

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516

50,000SF OF RETAIL & 179 APARTMENTS ON A COLLEGE CAMPUS

ONLY TWO SPACES LEFT IN PHASE 1

ANCHORED BY



BE PART OF THE BIRTH OF A COLLEGE TOWN



FOR MORE INFORMATION CONTACT: [DAN ZELSON](mailto:dan.zelson@chartweb.com) | 203.227.2922 | dan@chartweb.com



UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

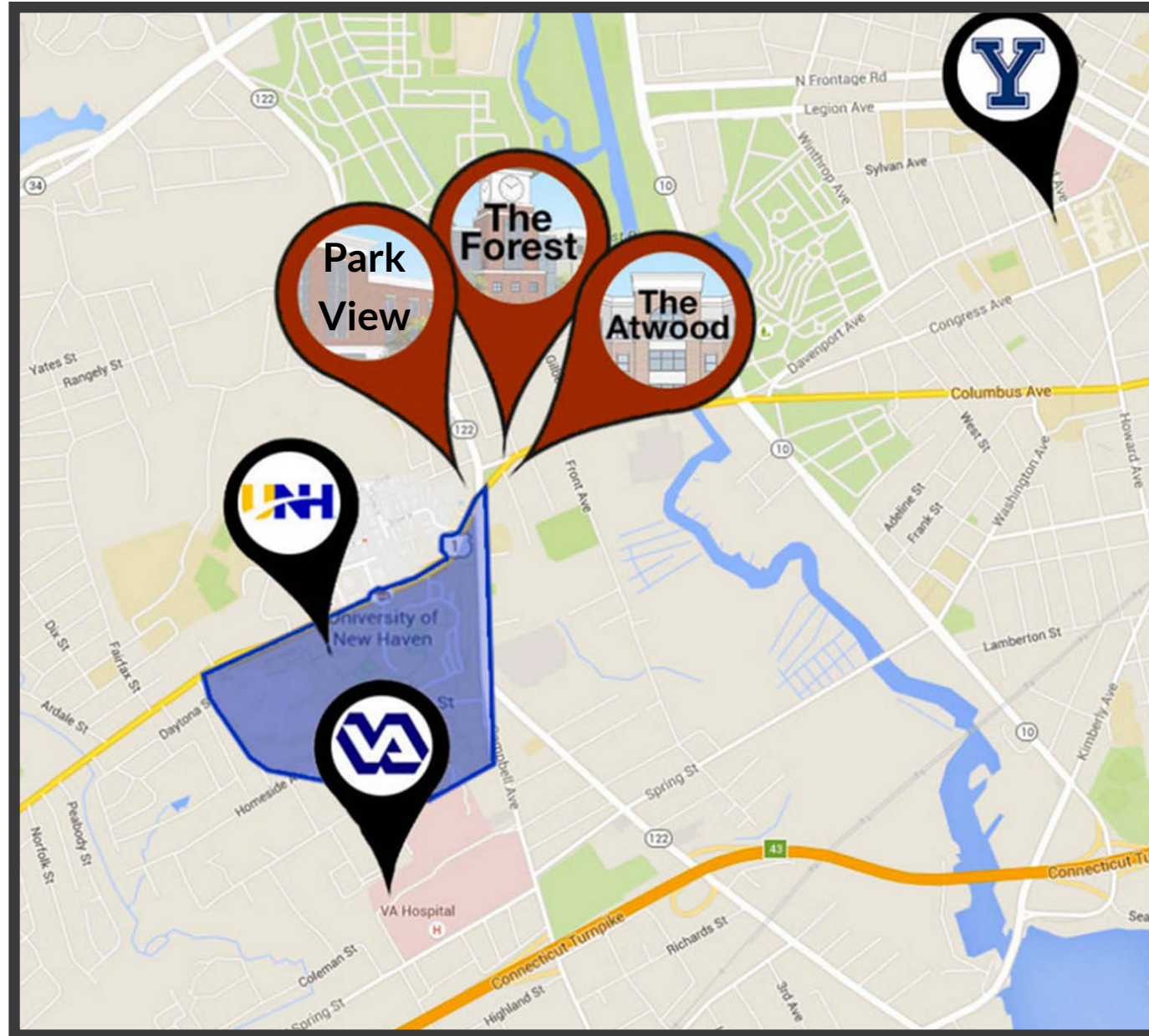
1 ATWOOD PLACE | WEST HAVEN, CT 06516

PROPERTY INFORMATION

- 240,000sf overall development.
- 60,000 + population within 2 minute drive.
- 179 Residential Units.
- 15,000 + medical professionals at Veterans and Yale New Haven Hospitals.
- Recent CVS built next to complex.
- University Commons is projected to have over 400 students living in three buildings when completed. Along with 50,000sf of retail space.
- The Atwood has 5,200sf available.
- Atwood is positioned to benefit from an active base of over 7,000 college students as well as the residents of the Atwood 67 residential units.
- Within 400 feet of UNH campus, Near Veteran and Yale Hospital, Norte Dame H.S.
- Phase Two-The Park View is underway July 9th and retail completion is scheduled for last quarter of 2019 (Residential the first quarter of 2020 which will house over 100 students).
- High traffic intersection (17,000 cars a day).
- Acorn Website (www.acornct.com) shows visuals and the overall plans.

AREA DEMOGRAPHICS

2017 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	18,321	138,777	247,614
MEDIAN HH INC	\$43,354	\$49,772	\$56,965
