

OFFERING MEMORANDUM

582 Boston Post Road Milford, CT 06460

Retail Plaza

FOR SALE

\$769,000



The Martin Agency PRESENTED BY:

2874 Main Street Suite
2A Stratford, CT 06614

RAYMOND MARTIN

Broker

Officer: (203)380-8762 ext. 140

Direct Number: (203) 900-9875

ray@theraymartinagency.com

CT Real Estate Broker License #REB.0788072

RETAIL BUILDING FOR SALE
Multi-Tenant Storefront | 4,604 SF
Cap Rate 6.80% | Milford, CT

TABLE OF CONTENTS

- | | | | |
|---|---------------------------|---|-------------------|
| ① | Introduction | ⑧ | Regional Maps |
| ② | Property Overview | ⑨ | Demographics |
| ③ | Key Features & Highlights | ⑩ | Executive Summary |
| ④ | Property Facts | ⑪ | Pricing Analysis |
| ⑤ | Investment Details | ⑫ | Unit Mix Report |
| ⑥ | Property Photos | | |
| ⑦ | Location Maps | | |



THE MARTIN AGENCY

INTRODUCTION

This Offering Memorandum presents a fully leased retail property for sale at 582 Boston Post Road, Milford, CT. Located along one of the most active commercial corridors in the region, the property delivers stable income and investment security with renewed leases in place. This document outlines key financials, property highlights, and market context for qualified buyers.



www.theraymartinagency.com



THE MARTIN AGENCY



THE MARTIN AGENCY

PROPERTY OVERVIEW

The Martin Agency is pleased to present 582 Boston Post Road, a $\pm 4,604$ SF fully leased retail property in Milford, Connecticut. Located along a high-traffic commercial corridor with excellent visibility and easy access to I-95, the property offers ample parking (1.52 spaces per 1,000 SF) and three tenants with renewed leases, ensuring stable income.

Originally built in 1940 and updated over time, the center is fully stabilized and benefits from the limited availability of comparable retail space in the area. With a 6.80% cap rate and \$52,278 in annual NOI, the property offers consistent cash flow and is well-suited for investors seeking long-term stability or a 1031 exchange.

This turn-key offering combines prime location, renewed leases, and strong market fundamentals an ideal choice for investors seeking reliable income.

KEY FEATURES & HIGHLIGHTS

- For Sale: \$769,000
- 6.80% Cap Rate
- \$52,278 Annual Net Operating Income
- 3 Retail Units, All Leased
- Excellent Visibility on Boston Post Road
- NDA Required for Detailed Financials
- Near Major Commuter Rail Stations and Highways



PROPERTY DETAILS



THE MARTIN AGENCY



THE MARTIN AGENCY

PROPERTY FACTS

FACTS	DETAILS
Sale Type	Investment
Sale Condition	Investment Sale
Property Type	Retail
Property Subtype	Storefront Retail/Office
Building Size	4,604 SF
Building Class	C
Year Built	1940
Price	\$769,000
Price Per SF	\$167



THE MARTIN AGENCY

PROPERTY FACTS

FACTS	DETAILS
Cap Rate	6.80%
NOI	\$52,278
Lease Status	100% leased
Tenancy	Multiple
Building Height	1 Story
FAR	0.29
Lot Size	0.37 AC
Zoning	CA
Parking	7 Spaces 1.52 per 1,000 SF
Frontage	84' on Boston Post Road

AMENITIES

- ▶ **Corner Lot**
- ▶ **Air Conditioning**



INVESTMENT DETAILS

582 Boston Post Road



PROPERTY

PROPERTY TYPE	Retail
PROPERTY NAME	582 Boston Post Road
ADDRESS	582 Boston Post Road
CITY, STATE	Milford, CT 06460

