

# Land 4 Lease

**215 Boston Post Road, Orange**

**2 to 5 Level Acres**

**Will Divide. Commercial C-1 Zone Permits Many Possible Uses,  
Including Retail, Restaurants, Gasoline Service Center,  
Bank, Office, Medical, and More.**

**Corner Location. Three-Street Access. Over 300' Frontage.**

**Sewer & Water. 26,300 VPD.**

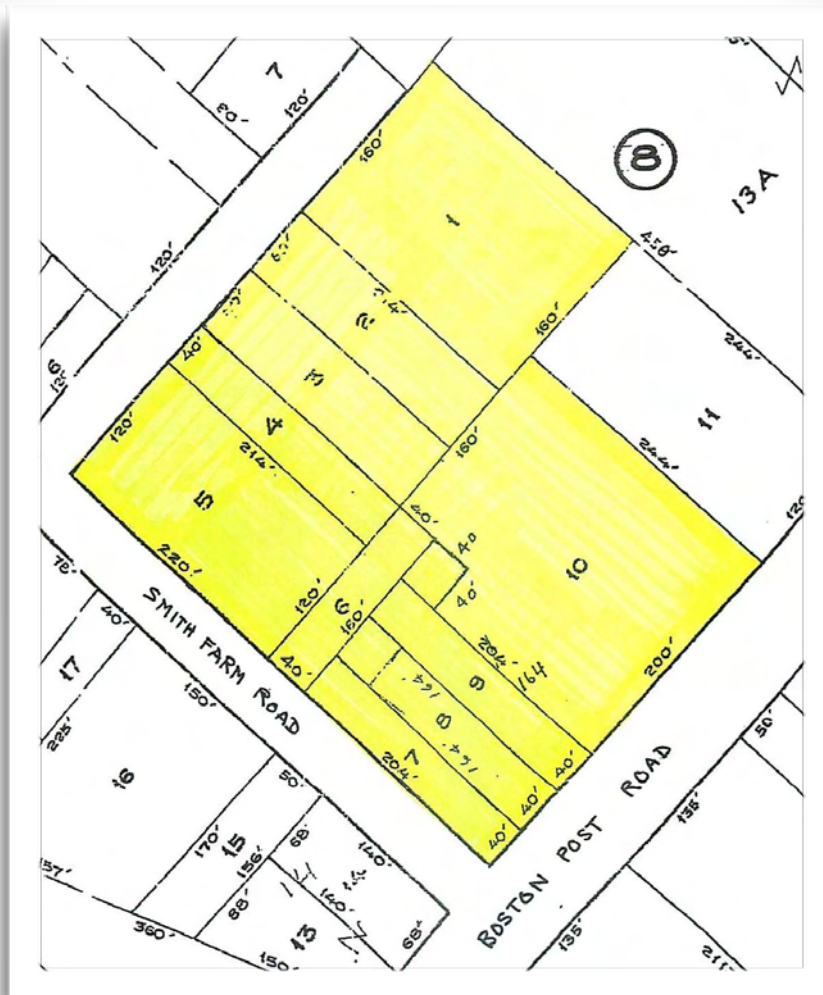
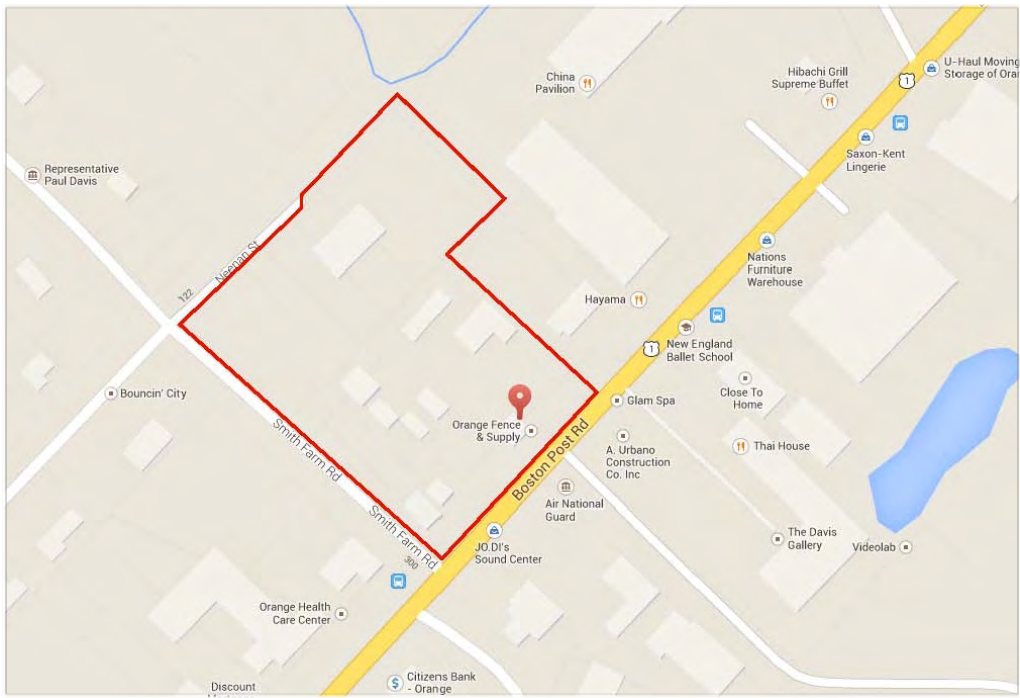
**Price: Open For Discussion**