AVERAGE HH INC	\$51,748	\$63,524	\$72,268



CHARTER REALTY & DEVELOPMENT

Information contained in this document has been reviewed and approved by Charter Realty and Development; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516

THREE BUILDINGS CREATING A GREAT COLLEGE COMMUNITY



The Atwood

Only Two Spaces Left In Phase 1

16,000 sf Retail Opportunity
67 Residential Units
Parking Available

The Forest

Projected Completion
Spring 2020

18,000 sf Retail Opportunity
62 Residential Units
Parking Available

Park View

Projected Completion
Fall 2019

16,000 sf Retail Opportunity
50 Residential Units
Parking Available



CHARTER REALTY & DEVELOPMENT

Information contained in this document has been reviewed and approved by Charter Realty and Development; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516



CHARTER REALTY & DEVELOPMENT

Information contained in this document has been reviewed and approved by Charter Realty and Development; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516



The Atwood - Front Rendering



CHARTER REALTY & DEVELOPMENT

Information contained in this document has been reviewed and approved by Charter Realty and Development; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516



The Atwood - Back Rendering



CHARTER REALTY & DEVELOPMENT
Information contained in this document has been reviewed and approved by Charter Realty and Development; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516

CURRENT TENANTS

SPACE	TENANT	Sq. Ft.
02	Mooyah	2,509
03	EbLens	5,628
04	US Alliance Financial	1,585