INCOME & EXPENSE

GROSS OPERATING INCOME (YEAR 1)	\$76,452
MONTHLY GOI	\$6,371
TOTAL ANNUAL EXPENSES	\$24,174
MONTHLY EXPENSES	\$2,014

PURCHASE INFORMATION

PURCHASE PRICE	\$769,000
UNITS	3 Rental Units
TOTAL RENTABLE SF	4,604 SF

FINANCIAL INFORMATION

NOI (Year 1)	\$52,278
Cap Rate	6.80%
AVAILABLE UPON REQUEST WITH NDA	

LOANS

TYPE	DEBT	TERM	AMORT	RATE	PAYMENT	LO COSTS
------	------	------	-------	------	---------	----------

PROPERTY PHOTOS



PROPERTY PHOTOS





Merritt Parkway



Milford
Parkway

Property Location Overview

Strategically located along U.S. Route 1, the property offers excellent visibility and accessibility. It's just 0.5 miles from I-95 and provides convenient access to the Merritt Parkway, making it ideal for both local and regional traffic.

LOCATION MAPS



582 Boston Post Road



THE MARTIN AGENCY



Webster Bank



Dan Perkins Subaru



Citizen Bank



Chase Bank

East Main Street



Key Bank



582 Boston Post Road

LOCATION MAPS



West Haven

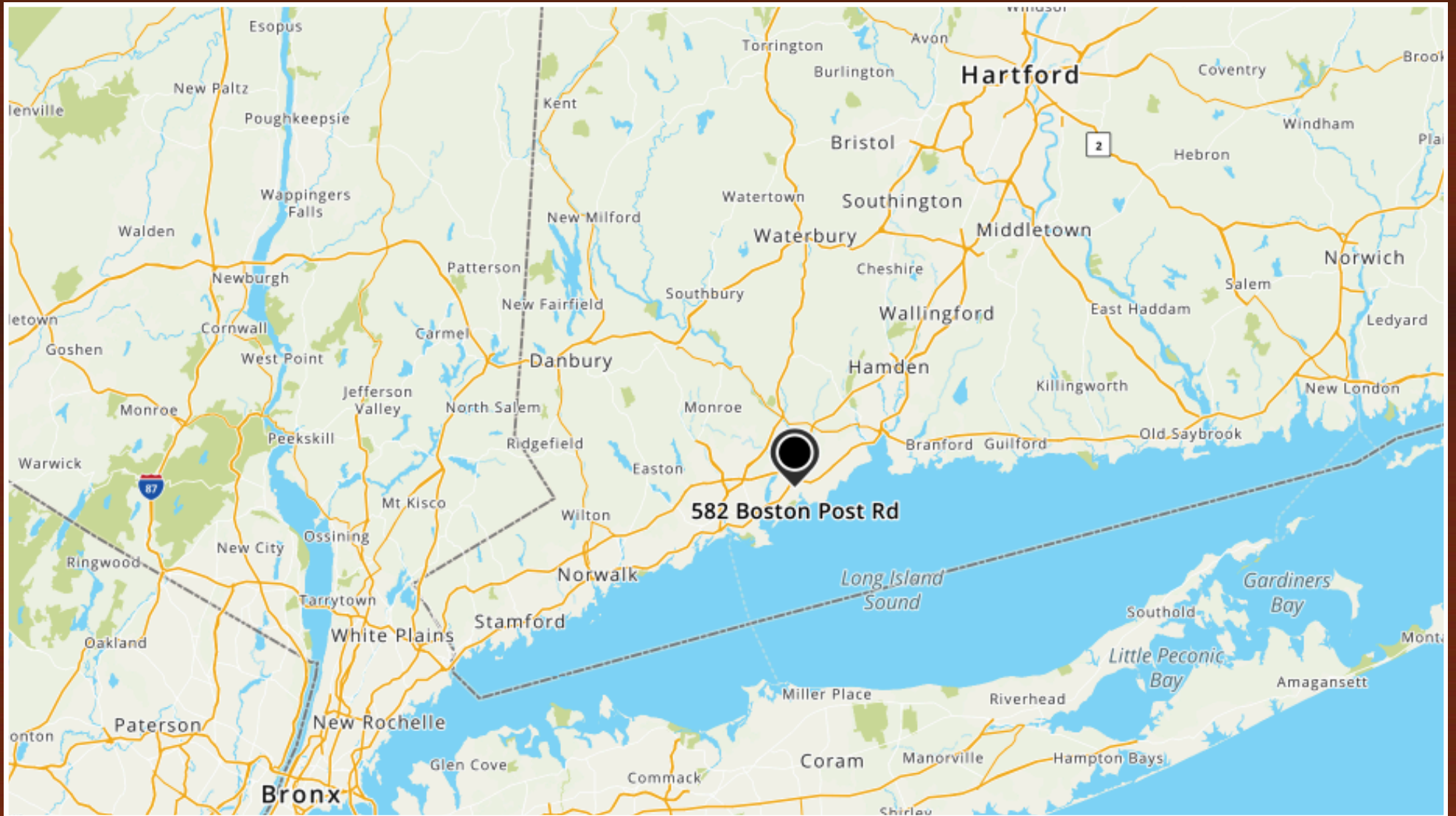


582 Boston Post Road

LOCATION MAPS

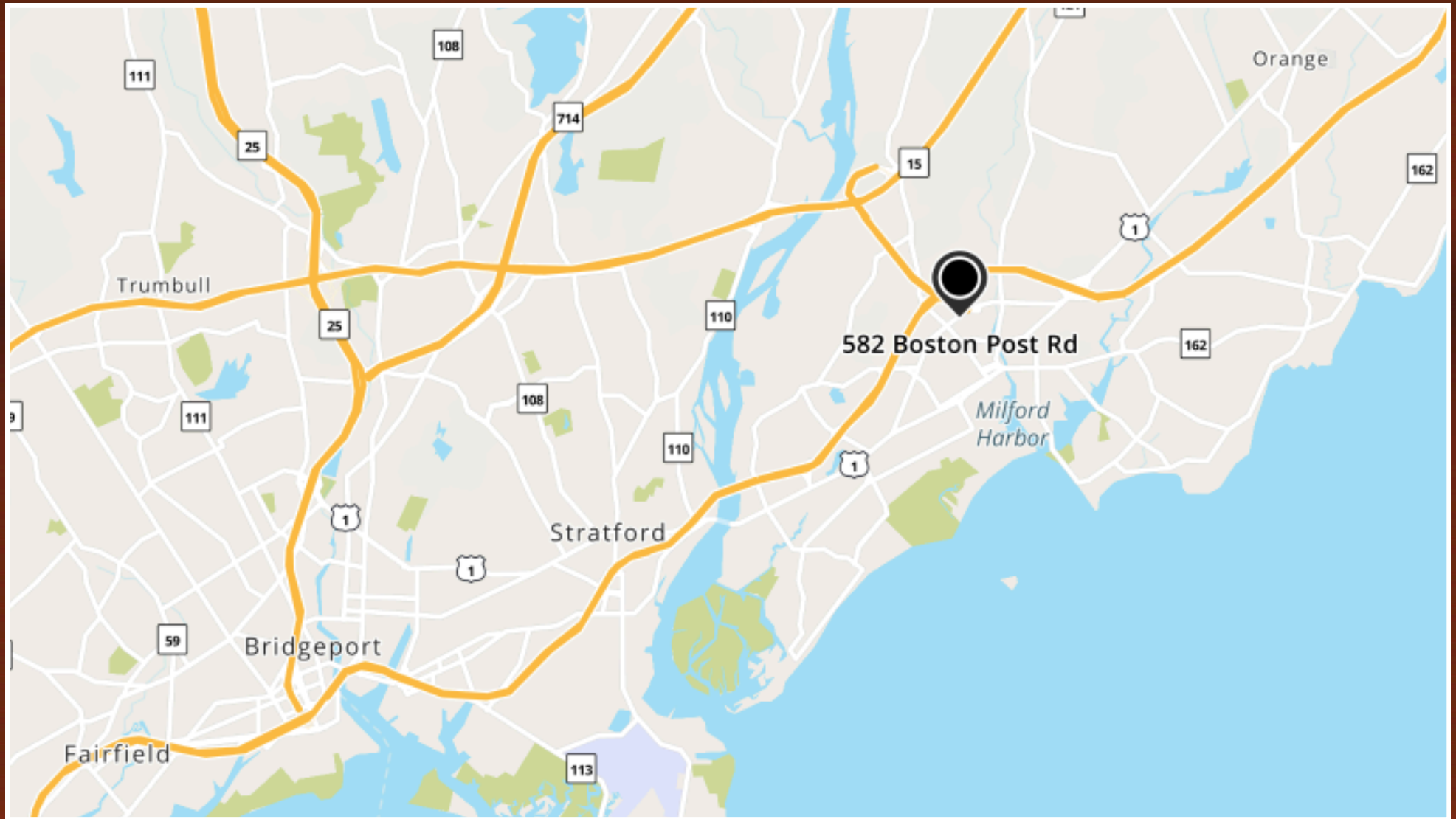


REGIONAL MAPS



582 Boston Post Road is centrally located in Milford, CT, with quick access to I-95 and U.S. Route 1, offering strong regional connectivity. The property sits between major cities like New Haven and Bridgeport, making it easily accessible to surrounding towns including Stratford and Orange. This prime location supports both local and regional traffic, ideal for retail visibility and customer reach.

REGIONAL MAPS



