

1546 BOSTON POST ROAD MILFORD, CT 06460



Residential & Commercial Development Opportunity on Route 1 for Sale at \$6,500,000

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer a residential and commercial development opportunity on 5.47 acres at **1546 Boston Post Road in Milford, CT**, for sale. With prominent signage, the property is highly visible and easily accessible, with three curb cuts and 318' linear feet of frontage on Boston Post Road (Route 1).

The one-story 8,660 SF building has been the site of Q-Gardens Patio and Garden Center for over 50 years. With 4.17 acres in a Corridor Design Development District (CDD-5) Zone, the property extends to Red Bush Lane with 1.3 acres in a One Family Residential (R - 12.5) Neighborhood. This location makes the property ideally suited for residential and commercial development.

1546 Boston Post Road is one mile from I-95 (Exit 40), and 2.8 miles from the Milford Parkway Connector to the Merritt Parkway (Route 15). It is 2.3 miles from the Milford Metro-North Train Station and is on a Greater Bridgeport Transit Bus Line. The property is next to Wren Kitchens and PC Richard & Son, and minutes from big-box retailers including Home Goods, Walmart, Costco, and Lowe's Home Improvement.





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Financial Information

| | |
|---------------------------|--------------------|
| Sale Price: | \$6,500,000 |
| Real Estate Taxes: | \$74,554.98 (2024) |

The Site

| | |
|-------------------------|---|
| Space Available: | 8,660 SF |
| Building Size: | 8,660 SF |
| Land: | 5.47 Acres |
| Zoning: | Corridor Design Development District (CDD-5) & One Family Residential 12.5 (R - 12.5) |
| Year Built: | 1960 |
| Construction: | Concrete / Cinder Block |
| Stories: | One |
| Tenancy: | Single |

Features

| | |
|-----------------------|-------------------------------|
| Traffic Count: | 24,000 Average Daily Volume |
| Parking: | Abundant |
| Amenities: | Prominent Signage, Fenced Lot |

Utilities

| | |
|---------------------|-----------|
| Water/Sewer: | City/City |
| Heat: | Gas |

| Demographics | 3 Miles | 5 Miles |
|--------------------------|----------------|----------------|
| Population: | 69.9k | 178k |
| Median HH Income: | \$108k | \$93.6k |



1546 BOSTON POST ROAD
MILFORD, CT 06460

CONVENIENT LOCATION WITH NEARBY AMENITIES



Amenities include restaurants, retail stores, banks, fitness gyms, and hotels.



Minutes from I-95 - Exit 40, 2.3 miles to the Milford Metro-North Train Station, and on a Greater Bridgeport Transit Bus Line.