CURRENT TENANTS

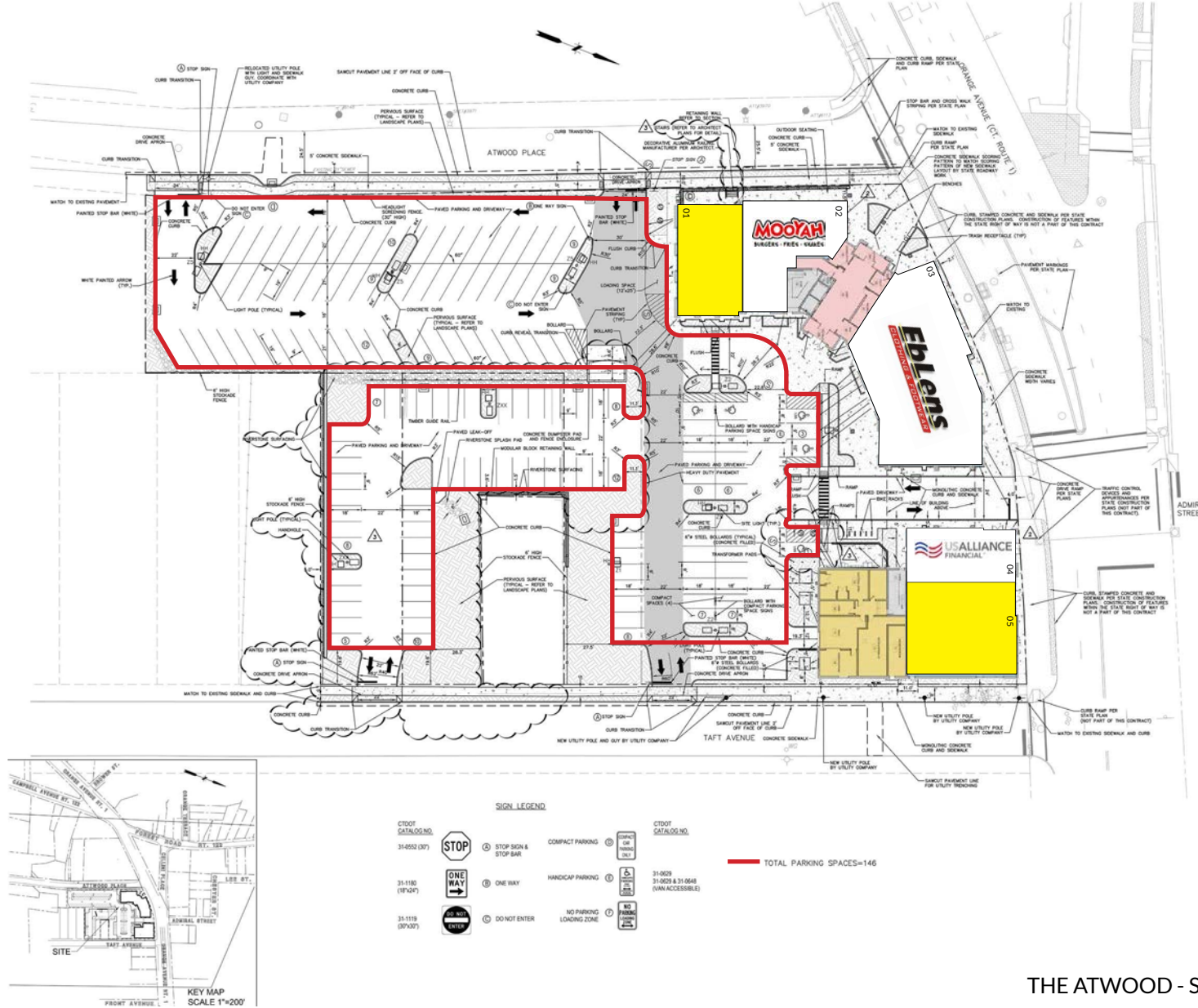
SPACE	TENANT	Sq. Ft.
01	Available	2,053
05	Available	3,154



