



**1155** RAILROAD AVENUE  
BRIDGEPORT, CT  
06605



**ANGEL**   
COMMERCIAL, LLC

2425 Post Road, Suite 303  
Southport, CT 06890  
[angelcommercial.com](http://angelcommercial.com)

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

**Jon Angel, President**

[jangel@angelcommercial.com](mailto:jangel@angelcommercial.com)

203.335.6600 Ext. 21

# Landmark Destination: 126,471 SF High Potential Asset with Highway Visibility & Billboard Income in Enterprise/Opportunity Zones Offered for Sale at \$5,995,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a rare opportunity to acquire a landmark **126,471 SF** high potential asset for **\$5,995,000**. Strategically positioned on **2.88 acres** directly along the I-95 corridor, this property offers unparalleled brand visibility to over 13,000 vehicles daily.

## A PROVEN CREATIVE DESTINATION

For the past seven years, this site has been the celebrated home of Mongers Market, a regional destination for vintage and industrial salvage. The property's open-concept floor plans and industrial-chic aesthetic make it a premier "blank canvas" for various high-impact uses, including creative retail, artisanal manufacturing, or a modern mixed-use redevelopment.

## UNMATCHED FINANCIAL INCENTIVES

This acquisition is uniquely positioned for tax efficiency and immediate cash flow:

- **Dual Tax Zone Advantage:** Located in both a Federal Opportunity Zone and a State of Connecticut Enterprise Zone, providing significant potential for property tax abatements and capital gains relief.
- **Immediate Income:** A leased billboard on the property generates \$27,000 in annual income (effective through August 2027), providing immediate operational offset.

## VERSATILE INFRASTRUCTURE

- **The Main Building (121,218 SF):** A flexible three-story structure featuring ceiling heights up to 19' clear, 800-amp power, and a recently updated wet sprinkler system.
- **The Creative Annex (5,253 SF):** A standalone brick building with dramatic 23' cathedral ceilings, ideal for a flagship showroom, studio, or event space.
- **Accessibility & Logistics:** The site features 110 gated parking spaces, four loading docks, and three drive-in doors with dual access from both Cherry Street and Railroad Avenue.

## STRATEGIC MIXED-USE ZONING

Under the RX2 (Residential-Office Center) zoning, the site is primed for evolution. This flexible designation allows for a blend of residential, office, and commercial uses, making it one of the most versatile redevelopment sites currently available in the Bridgeport market.

## Financial Information

<b>Sale Price:</b>	\$5,995,000
<b>Real Estate Taxes:</b>	\$69,690.76 (2025)
<b>Billboard Income:</b>	\$27,000
<b>Eligibility:</b>	Opportunity Zone & Enterprise Zone

## The Site

<b>Size of Buildings:</b>	121,218 SF & 5,253 SF
<b>Space Available:</b>	126,471 SF
<b>Building Type:</b>	Industrial
<b># of Buildings:</b>	Two
<b>Land:</b>	2.88 Acres
<b>Zoning:</b>	Residential-Office Center (RX2)
<b>Year Built:</b>	1946-1948
<b>Construction:</b>	Concrete/Cinder Block & Brick
<b>Stories:</b>	One to Three
<b>Tenancy:</b>	Multiple

## Features

<b>Traffic Count:</b>	13,494 Average Daily Volume
<b>Parking:</b>	110 Surface Spaces
<b>Ceiling Height:</b>	11'-23' Clear
<b>Column Spacing:</b>	20' x 20'
<b>Loading:</b>	Four Loading Docks (Three with Levelers), Three Drive-In Doors, and Loading Platform
<b>Amenities:</b>	Leased Billboard, Wet Sprinkler System, Mezzanine, 8' x 10' Freight Elevator (6,000 lb Capacity) – Currently Out of Service, Gated Lot

## Utilities

<b>Water/Sewer:</b>	City/City
<b>Heating:</b>	Gas
<b>Power:</b>	800 Amps



## EXCEPTIONALLY EQUIPPED HIGH POTENTIAL ASSEST



ac  
126,471 SF  
on 2.88 Acres



11'-23' Clear  
Warehouse  
Ceiling Height



Four Loading Docks (Three  
with Levelers), Three Drive-In  
Doors, and Loading Platform



Abundant  
Parking with  
110 Spaces

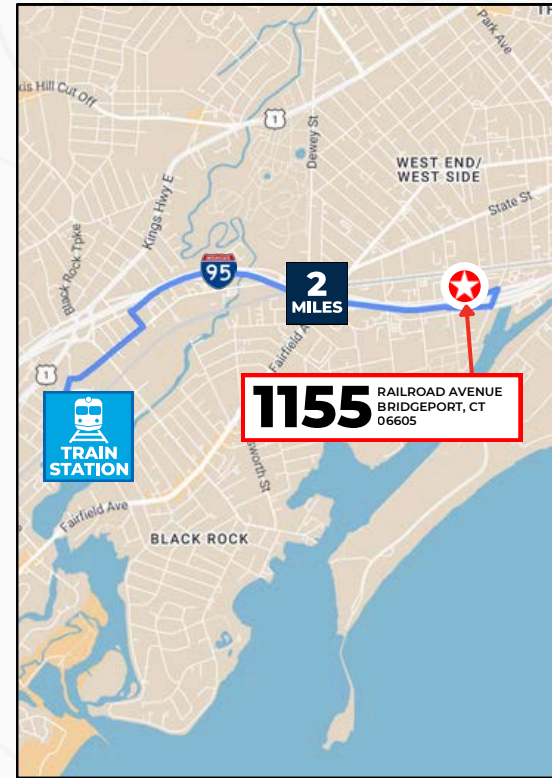
# MINUTES TO MAJOR THOROUGHFARES & TRAIN STATION



Less than Half a Mile  
from I-95, Exit 26  
Northbound & Southbound



One Mile to Route 8,  
Providing Direct Connections  
to Route 25 &  
the Merritt Parkway



Two Miles from the  
Fairfield Black Rock Train Station



## NEAR POPULAR AMENITIES



Fitness  
Gym



Restaurants  
& Fast Food



Hotels



Financial  
Institutions



Retail  
Stores

# UNLOCK EXCEPTIONAL TAX INCENTIVES IN BRIDGEPORT, CT



## Invest in a Property Located in a Designated Opportunity Zone & Enterprise Zone

Bridgeport, Connecticut offers powerful **state** and **federal tax advantages** for qualifying investments—making it one of the most compelling markets for developers, investors, and business owners. Properties located within both a Federal Opportunity Zone and a State Enterprise Zone unlock dual benefits that can significantly enhance your return on investment.



### STATE OF CONNECTICUT ENTERPRISE ZONE PROGRAM

- **Up to 80% Property Tax Abatement for 5 Years** - Qualifying improvements or newly constructed buildings may be eligible for major municipal property tax savings.
- **Corporate Business Tax Credits** - Eligible businesses may receive up to a 25% corporate business tax credit for 10 years.
- **Sales Tax Exemptions** - Certain machinery, equipment, and construction materials may qualify for sales tax relief.
- **Job Creation Incentives** - Businesses creating jobs in the zone may receive additional hiring incentives and state support.



