily traffic counts of 41,000 vehicles. It's less than a quarter mile from the entrance to Rte. 15 and Merritt Pkwy.

The 35,355 s/f property is comprised of retail units on the ground floor and office spaces on the second floor, with parking on-site. It's directly across from the Hamden Marketplace, anchored by Home Depot and Price Rite, with nearby national retailers including CVS, Auto Zone, Walmart and Dunkin'.

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