

# Historic Hospitality Property

557 Main Street South, Woodbury, Connecticut



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY





## THE OFFERING

Coldwell Banker Commercial Realty is pleased to present for sale 557 Main Street South, Woodbury Connecticut (the "Property").

The property is located on 19.74 acres and was formerly used as a bed & breakfast, event venue, and retail space. The flexible MSD allows for a wide variety of uses, including restaurant, winery, bed and breakfast, hospitality and residential development.

## PROPERTY SUMMARY

<b>Sale Price</b>	\$2,795,000
<b>Lot Size</b>	19.74 acres
<b>Zoning</b>	MSD
<b>Year Built</b>	1800 - 1890
<b>Use</b>	Hospitality, Restaurant, B&B, Winery, or Development
<b>Building SF</b>	11,000+



## OFFERING HIGHLIGHTS

### ► Value Add Investment

557 Main Street South offers investors or users an excellent opportunity to easily add value to an exceptional property. There are several approvals in place for the property, including a conditional approval to operate a 126-seat restaurant.

### ► High Quality Land and Site Potential

Investments in quality land in desirable locations remain a strong option for those looking to expand a business or build. This site features sweeping views and a stunning pond centrally located to the three existing structures. The undeveloped land is approximately 15+ usable acres, with excellent grading and limited contact with wetlands. Excellent for users in hospitality, restaurant or developers with SFH, 55 and older, or lower density condo projects.

### ► Strong Hospitality Demand

Woodbury has drawn tourists to the area for decades seeking antiques retail, hiking, high-end dining and more. Coupled with its central location and accessibility, Woodbury has fostered a significant demand for hospitality sites with very limited inventory. The property is within a 3-mile radius of high-end destinations such as; 1754 House, Milestone Inn, Mix Prime, Marketplace, and Good News Restaurant and Bar.

### ► Outstanding Regional Accessibility

The property is conveniently located at the intersection of I-84 and Route 6, providing excellent accessibility for those travelling from both the north and south. Situated just minutes away from many retail options and Michelin Starred restaurants, this location offers convenient access to both commerce and weekend getaways which are off the beaten path.

### ► Development Potential

An attractive opportunity for developers looking to build multi-family, 55 and older and lower density condo development. The property is located in an area with limited residential inventory for higher-end condos and a growing consumer base with significant purchasing power.





# THE OFFERING

## SITE DETAILS

<b>Property Address</b>	557 Main Street S. Woodbury, CT
<b>Site Area</b>	19.74 acres
<b>Zoning</b>	MSD
<b>Frontage</b>	117.26'± on Main St & 217.97' on
<b>Parking</b>	Sufficient for restaurant seating of 126
<b>Building 1</b>	5,000 SF Retail/Restaurant
<b>Building 2</b>	4,500 SF Bed & Breakfast
<b>Building 3</b>	1,200 SF Storage, Retail, or Living Space

## CONSTRUCTION & MECHANICAL DETAILS

<b>Building Area</b>	11,000± SF
<b>Year Constructed</b>	1800
<b>Buildings</b>	3
<b>Type of Construction</b>	Post and Beam, Masonry
<b>Roof</b>	Shingles
<b>HVAC</b>	Gas, forced air heat, and central A/C
<b>Fire Protection</b>	Sprinklers – wet





# APPROVALS

## 10-ZC-1007 – Restaurant – Special Permit / Site Plan – Zoning Commission

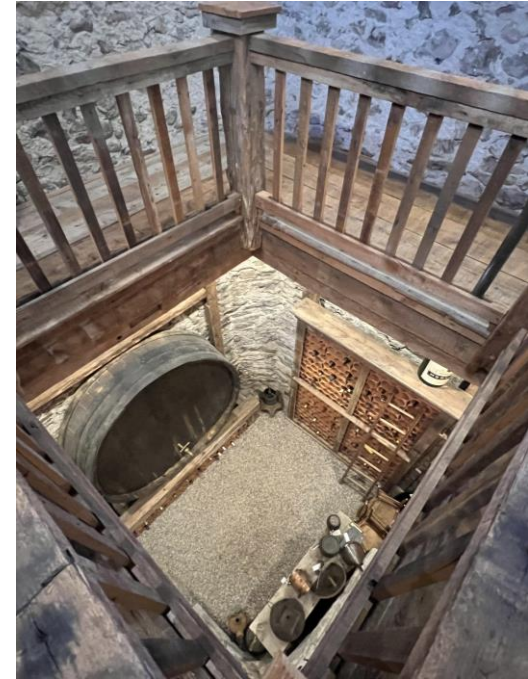
- Conditional approval to permit 126-seat restaurant with on premises dining and bar including seasonal outdoor dining, on-site catering, related offices, and new septic system within the building addition to accommodate restaurant functions.
- Suitable for restaurant, pop-up, catering, indoor/outdoor events and other food services