582 Boston Post Road is centrally located in Milford, CT, with quick access to I-95 and U.S. Route 1, offering strong regional connectivity. The property sits between major cities like New Haven and Bridgeport, making it easily accessible to surrounding towns including Stratford and Orange. This prime location supports both local and regional traffic, ideal for retail visibility and customer reach.

DEMOGRAPHICS

582 Boston Post Road

POPULATION

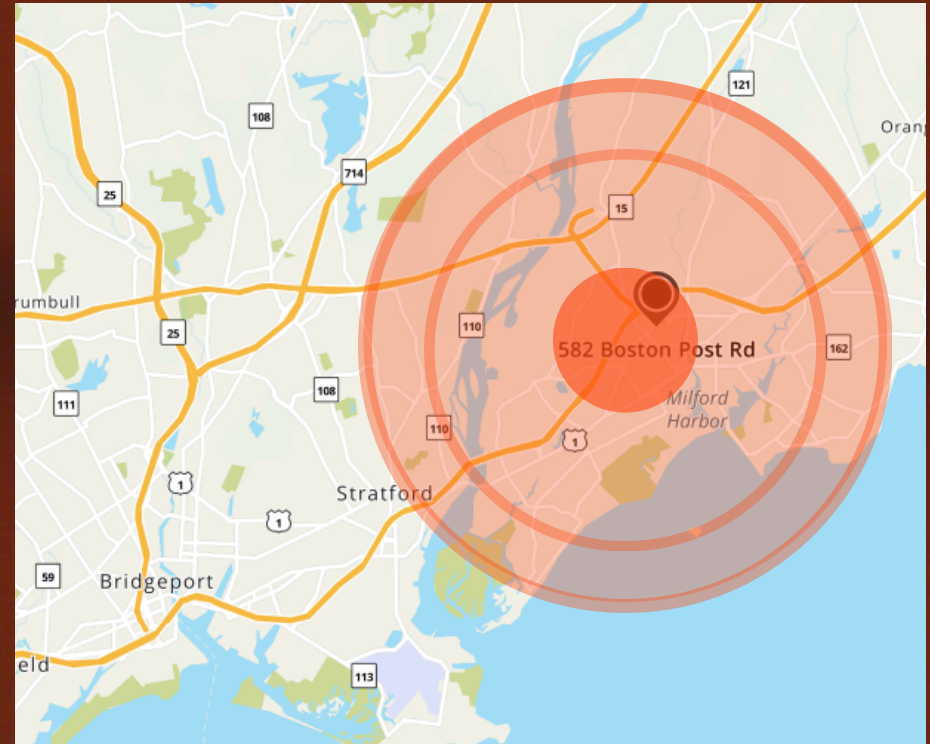
RADIUS	2024 Total Population	2029 Projected Population	Growth Rate (2024-2029)
1 MILE	8,833	8,931	+1.11%
3 MILES	50,583	51,002	+0.83%
5 MILES	121,924	122,532	+0.50%

Average Age: 44–45 years across all radii

HOUSEHOLDS

RADIUS	2024 Total Population	2029 Projected Population	Growth Rate (2024-2029)
1 MILE	3,876	3,916	+1.03%
3 MILES	21,595	21,779	+0.85%
5 MILES	49,908	50,163	+0.51%