### FEDERAL OPPORTUNITY ZONE PROGRAM

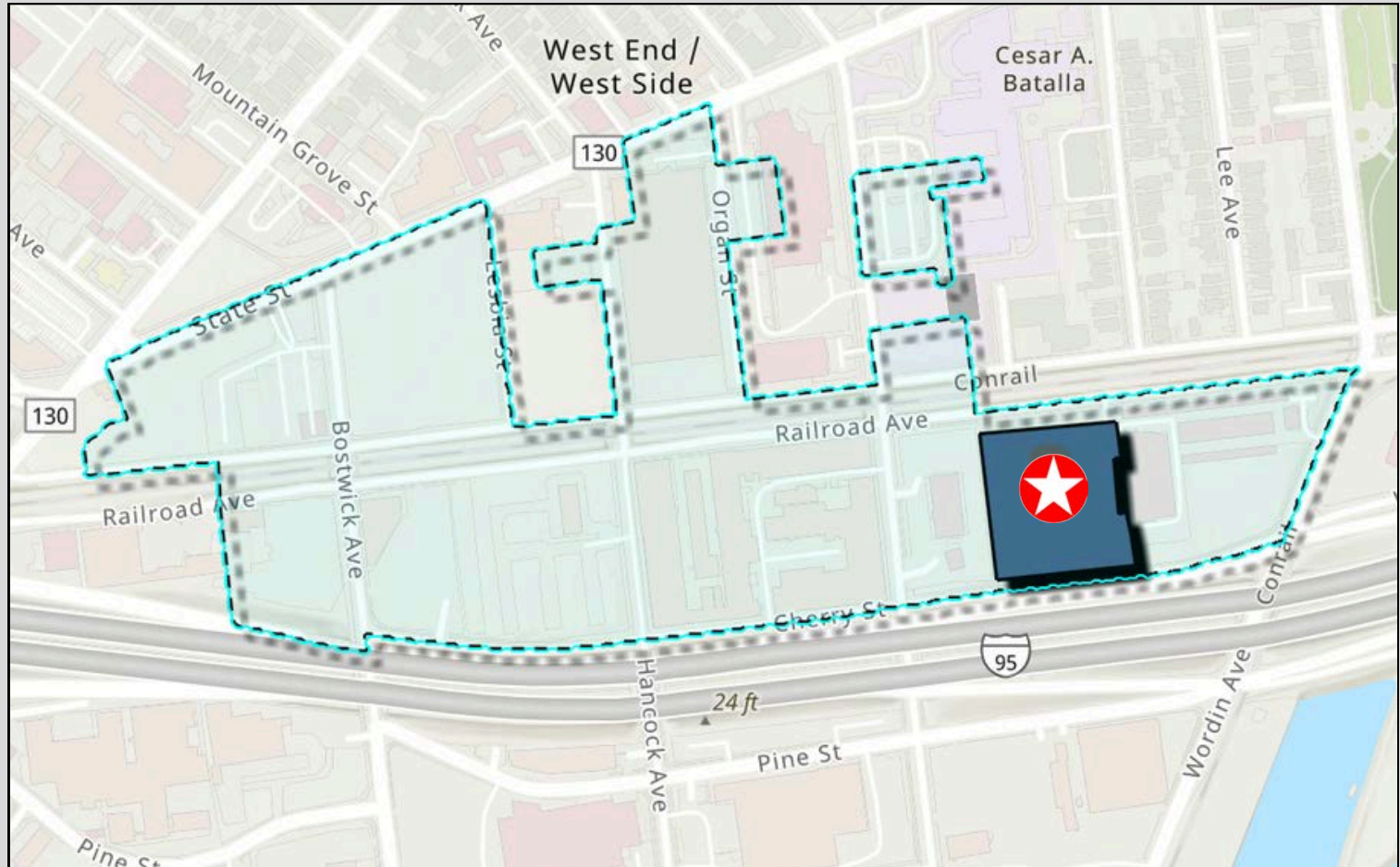
- **Tax-Free Growth** - Hold the investment for 10+ years, and all appreciation on the Opportunity Zone investment becomes tax-free—no federal capital gains upon sale.

*Investors should consult with a tax advisor to understand how these rules apply to their specific situation, as timing and compliance are critical for maximizing benefits.*

# ZONING: RESIDENTIAL-OFFICE CENTER (RX2) ZONE

## PERMITTED USES

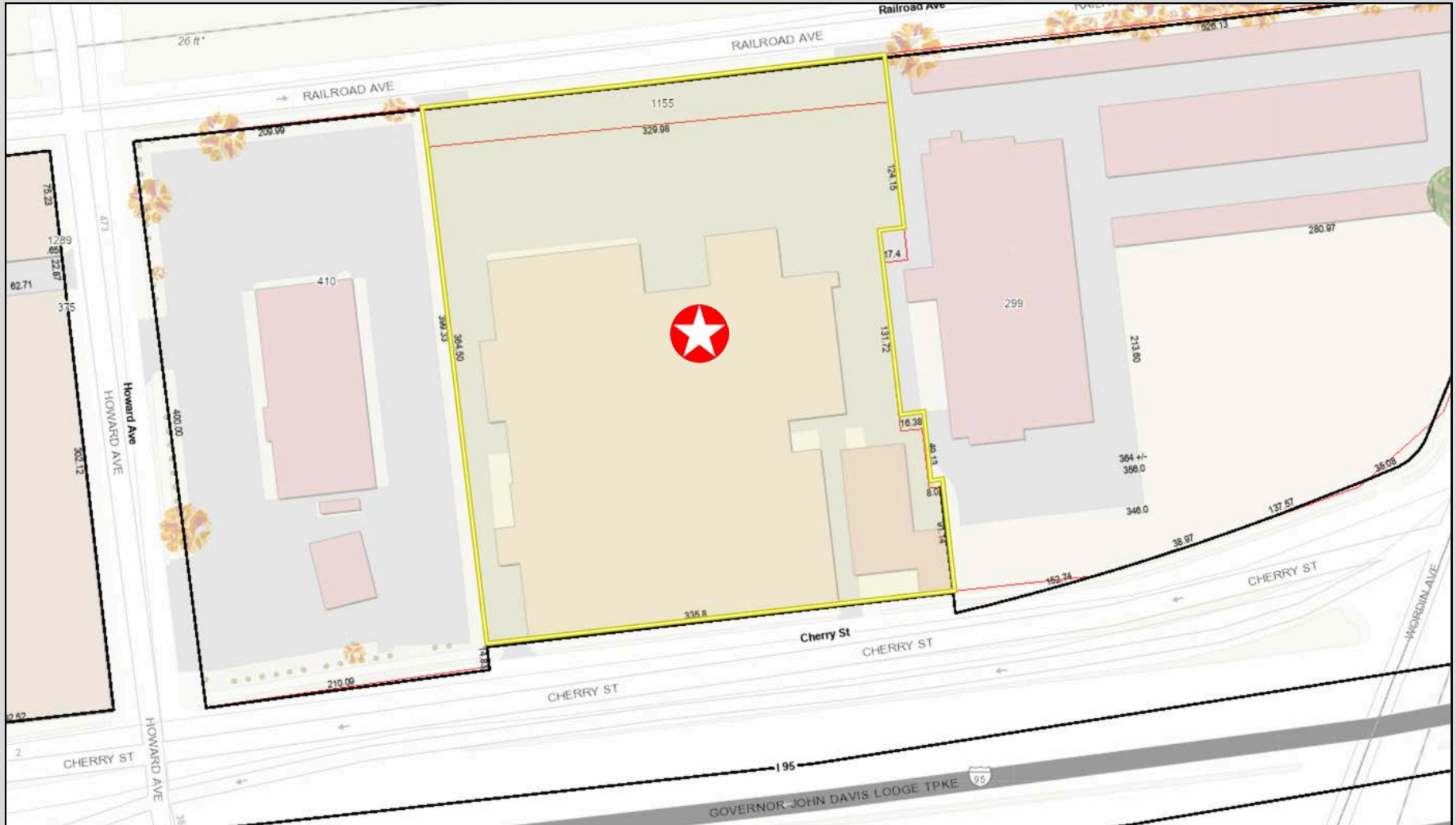
RESIDENTIAL	
Number of Principal Units	No limits
Number of Accessory Units	-
Household Living	●
Group Living	●
Short-Term Rental	●
COMMERCIAL	
Office	●
Retail & Entertainment	-
Live Entertainment Venue	-
Consumer Service, Indoor	●
Funeral & Mortuary Service	●
Self-Service Storage, Indoor	-
Consumer Service, Outdoor	●
Light Vehicle Sales & Service	-
Heavy Sales & Service	-
Wholesale Sales	-
Controlled Sales & Service	-
Cannabis Sales	-
Cannabis Growing	-
Parking, Non-Accessory	-
Sexually Oriented Business	-
MANUFACTURING & INDUSTRY	
Manufacturing, Low-Impact	-
Manufacturing, Moderate-Impact	-
Warehousing & Distribution	-
Heavy Industry	-
CIVIC & INSTITUTIONAL	
Civic, Large	-
Civic, Small	●
Civic, Campus	-
Transportation Facilities	-
Detention & Correctional Facilities	-
Parks & Open Space	●
Minor Utilities	●
Major Utilities	-
ACCESSORY USES	
Accessory Apartments	-
Home Occupations	●
Sidewalk Cafes	●
Outdoor Display Areas	●
Outdoor Storage	-