THE ATWOOD - SITE PLAN

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516



THE ATWOOD - SITE / PARKING PLAN

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516



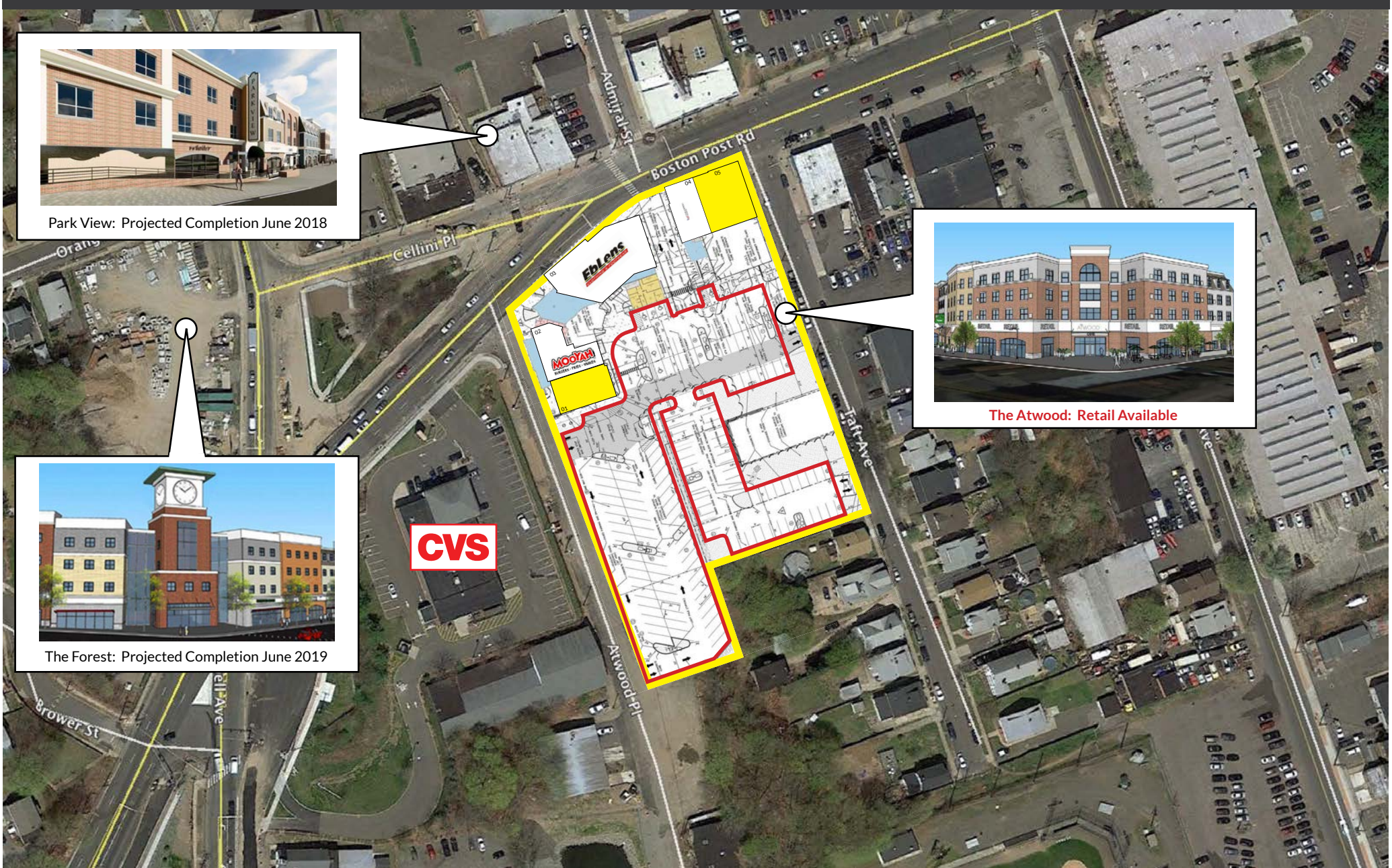
Park View: Projected Completion June 2018



The Forest: Projected Completion June 2019



The Atwood: Retail Available



CHARTER REALTY & DEVELOPMENT

Information contained in this document has been reviewed and approved by Charter Realty and Development; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516



Park View

The Atwood

The Forest



CHARTER REALTY & DEVELOPMENT

Information contained in this document has been reviewed and approved by Charter Realty and Development; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516



AVAILABLE SPACE

SPACE	TENANT	Sq. Ft.	SPACE	TENANT	Sq. Ft.
01	Available	2,731	06	Lease Out	1,597
02	Available	2,353	07	Available	1,893
03	Available	1,284	08	Available	1,546
04	Available	1,736	09	Available	1,635
05	Available	1,784	10	Available	1,223

THE PARK - SITE PLAN



CHARTER REALTY & DEVELOPMENT

Information contained in this document has been reviewed and approved by Charter Realty and Development; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516