## 10-ZC-1008 – B&B – Special Permit / Site Plan – Zoning Commission

- Conditional approval to permit a bed and breakfast.
- Bed and breakfast operation on site through 2019.
- Suitable for bed & breakfast and other hospitality use.
- Currently, this site has 17 items in place. A completed list of permits and approvals will be made available upon request.









## Nearby Businesses

### Restaurants, Hospitality, and Retail Snapshots

#### 1754 House – Inn, Restaurant, and Tavern

1754 House is an historic inn, restaurant and tavern located within close proximity to the subject property. Since opening its doors in 1754, this location is one of the longest continually operating inns in the country. Featuring modern guest rooms and gourmet fare, 1754 House draws both locals and tourists from around the country.

**1754 HOUSE**  
INN • RESTAURANT • TAVERN

#### The Mayflower Inn & Spa

Located in the idyllic town of Washington, Mayflower Inn & Spa is an exquisite country retreat, nestled in 58 acres of beautifully landscaped gardens and woodland. Just two hours' drive from New York City, it is renowned as one of northeast America's most distinguished luxury hideaways.



**Mayflower Inn & Spa**

AUBERGE RESORTS COLLECTION  
WASHINGTON, CONNECTICUT

#### Mix Prime

Mix Prime is one of Litchfield County's great culinary destinations. Providing both upscale and relaxed dining options, Mix Prime offers an enjoyable atmosphere for experiencing an exquisite menu. Featuring fare such as 40-day aged prime beef and the freshest seafood and sushi available, the extensive menu offers something for every palate.

**MIX PRIME**  
STEAKHOUSE & FISH

#### Winvian Farm

Winvian Farm is an inn, restaurant, spa destination that features some of the most luxurious and unique stays on the east coast. As a part of the Relais & Chateau Hospitality Group, Winvian is one of the most exclusive and unique experiences in the area and draws consumers from up and down the entire eastern seaboard.





# Location overview

## Litchfield County overview

Litchfield County, located in the picturesque northwest corner of Connecticut, is a destination that seamlessly blends small-town charm with natural beauty. Renowned for its rolling hills, historic villages, and idyllic landscapes, Litchfield County offers a tranquil escape for visitors seeking a respite from the hustle and bustle of everyday life. The county is characterized by its quaint New England towns, each with its own unique character.

Nature enthusiasts will find plenty to marvel at, from the rugged terrain of the Appalachian Trail to the serene shores of Lake Waramaug. Outdoor activities such as hiking, biking and kayaking allow visitors to immerse themselves in the region's natural beauty. In the fall, the landscape transforms into a tapestry of vibrant autumnal colors, making it an ideal time for scenic drives and leaf-peeping.

Cultural aficionados will appreciate the county's rich history and artistic heritage. Art galleries showcase the talents of local and regional artists, and the county also hosts various events and festivals throughout the year, celebrating everything from the arts to agricultural traditions.

Litchfield County's burgeoning culinary scene, is a mix of restaurants, cafes, and artisanal

food producers. Farm-to-table dining is a common theme, with many establishments sourcing ingredients locally, highlighting the agricultural richness of the area.

The county's commitment to sustainability is evident in its support for farmers' markets and local producers. These markets, held in various towns, provide a platform for farmers and artisans to showcase their products, creating a direct link between consumers and the agricultural community. Beyond retail and dining, Litchfield County is also home to a variety of professional services, contributing to the overall economic vitality. From law firms to financial institutions, the county provides a supportive environment for businesses of all sizes.