KEY: ● = Allowed Use    - = Not Allowed

# PARCEL PLAN

# 2.88 Acres





EXCEPTION TABLE  
CITY OF BRIDGEPORT, FAIRFIELD COUNTY, CONNECTICUT

APPLICABLE EXCEPTIONS SHOWN ON LAWYER'S TITLE INSURANCE CORPORATION COMMITMENT NO. CR04586L1 - SCHEDULE B-SECTION 2 - DATED MARCH 8, 2007

- 6 Volume 2775 at Page 187  
Easement, Not plottable; plan described in recorded document not attached thereto.
- 7 Volume 3330 at Page 81  
Connecticut DEP Consent Order. Blanket in nature.
- 8 Volume 3390 at Page 90  
Connecticut DEP Consent Certificate of Compliance. Blanket in nature.
- 10 Volume 4300 at Page 79  
Rights of the State of Connecticut. Plotted.
- 12 Volume 6816 (title has 6016) at Page 284  
Variances granted by the Bridgeport Zoning Board of Appeals dated January 23, 2006. Blanket in nature.

DATA:  
ZONE: LI (LIGHT INDUSTRIAL) DISTRICT

Minimum lot size none  
Minimum lot width 25 feet  
Minimum front yard setback 15 feet  
Minimum side yard setback 75 feet  
Minimum rear yard setback 75 feet  
Maximum building height none  
Maximum building coverage none

SOURCE OF DATA:  
CITY OF BRIDGEPORT  
45 LYON TERRACE  
BRIDGEPORT, CT 06604  
(203) 576-7217

SPECIAL FLOOD HAZARD AREA CERTIFICATION

THIS FLOOD PLAIN AREA HAS BEEN DERIVED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD HAZARD BOUNDARY MAP FOR THE CITY OF BRIDGEPORT, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT, COMMUNITY-PANEL NO. 050002 0005L, DATED MARCH 1, 1984.

I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON ARE IN A FLOOD HAZARD AREA C (AREAS OF MINIMAL FLOODING) AS DETERMINED FROM THE NS-F1A FLOOD HAZARD BOUNDARY MAP FOR THE CITY OF BRIDGEPORT.

I WILL FURTHER CERTIFY THAT I HAVE THE PROFESSIONAL ABILITY AND EXPERIENCE TO ASCERTAIN SUCH DETERMINATION.

*Merlyn J. Jenkins*  
REGISTRATION NO. 7704-E

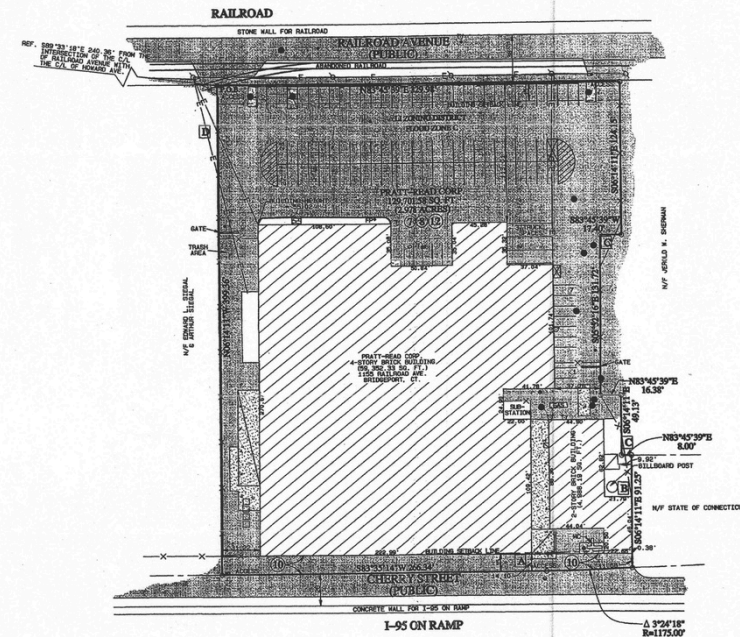
**HISTORIC METES AND BOUNDS DESCRIPTION**

All that certain lot or parcel of ground situate in the City of Bridgeport, County of Fairfield, State of Connecticut, and described as follows: Beginning at a point located on the South right-of-way line of Railroad Avenue, said point being the intersection of the centerline of said Railroad Avenue and the centerline of the centerline of the aforementioned South right-of-way line of Railroad Avenue, North eighty-three degrees forty-five minutes and thirty-nine seconds East (N 83°45'39" E) for a distance of three hundred twenty-nine and ninety-eight hundredths feet (329.98') to a point, thence South six degrees fourteen minutes and eleven seconds East (S 6°14'11" E) for a distance of one hundred twenty-four and fifteen hundredths feet (124.15') to a point, thence South eighty-three degrees forty-five minutes and thirty-nine seconds West (S 83°45'39" W) for a distance of seven hundred and thirty-two and six hundredths feet (732.06') to a point, thence South five degrees fifty-two minutes and fifteen seconds East (S 5°52'15" E) for a distance of one hundred thirty-two and six hundredths feet (132.06') to a point, thence North eighty-three degrees and twenty-nine seconds West (N 83°29'00" W) for a distance of three hundred and twenty-nine and ninety-eight hundredths feet (329.98') to a point, thence North eight degrees and six seconds West (N 8°06'00" W) for a distance of two hundred and sixty-six and thirty-four hundredths feet (266.34') to a point, thence North six degrees fourteen minutes and eleven seconds West (N 6°14'11" W) for a distance of three hundred ninety-nine and thirty-six hundredths feet (399.36') to the place of beginning.