CHARTER REALTY & DEVELOPMENT
Information contained in this document has been reviewed and approved by Charter Realty and Development; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516



CHARTER REALTY & DEVELOPMENT
Information contained in this document has been reviewed and approved by Charter Realty and Development; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516



CHARTER REALTY & DEVELOPMENT
Information contained in this document has been reviewed and approved by Charter Realty and Development; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516



CHARTER REALTY & DEVELOPMENT
Information contained in this document has been reviewed and approved by Charter Realty and Development; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516

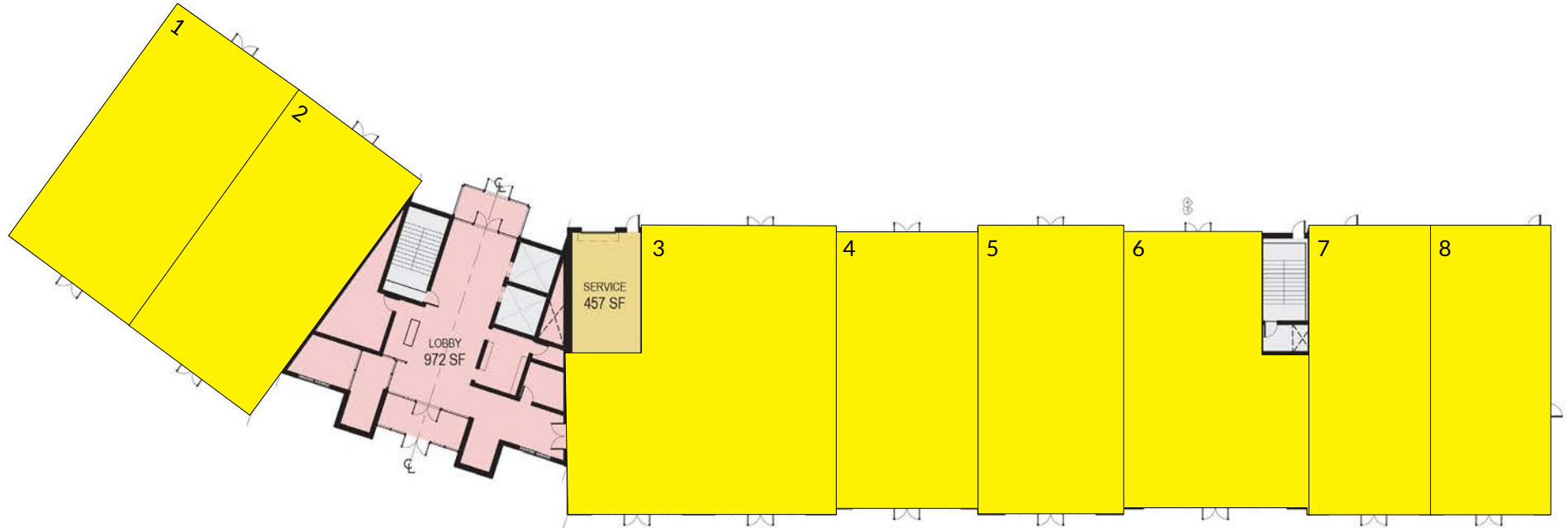


CHARTER REALTY & DEVELOPMENT

Information contained in this document has been reviewed and approved by Charter Realty and Development; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516



AVAILABLE SPACE

SPACE	TENANT	Sq. Ft.
01	Available	2,138
02	Available	2,140
03	Available	3,398
04	Available	2,092
05	Available	2,090
06	Available	2,402
07	Available	1,762
08	Available	1,689

THE FOREST - SITE PLAN



CHARTER REALTY & DEVELOPMENT

Information contained in this document has been reviewed and approved by Charter Realty and Development; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

UNIVERSITY COMMONS AT UNIVERSITY OF NEW HAVEN

1 ATWOOD PLACE | WEST HAVEN, CT 06516

