



161 Boston Avenue, Bridgeport, CT

Fit-Out Office Space Available for Lease: \$4,000/month NNN



Fit-Out Medical Office: Formerly occupied by a chiropractor, space is still fit-out for any medical or office related use. Currently fit-out with 10 exam rooms, reception area and waiting area but can be switched up for other use. Can be retail or office. Strip center consist of U.S. Postal Service, Chase, Burger King, Doctors Express Urgent Care and Bridgeport Dental Partners. No food uses.

The Site

Total Space Available:	2,250 SF ~ \$4,000/mo NNN
Total Building Size:	44,826 SF
Land:	6.02 Acres
Real Estate Taxes:	\$188,429 - \$3.68/SF
Zoning:	OR-G Office/Retail General
Traffic Count:	28,600
Parking:	Ample
Tenancy:	Multiple

Utilities

Water:	Sewer
A/C & Heating:	Forced Air

Three Mile Demographics

Population:	178,478
Average HH Income:	\$69,361

Five Mile Demographics

Population:	274,643
Average HH Income:	\$85,311



PETER DINARDO
ENTERPRISES
PROPERTY INVESTORS & DEVELOPERS

Info@DiNardoEnt.com
(203) 333-0206