For more information, please contact Alan M. Fischer, CCIM, SIOR

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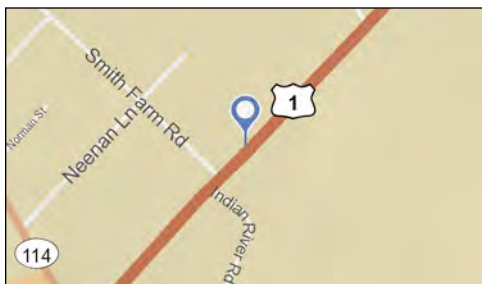
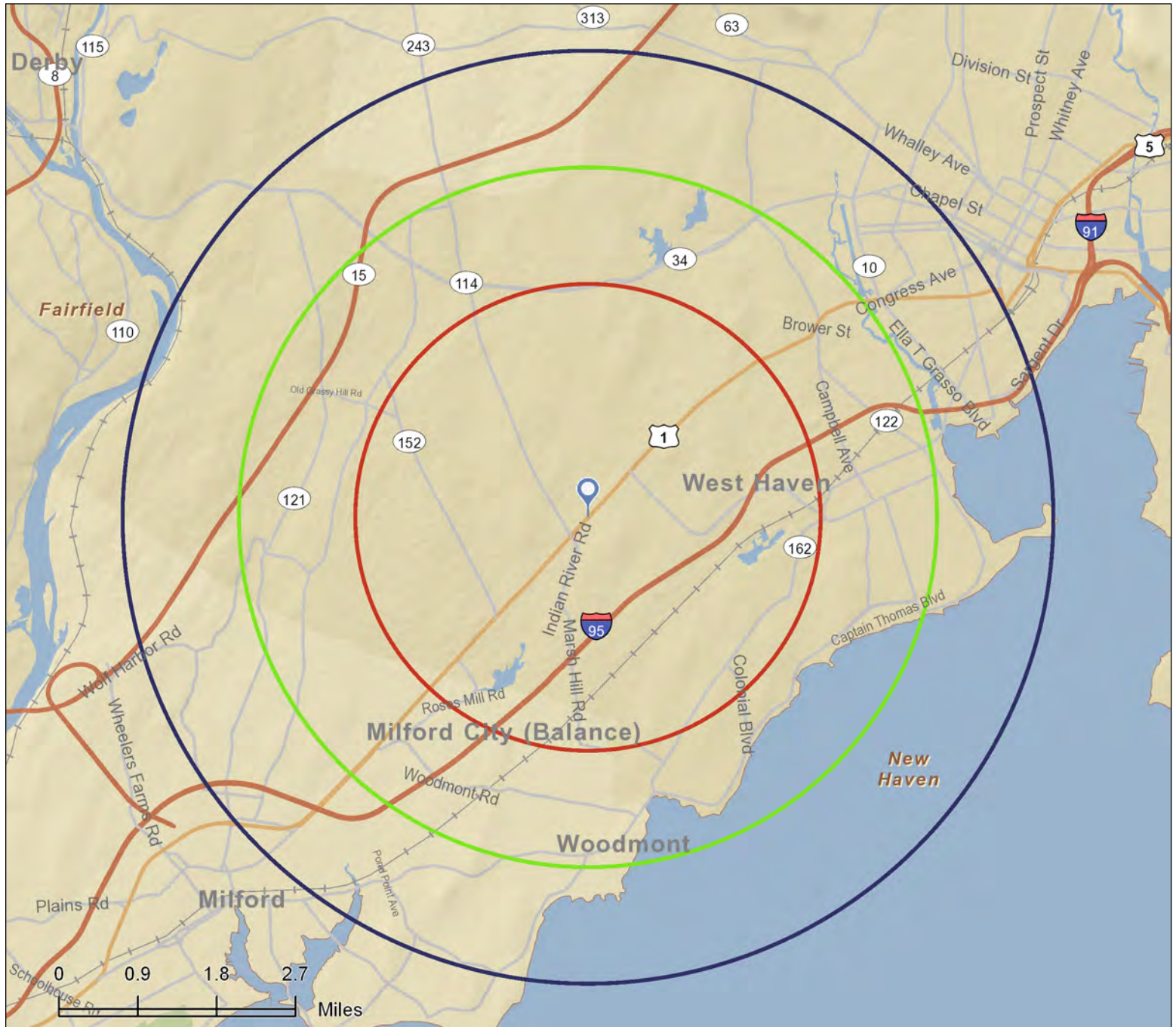
## Site Map