Said Property is also known as:

All that certain parcel of land together with the buildings and improvements thereon situated in the City of Bridgeport, County of Fairfield and State of Connecticut shown and designated on Map recorded in Volume 50 at Page 39 on file in the Bridgeport Land Records.

Less Encroaching therefrom parcels encaded out by instrument recorded in Volume 4300 at Page 79 of the Bridgeport Land Records.



**SURVEYOR'S CERTIFICATION**

To: Lawyers Title Insurance Corporation, 1155 Railroad Avenue LLC, RevCorp Realty LLC, and Hecksan Australia Operating Company LLC

Property Description (the "Property"): described hereon

Survey Title: 1155 Railroad Street, Bridgeport, CT (the "Survey")

Date: April 4, 2009

Last Revised: April 11, 2007

The undersigned, being a duly licensed and qualified surveyor in the State of Connecticut, does hereby certify to you and to the title insurance company insuring the lien your mortgage of the Property that:

1. I actually made and conducted the Survey upon the land and improvements comprising the Property.
2. The Survey fully and correctly represents the Property, including all boundaries, buildings, structures and improvements thereon. I have shown on the Survey recorded encumbrances and rights-of-way as shown in instruments of record and unless otherwise indicated, the physical evidence and recorded description of such encumbrances conforms to the Survey accurately depicts (i) the size, location and type of all buildings and improvements, all of which are within the boundary lines of restrictions or other rules and regulations with reference to the location of said buildings and improvements; (ii) the locations of the parking areas on the Property showing the number of parking spaces provided thereby; and (iii) all abutting dedicated public streets providing access to the Property with the width and name thereof.
3. No insurable improvements on the Property are located in a Flood Hazard Area or is indicated as such on the map issued by the Department of Housing and Urban Development or on Flood Insurance Rate Maps for the Property.
4. Except as shown on the Survey, there are no (i) easements, (ii) rights-of-way across the Property, (iii) party walls, (iv) encroachments on adjoining properties or streets by any building, structure or improvements, (v) encroachments on the Property by buildings, structures or other improvements situated on adjoining Property or (vi) buildings or structures situate on the Property which are located over existing easements affecting the Property, or any utility lines constructed thereon; there are no streams, rivers, springs, ponds, lakes, ditches or drains located on the Property and there are no other poles or overhead lines or cables, highways, streets or alleys and all such items which comprise the whole of the Property are contained upon all public roads, lanes, streets and alleys of the Property and upon all public lines of possession or occupancy have been shown and proper notation made where in conflict with the legal description and there are no boundary lines, easements and no deficiencies in the quantity of the land described in the legal description.
5. All utility services required for the operation of the Property enter the Property through adjoining public streets.
6. The Survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by the American Land Title Association and American Congress on Surveying and Mapping in 2006, as applicable for the area in which the Property is located.

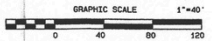
MERLYN J. JENKINS & ASSOCIATES, INC.

*Merlyn J. Jenkins*  
Registration No. 7704-E  
in the State of Connecticut  
Date of Survey: April 4, 2009 and March 20, 2007  
Date of Last Revision: April 23, 2009  
June 15, 2007  
April 11, 2007

- The Property shown and described herein is the same property as described in Lawyers Title Insurance Corporation title commitment no. CR04586L1 dated March 8, 2007.
- NOTES:**
1. SURVEY MERIDIAN FROM PREVIOUS SURVEYS.
  2. BEARINGS DERIVED FROM PREVIOUS SURVEYS FOR RAILROAD AVENUE.
  3. NOTICE: FROM INSPECTION ON THE SITE THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED WITHIN THE TRACT AREA.
  4. THE SITE HAS ACCESS TO RAILROAD AVENUE AND NORTH FRONTAGE ROAD, WHICH RIGHT-OF-WAY LINES EXTEND TO THE PROPERTY LINE AT THE POINT OF ACCESS INDICATED HEREON.
  5. THERE ARE SIX STRIPPED PARKING SPACES ON THE SITE, INCLUDES 6 HANDICAPPED SPACES. CITY REQUIRES THE GREATER OF 1 SPACE PER 3 EMPLOYEES ON THE LARGEST SHEET OR 1 SPACE PER 1,500 SQUARE FEET OF BUILDING AREA.
  6. ALL DIMENSIONS ARE IN ALTA/ACSM REQUIREMENT DIMENSIONS.
  7. ZONING INFORMATION DERIVED FROM THE CITY OF BRIDGEPORT ZONING ORDINANCE DATED JULY 30, 2001. CURRENT ZONING ALLOWS FOR THE CURRENT USE.
  8. THIS PLAN HAS BEEN PREPARED FOR TITLE PURPOSES ONLY.
  9. GROSS BUILDING AREA = 64,346.50 SQUARE FEET
  10. BUILDING HEIGHT = 2 + 4 STORIES (RANGES FROM 26.12' TO 55.02' HIGH)
  11. TOTAL LOT AREA = 129,701.58 SQUARE FEET (2.976 ACRES)
  12. BUILDING COVERAGE ON LOT = 50%
  13. ENCROACHMENT SCHEDULE:
    - (A) SMALL PORTION OF BUILDING ENCLOSED ONTO BUILDING SETBACK LINE.
    - (B) BILLBOARD OR OTHER ENCROACHMENTS ONTO THIS PROPERTY.
    - (C) FENCE ENCLOSED ONTO ADJOINER'S PROPERTY.
    - (D) POWER LINES, SERVING THIS PROPERTY, ENCLOSED ONTO ADJOINER'S PROPERTY.
  14. THERE IS NO OBSERVABLE EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS WITHIN RECENT MONTHS ON THIS PROPERTY.
  15. THERE IS NO EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES; NOR ARE ANY SUCH RIGHT-OF-WAY LINES PROPOSED AT THIS TIME.
  16. THERE IS NO OBSERVABLE EVIDENCE THAT THIS SITE HAS BEEN, OR IS BEING USED, AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
  17. ALL FIELD MEASUREMENTS MATCHED WITHIN DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM UNLESS OTHERWISE SHOWN.

**LEGEND**

○	Center Monument (Iron Pin, except if noted)
●	Pole
⊕	Catch Basin
⊙	Light Standard
—	Overhead Electric Wire
—	Curbing
—	Cleanout
—	Fire Hydrant
—	Waterstop
—	See Note
—	Electric Transformer Unit
—	Paved Area
—	Concrete Area
—	Building Area
—	Electric Meter
—	See Meter
—	Sign
—	Filepole
—	Air Conditioning Unit
—	Handicapped Parking
—	Centerline
—	Reference Curve & Distance
REF.	Point of Beginning



Rev'n #2-2/11/07-THIS PLAN Revisive per review of client.  
Rev'n #2-5/18/08-AM/JJ-Revision per receipt of new title commitment.  
Rev'n #2-5/18/08-AM/JJ-Revision per review of counsel.