While Litchfield County maintains its rural charm, it also embraces a balanced approach to economic development, ensuring a plan for commerce that complements the region's natural beauty and cultural heritage. Visitors will find that the county's economic scene adds depth to their experience, allowing them to engage with the local community and appreciate the unique blend of tradition and innovation that defines Litchfield County, Connecticut.



# Demographics

15-minute Drive Time

## Key facts

**41,806**  
population


**51.9**  
Median Age

## employment

 **3.3%**  
Unemployment rate

 **20,464**  
Total employees

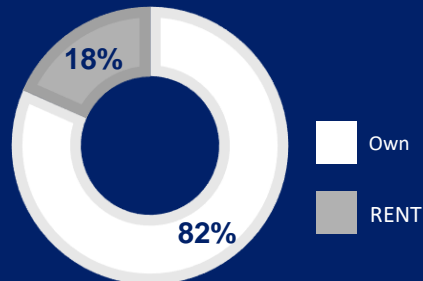
## INCOME

 **\$104,719**  
MEDIAN HOUSEHOLD INCOME

 **\$61,679**  
Per capita INCOME

## HOME OWNERSHIP

 **\$406,665**  
Median Home VALUE





# Tourism Profile

## TOP Visitor Hometowns

- New York, NY
- Brooklyn, NY
- New Canaan, CT
- Bedford, NY
- San Francisco, CA
- Washington Depot, CT
- Phoenix, AZ
- Greenwich, CT
- Darien, CT
- Rye, NY

## TOP Lifestyle profiles

### #1

#### Power elite

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer

### #2

#### booming

##### With confidence

Prosperous, established couples in their peak earning years living in suburban homes

### #3

#### Suburban style

Middle-aged, ethnically-mixed suburban families and couples earning upscale income





Nearby retail & amenities

New Morning Market  
& Vitality Center



Woodbury

1754 HOUSE  
INN • RESTAURANT • TAVERN

557 Main ST S

MP market place  
KITCHEN & BAR

MIX PRIME  
STEAKHOUSE OF FISH  
SUSHI BAR

Quassy  
AMUSEMENT PARK  
& WATERPARK  
MIDDLEBURY, CT

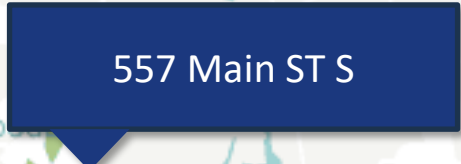
HERITAGE  
HOTEL  
GOLF • SPA • CONFERENCE CENTER

EVERGREEN  
BED & BREAKFAST

WYNDHAM  
HOTELS & RESORTS



Nearby retail & amenities





## TEAM CONTACTS



### DAN SOUSA

Senior Broker  
203.948.7870  
dan.sousa@cbrealty.com



### ALICE FITZSIMONS

Commercial Associate  
203.770.2843  
Alice.fitzsimons@cbrealty.com



**COLDWELL BANKER  
COMMERCIAL**  
REALTY

## GLOBAL POWER

Coldwell Banker Commercial® is one of the most recognized and well-respected names in real estate<sup>1</sup>, commanding a global geographical footprint with representation in primary, secondary and tertiary markets in North America and around the globe. ■

**39**  
COUNTRIES/  
TERRITORIES

**500+**  
MARKETS<sup>2</sup>

**3,100+**  
AFFILIATED  
PROFESSIONALS<sup>3</sup>

### COLDWELL BANKER COMMERCIAL IS:

- One of the top 20 firms in the U.S. for sales transaction market share in 2022 by MSCI Real Capital Analytics
- One of the top 15 firms in the U.S. based on transaction volume during the first half of 2023 by Green Street Advisors
- In the top 15 on the Lipsey Company's "Top 25 Commercial Real Estate Brands" in 2023
- Ranked third in number of Certified Commercial Investment Member (CCIM) company designees in 2022, CCIM Preferred Education Partner

**1.4M**

CBCWORLDWIDE.COM  
PAGE VIEWS ANNUALLY

TOTAL 2022  
SALES VOLUME

**\$9.82B\***

1. Source: CBC Consumer Research 2021. 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office. 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.

**CBCWORLDWIDE.COM**