215 BPR-2  
215 Boston Post Rd, Orange, Connecticut, 06477  
Ring: 2, 3, 4 Miles

Prepared by Alan Fischer, CCIM, SIOR

Latitude: 41.270388

Longitude: -72.997114



## Executive Summary

215 BPR-2  
215 Boston Post Rd, Orange, Connecticut, 06477,  
Rings: 2, 3, 4 mile radii

Prepared by Alan Fischer, CCIM, SIOR  
Latitude: 41.270388445  
Longitude: -72.99711358

	2 miles	3 miles	4 miles
<b>Population</b>			
2000 Population	25,735	67,788	107,181
2010 Population	27,137	71,616	111,078
2013 Population	27,170	71,402	110,712
2018 Population	27,393	71,548	110,970
2000-2010 Annual Rate	0.53%	0.55%	0.36%
2010-2013 Annual Rate	0.04%	-0.09%	-0.10%
2013-2018 Annual Rate	0.16%	0.04%	0.05%
2013 Male Population	47.8%	48.3%	48.4%
2013 Female Population	52.2%	51.7%	51.6%
2013 Median Age	40.3	39.7	38.6

In the identified area, the current year population is 110,712. In 2010, the Census count in the area was 111,078. The rate of change since 2010 was -0.10% annually. The five-year projection for the population in the area is 110,970 representing a change of 0.05% annually from 2013 to 2018. Currently, the population is 48.4% male and 51.6% female.

### Median Age

The median age in this area is 38.6, compared to U.S. median age of 37.3.

### Race and Ethnicity

2013 White Alone	64.5%	70.4%	64.4%
2013 Black Alone	20.3%	15.4%	19.6%
2013 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2013 Asian Alone	6.3%	4.7%	4.0%
2013 Pacific Islander Alone	0.2%	0.1%	0.1%
2013 Other Race	5.1%	6.0%	8.5%
2013 Two or More Races	3.3%	3.1%	3.1%
2013 Hispanic Origin (Any Race)	15.9%	16.2%	19.8%

Persons of Hispanic origin represent 19.8% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.9 in the identified area, compared to 62.1 for the U.S. as a whole.