**PRATT-READ CORPORATION**  
1155 Railroad Street  
Bridgeport, CT

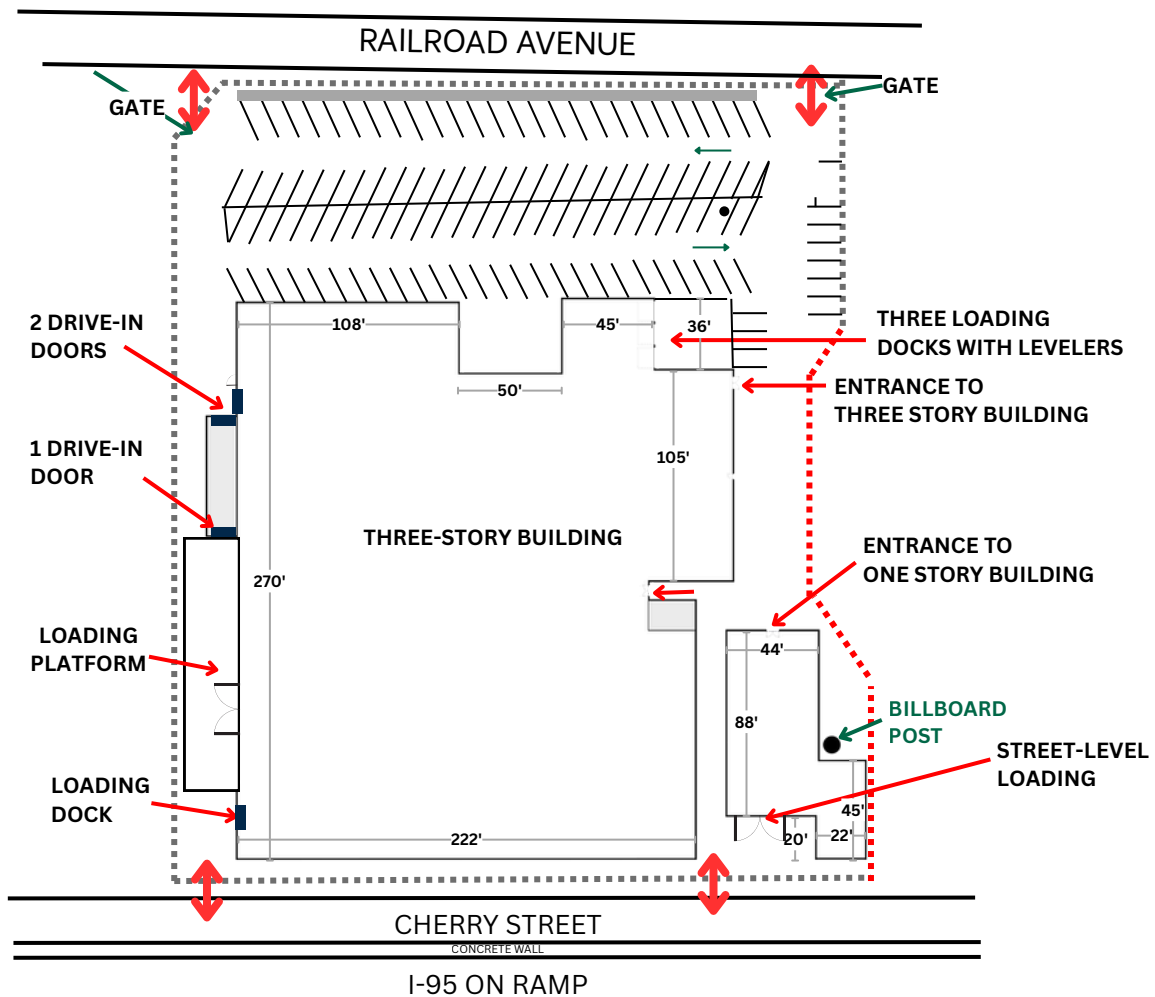
**Merlyn J. Jenkins & Associates, Inc.**  
ENGINEERS & SURVEYORS  
412 West Market Street, P.O. Box 11901  
Fairfield County, CT  
Telephone: (570) 822-7708  
Fax: (570) 822-1118

DATE: 4/08/03  
SCALE: 1" = 40'  
Situates in the City of Bridgeport  
Fairfield County, CT

DWN BY: LJK/CHP  
CHKD BY: MJJ  
DRAWING NO. SK-2421

# PROPERTY SKETCH

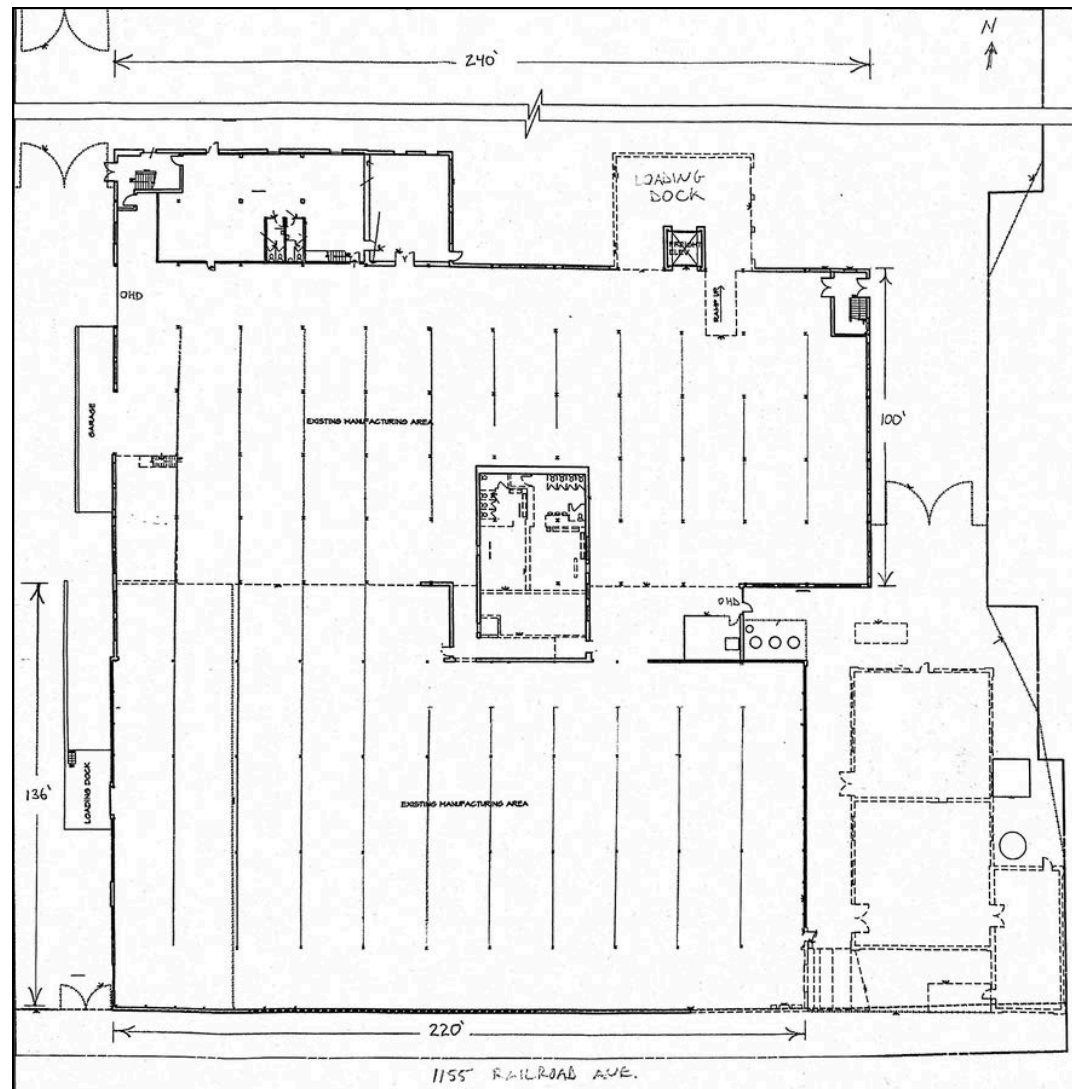
# 126,471 SF



NOT TO SCALE:  
Measurements and square footage are approximate.