Average Household Size: 2.2–2.4 persons



INCOME

RADIUS	Median Household Income
1 MILE	\$94,215
3 MILES	\$98,366
5 MILES	\$100,221

HOUSING

RADIUS	Median Home Value
1 MILE	\$370,896
3 MILES	\$350,020
5 MILES	\$332,975



EXECUTIVE SUMMARY

582 Boston Post Road



Investment Information

ITEM	AMOUNT
TOTAL ACQUISITION COST	\$769,000

INCOME, EXPENSES & CASH FLOW

POTENTIAL RENTAL INCOME	\$76,452
OTHER INCOME	\$0
TOTAL VACANCY AND CREDITS	(\$2,294)
OPERATING EXPENSE	(\$24,174)
NET OPERATING INCOME (NOI)	\$52,278

Loan Information

RENTAL GROWTH RATE	3.00%
EXPENSE GROWTH RATE	1.50%
LOAN AMOUNT	0
INTEREST RATE	0.00% (no loan, so no interest)
TERM	0
MONTHLY PAYMENT	0
DOWN PAYMENT	\$769,000 (100% of asking price)

DEBT SERVICE

MORTGAGE	\$0
DEBT SERVICE	\$0
CASH FLOW BEFORE TAXES (YEAR 1)	\$52,278

Financial Measurements (Before Taxes)

YEAR	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
CAP RATE	6.80%	7.04%	7.30%	7.56%	7.83%
CASH - ON - CASH RETURN	6.80%	7.04%	7.30%	7.56%	7.83%
INTERNAL RATE OF RETURN (IRR)	6.80%	6.92%	7.04%	7.15%	7.27%
MODIFIED INTERNAL RATE OF RETURN (MIRR)	6.80%	6.70%	6.60%	6.51%	6.43%

PRICING ANALYSIS

582 Boston Post Road



THE MARTIN AGENCY



INCOME

DESCRIPTION	TOTAL	PER UNIT
GROSS POTENTIAL RENT	\$76,452	\$25,484
LESS: VACANCY	(\$2,294)	(\$765)
EFFECTIVE RENT	\$74,158	\$24,719
OTHER INCOME	\$4,100	\$1,367
EFFECTIVE GROSS INCOME	\$78,258	\$26,086
OPERATING EXPENSES	\$21,880	\$7,293
NET OPERATING INCOME (NOI)	\$56,378	\$18,793

OPERATING EXPENSE

DESCRIPTION	ACTUAL	PER UNIT
INSURANCE	\$5,800	\$1,933
PROPERTY TAXES	\$12,480	\$4,160
WATER	\$3,600	\$1,200
TOTAL EXPENSES	\$21,880	\$7,293
NET OPERATING INCOME	\$56,378	\$18,793

ANNUALIZED INCOME

DESCRIPTION	UNITS	ACTUAL TOTAL
Gross Potential Rent	\$25,484	\$76,452
Less: Vacancy	(\$765)	(\$2,294)
Other Income	\$1,367	\$4,100
Effective Gross Income	\$26,086	\$78,258
Less: Operating Expenses	(\$7,293)	(\$21,880)
Net Operating Income (NOI)	\$18,793	\$56,378





THE MARTIN AGENCY

ANNUALIZED EXPENSE

DESCRIPTION	ACTUAL	PRO FORMA
Total Expenses	\$21,880	\$21,880
Expenses per SF	\$4.75	\$4.75
Expenses per Unit	\$7,293	\$7,293

INVESTMENT SUMMARY

PRICE	\$769,000
UNITS	3
PRICE/UNIT	\$256,333
RSF (TOTAL SQ FT)	4,604
PRICE/RSF	\$167
FLOOR	1
CAP RATE (YEAR 1)	6.80%
PRO FORMA CAP RATE (YEAR 1)	6.80%
GRM (GROSS RENT MULTIPLIER)	9.80
PRO FORMA GRM	9.80





THE MARTIN AGENCY

582 Boston Post Road Milford, CT 06460



THE MARTIN AGENCY



PRESENTED BY:

RAYMOND MARTIN

Broker

Office: (203)380-8762 ext. 140

Direct Number: (203) 900-9875

ray@theraymartinagency.com