

SALE

THE DECK

359 Boston Post Rd Westbrook, CT 06498



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for sale 359 Boston Post Road, Westbrook, CT. This investment & development opportunity consists of a well-known restaurant, with additional acreage available for multi-family or retail development. Located on 1.89 acres with spectacular views overlooking the Long Island Sound inlet and marsh. The current space could be modified to accommodate many different retail uses.

OFFERING SUMMARY

Sale Price:	\$749,000
Lot Size:	1.89 Acres
Building Size:	7,372 SF
Frontage:	300 Feet
Traffic Count:	9,000 VPD

PROPERTY HIGHLIGHTS

- Prime Shoreline Restaurant Site
- Additional Vacant Lot
- Possible Multi-Family or Condo Unit Approval on Lot
- Heavy Summertime Traffic Counts
- 400 Amp 3-Phase Power
- Public Water/Septic
- Spectacular Setting Between Marinas and Long Island Sound

James McCall
(203) 376-9650



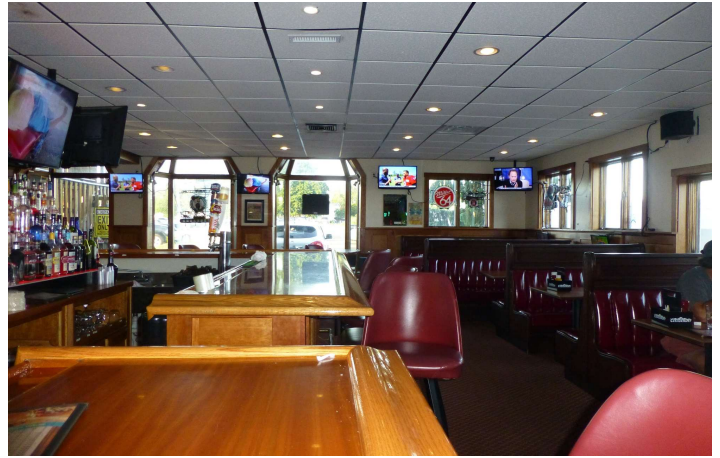
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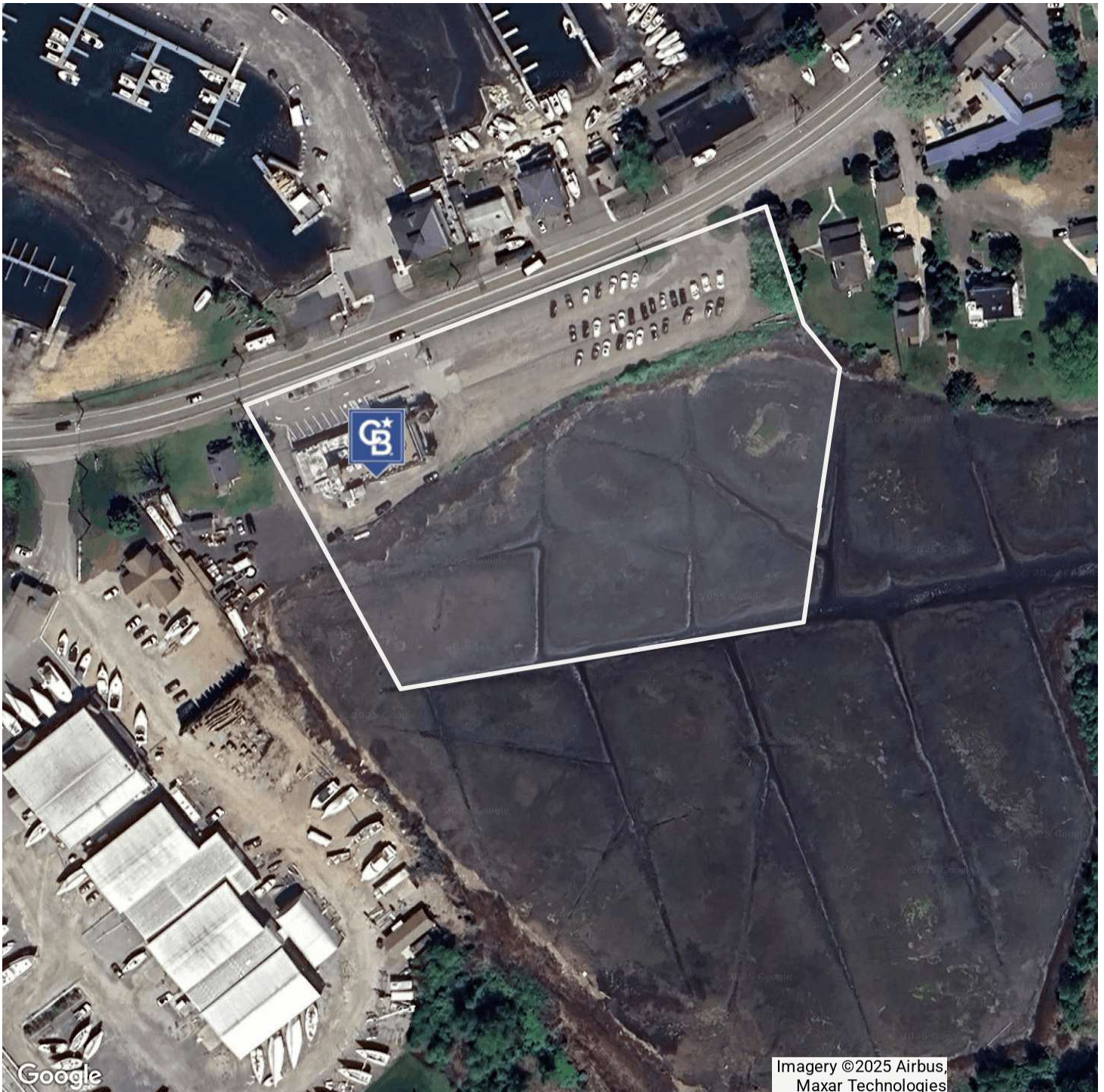
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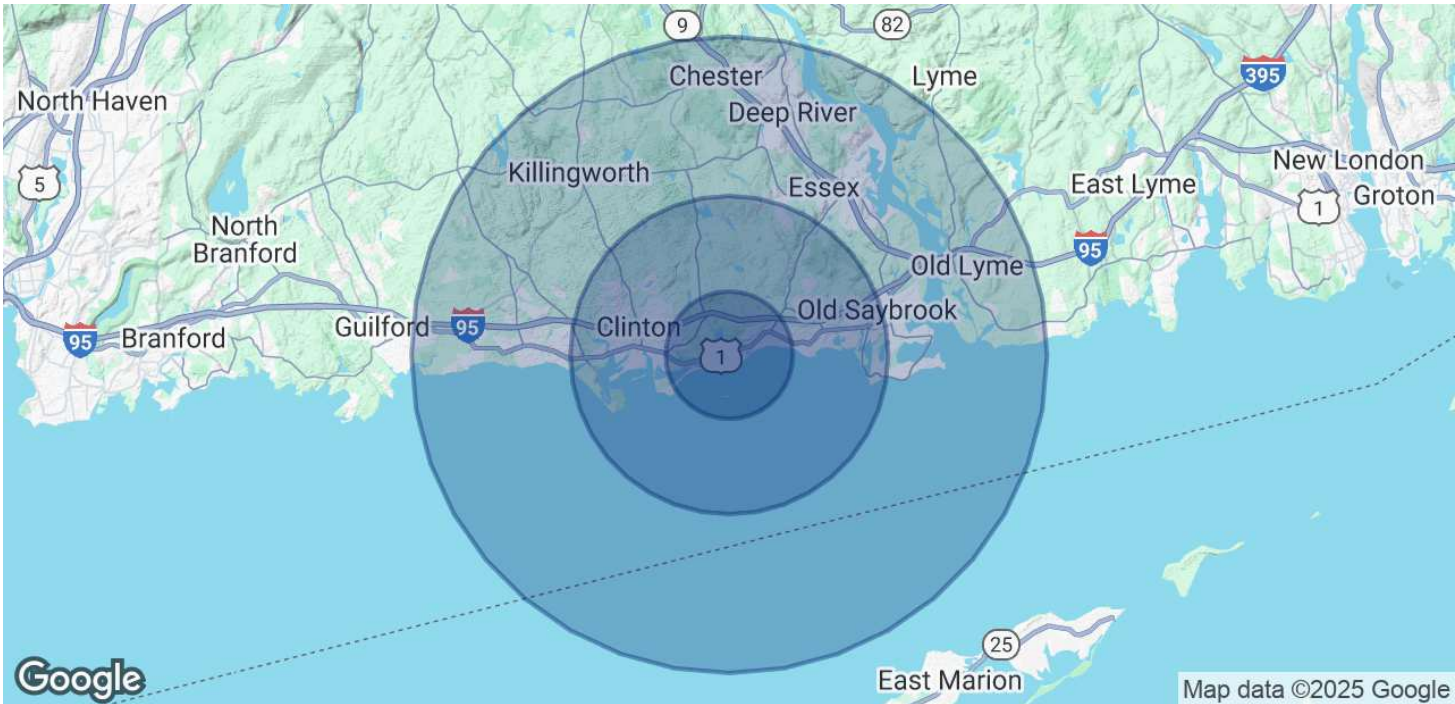
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	4,939	26,610	69,340
Average Age	55.4	49.6	50.2
Average Age (Male)	48.8	45.8	47.9
Average Age (Female)	58.2	51.5	51.6

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	3,657	14,827	35,419
# of Persons per HH	1.4	1.8	2
Average HH Income	\$76,860	\$88,390	\$110,030
Average House Value	\$415,258	\$362,676	\$421,839

2020 American Community Survey (ACS)

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