# FLOOR PLAN

# First Floor



**HIGHWAY VISIBILITY**



**LEASED BILLBOARD**



**ABUNDANT PARKING**



**ENTRANCE TO  
THREE-STORY BUILDING**



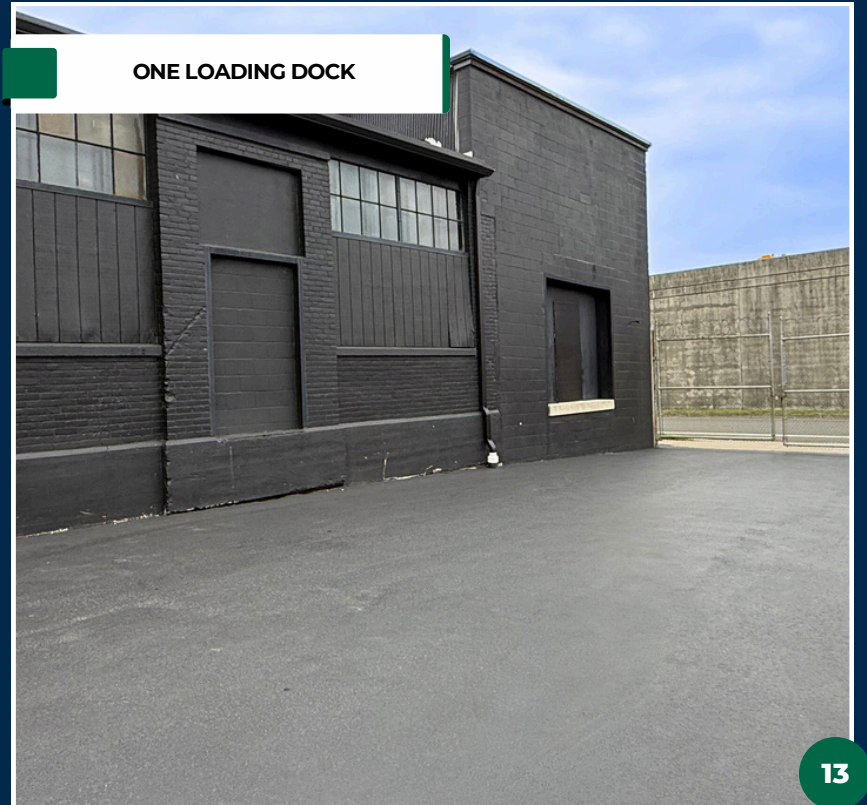
**THREE DRIVE-IN DOORS  
& LOADING PLATFORM**



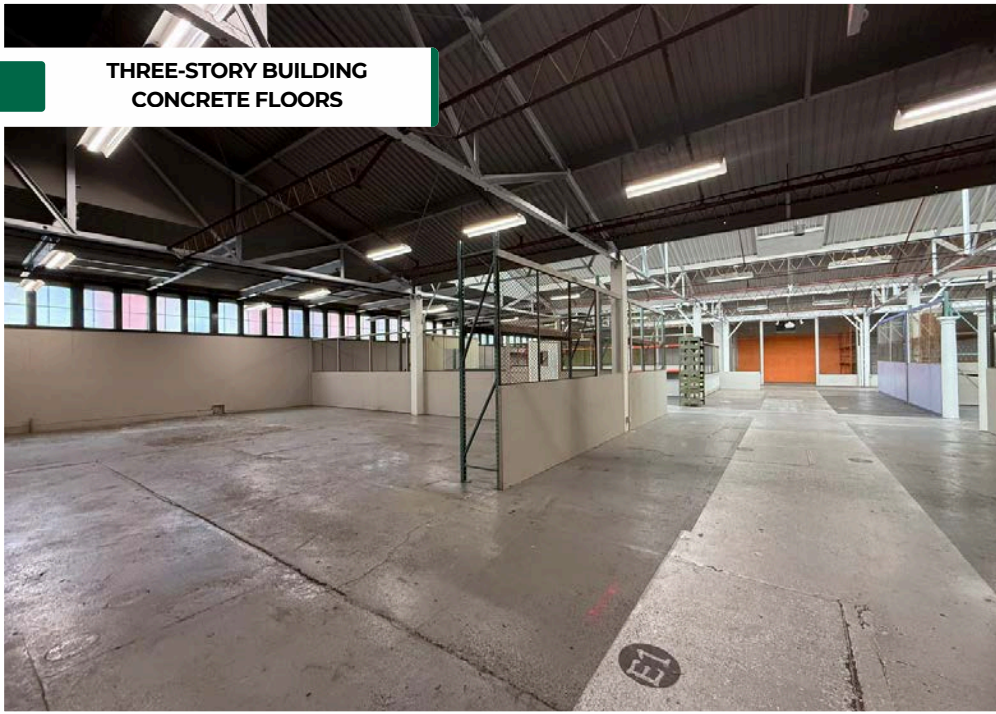
**THREE LOADING DOCKS  
WITH LEVELERS**



**ONE LOADING DOCK**



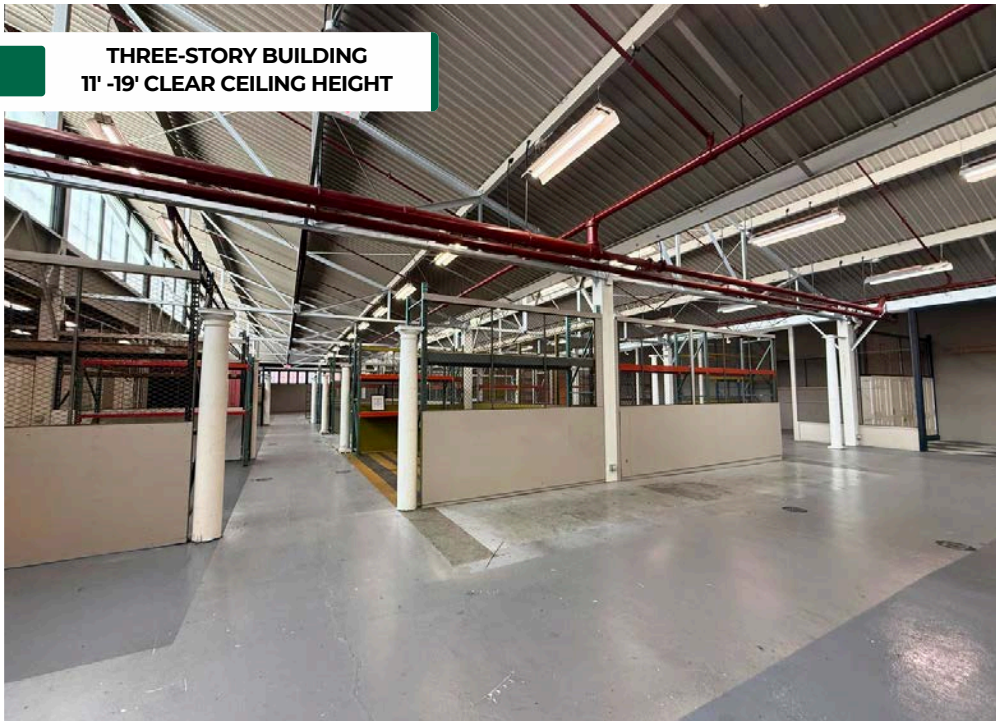
**THREE-STORY BUILDING  
CONCRETE FLOORS**