### Households

2000 Households	9,661	26,784	40,778
2010 Households	10,286	27,287	41,318
2013 Total Households	10,309	27,199	41,205
2018 Total Households	10,395	27,248	41,320
2000-2010 Annual Rate	0.63%	0.19%	0.13%
2010-2013 Annual Rate	0.07%	-0.10%	-0.08%
2013-2018 Annual Rate	0.17%	0.04%	0.06%
2013 Average Household Size	2.62	2.52	2.59

The household count in this area has changed from 41,318 in 2010 to 41,205 in the current year, a change of -0.08% annually. The five-year projection of households is 41,320, a change of 0.06% annually from the current year total. Average household size is currently 2.59, compared to 2.59 in the year 2010. The number of families in the current year is 27,238 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

October 20, 2014

## Executive Summary

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	2 miles	3 miles	4 miles
<b>Median Household Income</b>			
2013 Median Household Income	\$61,330	\$55,851	\$55,066
2018 Median Household Income	\$69,561	\$63,862	\$63,455
2013-2018 Annual Rate	2.55%	2.72%	2.88%
<b>Average Household Income</b>			
2013 Average Household Income	\$88,151	\$80,794	\$81,542
2018 Average Household Income	\$101,348	\$93,445	\$94,517
2013-2018 Annual Rate	2.83%	2.95%	3.00%
<b>Per Capita Income</b>			
2013 Per Capita Income	\$33,543	\$31,603	\$31,022
2018 Per Capita Income	\$38,563	\$36,431	\$35,867
2013-2018 Annual Rate	2.83%	2.88%	2.94%

### Households by Income

Current median household income is \$55,066 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$63,455 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$81,542 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$94,517 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$31,022 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$35,867 in five years, compared to \$32,073 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	10,139	28,174	43,757
2000 Owner Occupied Housing Units	6,635	17,033	24,760
2000 Owner Occupied Housing Units	3,025	9,752	16,018
2000 Vacant Housing Units	479	1,389	2,979
2010 Total Housing Units	10,765	28,842	44,493
2010 Owner Occupied Housing Units	6,904	17,443	25,105
2010 Renter Occupied Housing Units	3,382	9,844	16,213
2010 Vacant Housing Units	479	1,555	3,175
2013 Total Housing Units	10,999	29,211	44,951
2013 Owner Occupied Housing Units	6,698	16,838	24,288
2013 Renter Occupied Housing Units	3,611	10,361	16,916
2013 Vacant Housing Units	690	2,012	3,746
2018 Total Housing Units	11,143	29,375	45,297
2018 Owner Occupied Housing Units	6,731	16,914	24,502
2018 Renter Occupied Housing Units	3,663	10,334	16,818
2018 Vacant Housing Units	748	2,127	3,977

Currently, 54.0% of the 44,951 housing units in the area are owner occupied; 37.6%, renter occupied; and 8.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 44,493 housing units in the area - 56.4% owner occupied, 36.4% renter occupied, and 7.1% vacant. The annual rate of change in housing units since 2010 is 0.46%. Median home value in the area is \$215,568, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 4.28% annually to \$265,767.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

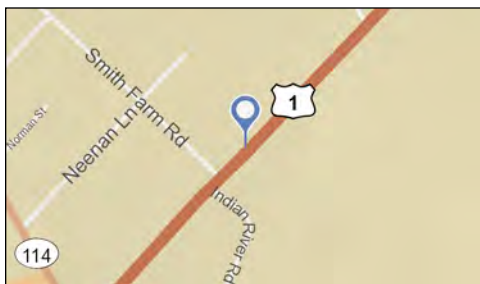
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## Traffic Count Map - Close Up

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Ring: 2, 3, 4 Miles

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**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day

