LEASE

461 BRIDGEPORT AVE

461 Bridgeport Ave Milford, CT 06460

PROPERTY DESCRIPTION

Coldwell Banker Commercial proudly presents 461 Bridgeport Avenue in Milford, offering excellent visibility and open layouts ideal for showcasing your business. Spaces provide flexibility to create an inviting retail environment that draws customers and supports strong sales. An lower warehouse/storage level offers secure, well-maintained space for inventory, equipment, and efficient back-end operations.

PROPERTY HIGHLIGHTS

- Lower storage level spanning 5000 SF.
- High visibility and prominent storefronts.
- Ample parking and easy accessibility.
- Ideal for retail, office, or showroom use.
- Versatile open floor plans suitable for various business needs.
- Retail spaces can be combined for a total 2,400 SF.
- Garage space perfect for auto storage.

OFFERING SUMMARY

Lease Rate:	$12.00 SF/yr (Gross)
Number of Units:	2
Available SF:	5,000 SF
Lot Size:	0.524 Acres
Building Size:	7,040 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	337	1,131	4,794
Total Population	803	2,690	11,058
Average HH Income	$116,800	$116,408	$117,829

Tom J. Maira
(203) 448-7410

Rafael Cerulo
(203) 627-8952

COLDWELL BANKER COMMERCIAL REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	5,000 SF	Lease Rate:	$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
463 Bridgeport Ave	-	1,000 - 2,400 SF	Gross	$25.00 SF/yr	-
465 Bridgeport Ave	-	1,400 - 2,400 SF	Gross	$25.00 SF/yr	-
461 Bridgeport Ave - Lower Level	Available	5,000 SF	Gross	$12.00 SF/yr	-

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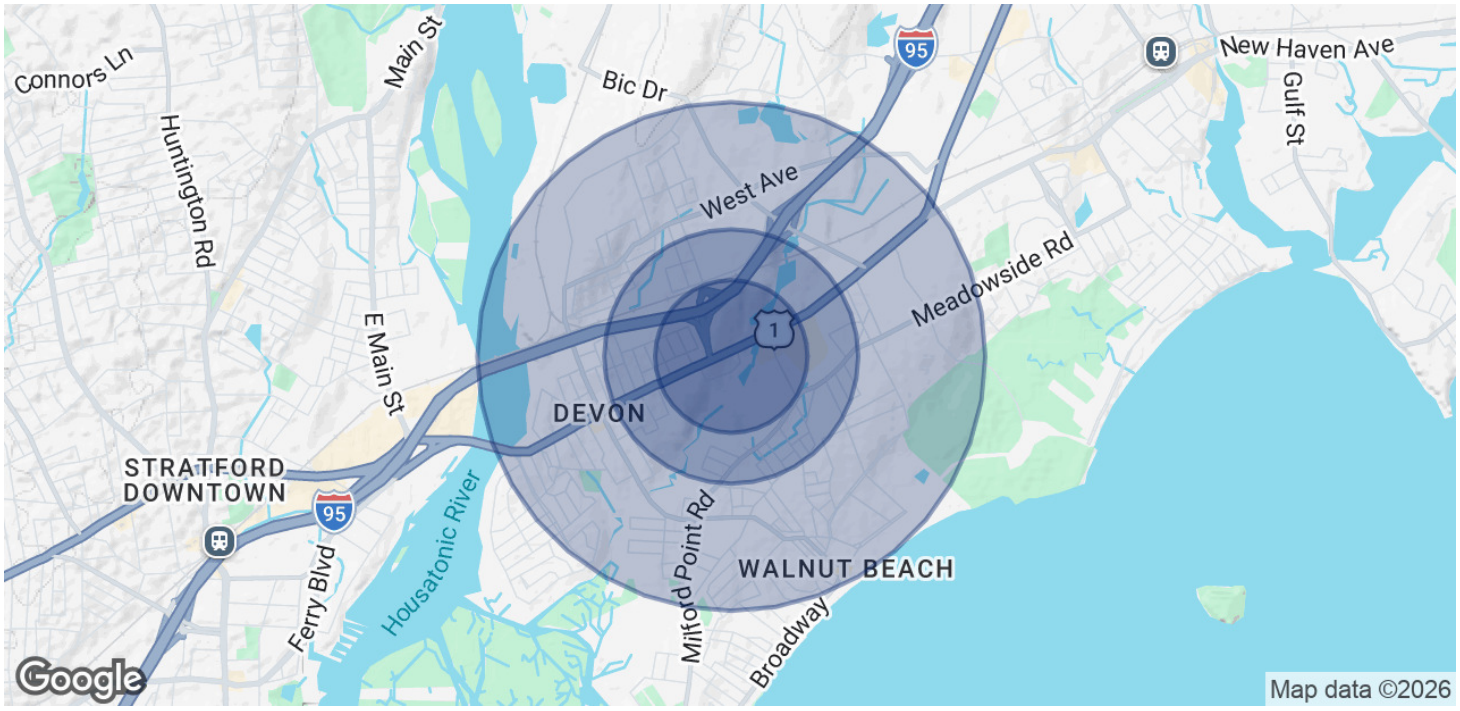

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	803	2,690	11,058
Average Age	44	44	45
Average Age (Male)	43	43	43
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	337	1,131	4,794
# of Persons per HH	2.4	2.4	2.3
Average HH Income	$116,800	$116,408	$117,829
Average House Value	$350,157	$354,306	$385,903

Demographics data derived from AlphaMap

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TOM J. MAIRA

Commercial Associate

Direct: (203) 448-7410 **Cell:** (203) 448-7410
Tom.Maira@cbrealty.com

COLDWELL BANKER COMMERCIAL REALTY

CT #RES.0834822

RAFAEL CERULO

Commercial Associate

Direct: (203) 627-8952 **Cell:** (203) 627-8952
Rafael.Cerulo@CBRealty.com

COLDWELL BANKER COMMERCIAL REALTY

CT #RES.0833173

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