**THREE-STORY BUILDING  
NATURAL LIGHTING**



**THREE-STORY BUILDING  
11' -19' CLEAR CEILING HEIGHT**



**THREE-STORY BUILDING  
MEZZANINE**



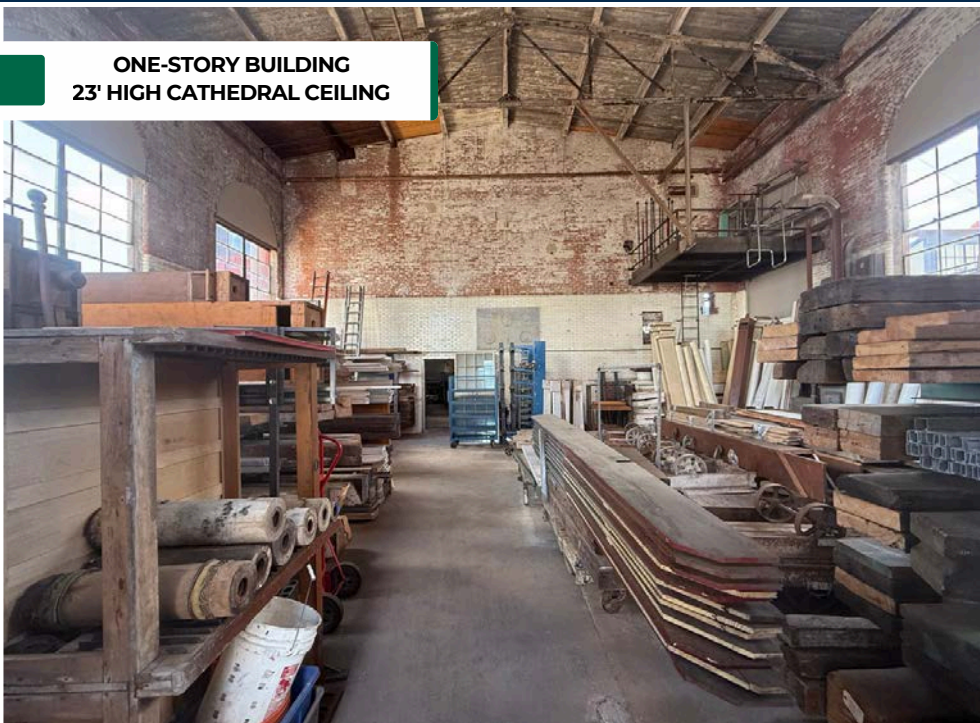
**ONE-STORY BUILDING  
5,253 SF OF SPACE**



**ONE-STORY BUILDING  
STREET LEVEL LOADING**



**ONE-STORY BUILDING  
23' HIGH CATHEDRAL CEILING**



**ONE-STORY BUILDING  
NATURAL LIGHTING**



# CURRENT REDEVELOPMENT PROJECTS IN BRIDGEPORT, CT



**THE AUGUST AT STEELPOINTE HARBOR**

**Location:** 55 East Main Street, Bridgeport, CT, adjacent to the Bridgeport Harbor Marina.

**Status:** Under construction and currently in the pre-leasing phase; projected move-ins and full occupancy are scheduled for May 2026.

**Details:** This \$200 million mixed-use waterfront development, led by Flaherty & Collins Properties in partnership with RCI Group, includes 420 luxury rental apartments and up to 25,000 square feet of ground-floor commercial space. The project features 58 distinct floor plans, with approximately 160 units (38%) designated as workforce housing for middle-income residents.

**Amenities:** The community offers high-end waterfront features, including a resort-style saltwater pool and deck with Long Island Sound views, an indoor/outdoor fitness center with a spin studio and sauna, a co-working lounge, pickleball courts, and a private dog park with a pet spa. Initial confirmed retail tenants include Penny Cha Bubble Tea and Frenchies Coffee Bar.



**BRIDGEPORT SELF-STORAGE (RAILROAD AVENUE)**

**Location:** 1525 Railroad Avenue, Bridgeport, CT.

**Status:** Under construction with the final floor framing completed in late 2025; scheduled for completion in March 2026.

**Details:** This ground-up development, being constructed by PB Brown, consists of a new five-story, 129,247 square foot climate-controlled facility. The project replaces an underutilized site in the RX2 zone and includes small-scale retail space and roughly 50 parking spaces to serve both customers and local neighborhood needs.

**Amenities:** The modern "Class A" facility features high-security systems, a 24-hour access model, multiple loading bays, and a primary facade designed with high transparency to integrate into the surrounding commercial corridor. It is strategically positioned to serve residents and businesses along the I-95 and Railroad Avenue growth corridors.

# RECENTLY COMPLETED REDEVELOPMENTS IN BRIDGEPORT, CT



## CANFIELD PARK AT FAIRFIELD METRO

**Location:** 306 Canfield Ave, near the Bridgeport/Fairfield border and the Fairfield Metro-North train station.

**Status:** Completed in June 2023 and currently leasing.

**Details:** This luxury rental community consists of 300 units across two buildings on the site of a former movie theater.

**Amenities:** It is heavily amenitized with a resort-style pool, a rooftop deck with grill stations, a golf simulator, a music room, yoga studio, pet spa, and more, targeting a higher-end demographic.



## THE WINDWARD APARTMENTS

**Location:** 20 Johnson Street, in the South End of Bridgeport.

**Status:** Phase I is complete and fully leased. Phase II is currently in the pre-construction/closing process, with future phases planned.

**Details:** This project is a multi-phase redevelopment of the former Marina Village public housing complex, focusing on high-quality, energy-efficient, and mixed-income affordable housing. Phase I included 54 units and a health center, while Phase II will add 51 affordable units.



## HONEY LOCUST SQUARE

**Location:** Stratford Avenue between Newfield and Central Avenues in Bridgeport's East End.

**Status:** Nearing completion with the first tenants opened in late 2025.

**Details:** This \$15 million, 35,000-square-foot commercial and retail development by Ashlar Construction consists of two buildings designed to serve as a new civic hub for the neighborhood; notably, it contains no residential units.



## THE KNOWLTON

**Location:** A waterfront location on Bridgeport's Pequonnock River at 305 Knowlton Street.

**Status:** Renovated in 2019.

**Details:** This is a mixed-use adaptive reuse project, converting a former industrial building into 27 artist studios, several galleries, and a unique event venue with a large mural park.



## 1188 MAIN STREET LOFTS

**Location:** Downtown Bridgeport at 1188 Main St.

**Status:** A completed renovation project.

**Details:** This development transformed an existing building into 101 market-rate and affordable studio, one, and two-bedroom apartments, featuring modern amenities and in-unit laundry.



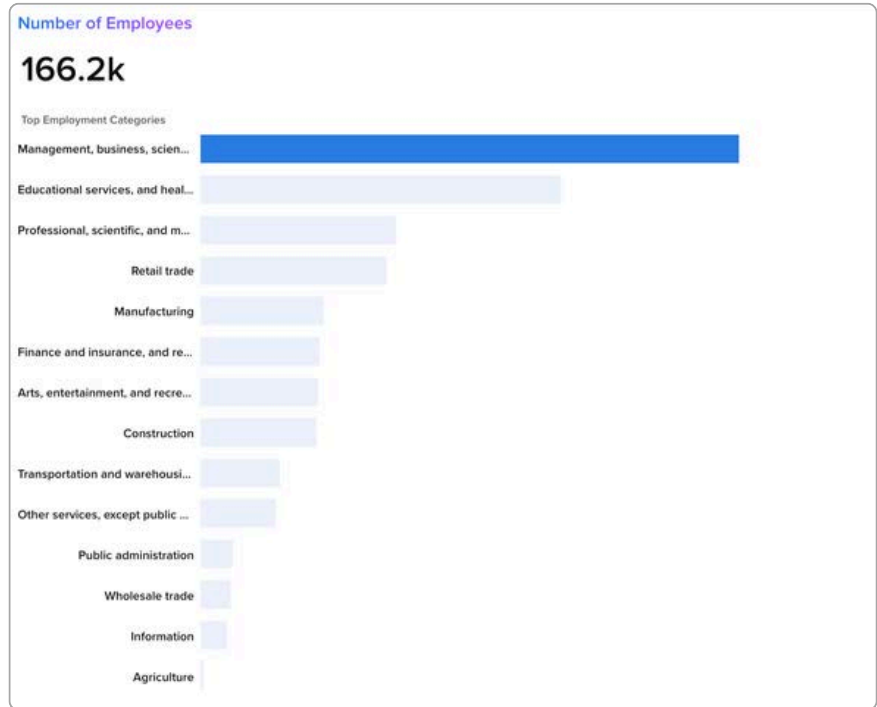
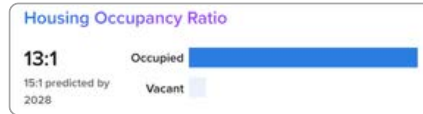
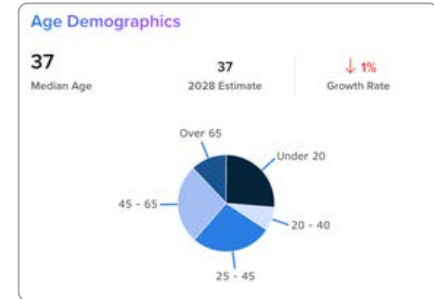
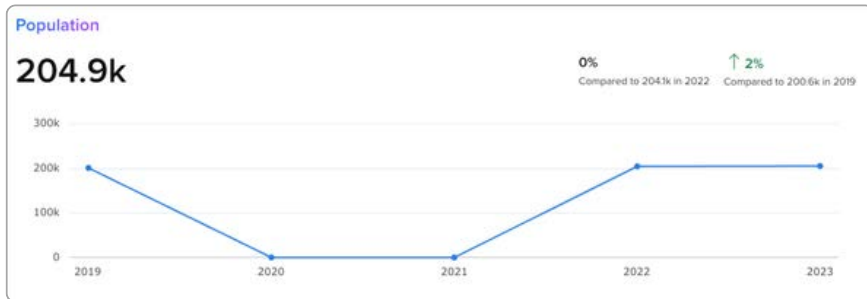
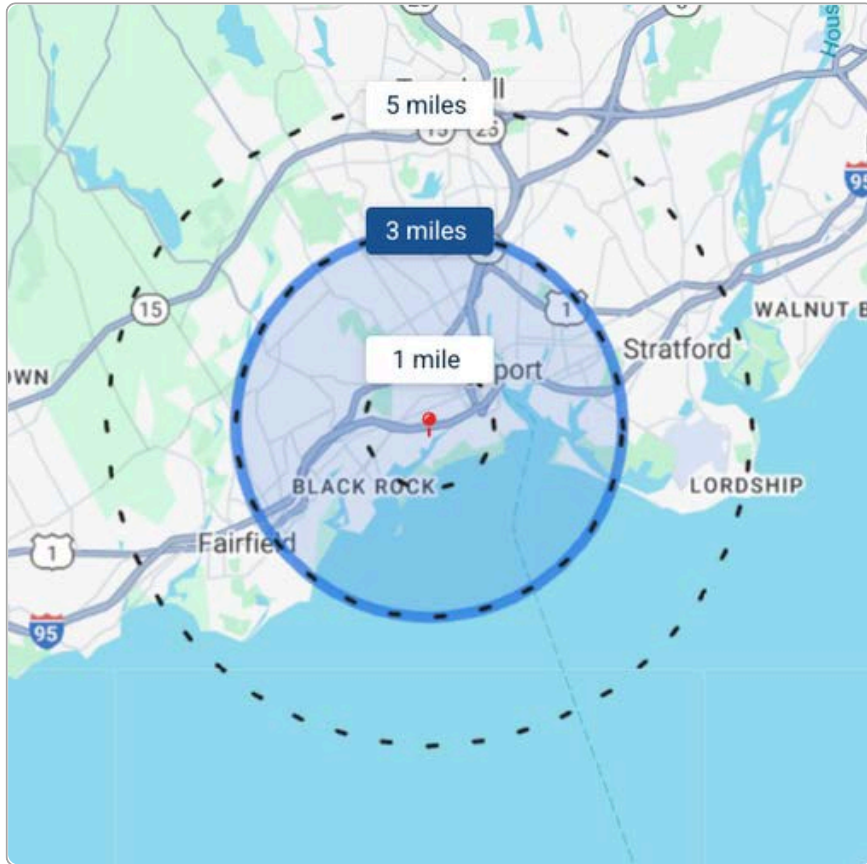
## CHERRY STREET LOFTS

**Location:** The West End neighborhood, along Cherry Street and Howard Avenue.

**Status:** Phase I opened in 2018 with 158 units and a charter school.

**Details:** The project involves the renovation and rehabilitation of historic mill and factory buildings into a mixed-income community.

# DEMOGRAPHICS: THREE MILES



# NEXT STEPS

# 1155

RAILROAD AVENUE  
BRIDGEPORT, CT  
06605



VIEW ZONING  
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



CALL BROKER

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

**ANGEL**   
COMMERCIAL, LLC

2425 Post Road, Suite 303  
Southport, CT 06890  
angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

**Jon Angel, President**

jangel@angelcommercial.com  
203.335.6600 Ext. 21