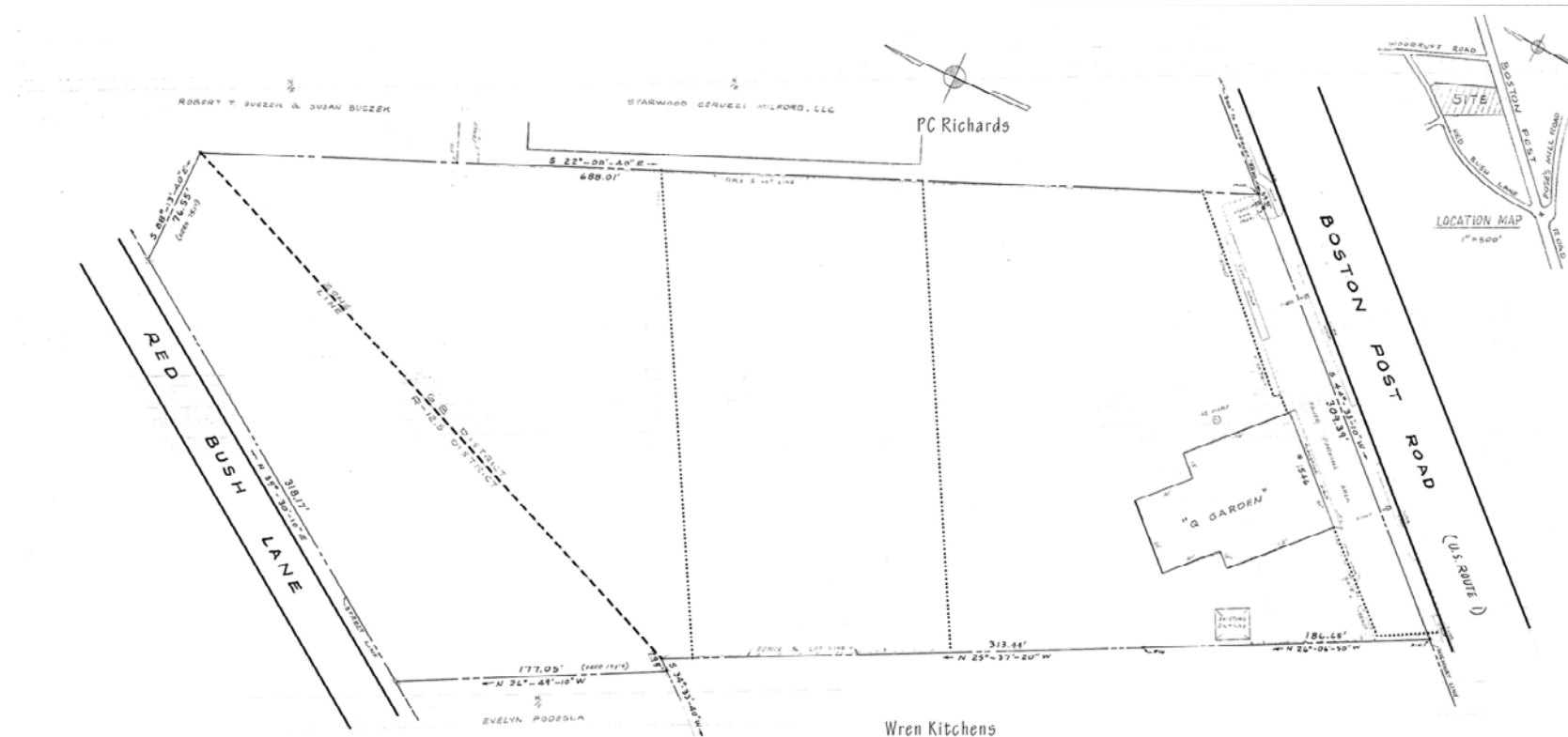
PARCEL MAP

1546 BOSTON POST ROAD MILFORD, CT 06460



SITE PLAN

5.4 Acres



NOTES

1. OWNER: ROBERT MACCHIA, 1546 BOSTON POST ROAD, MILFORD CT.
2. DEED REFERENCE: VOL. 241 PAGE 290 (4/17/01).
3. ASSESSOR'S MAP 100-101-201-201-1.
4. EXISTING BUILDING IS CONNECTED TO ALL PUBLIC UTILITIES.
5. PROPOSED BUILDING WILL BE CONSTRUCTED BY EXTENDING EXISTING EXTERIOR WALLS.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-200a-1 THRU 20-200a-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "SURVEYS CONDUCTED BY SURVEYORS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS A PROPERTY SURVEY BASED ON A HORIZONTAL CONFORMING HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED BY THE OWNER.

IN MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY TRUE TO FACTS.

Ordon Bilides
ORDON BILIDES
PROFESSIONAL ENGINEER & LAND SURVEYOR
CONNECTICUT LICENSE NO. 1440



ORDON BILIDES, P. E.

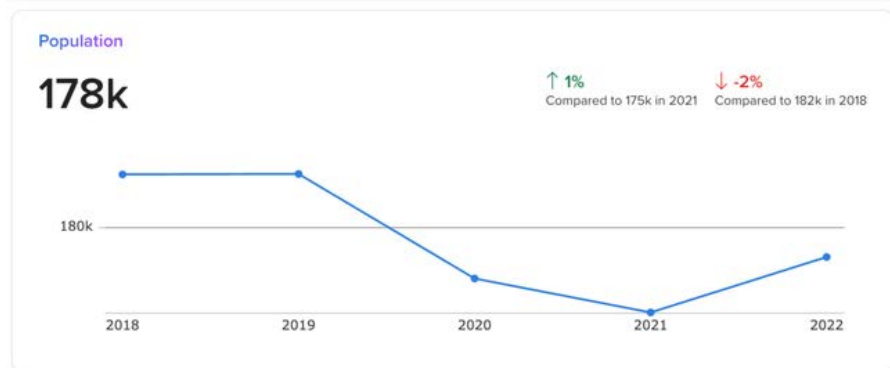
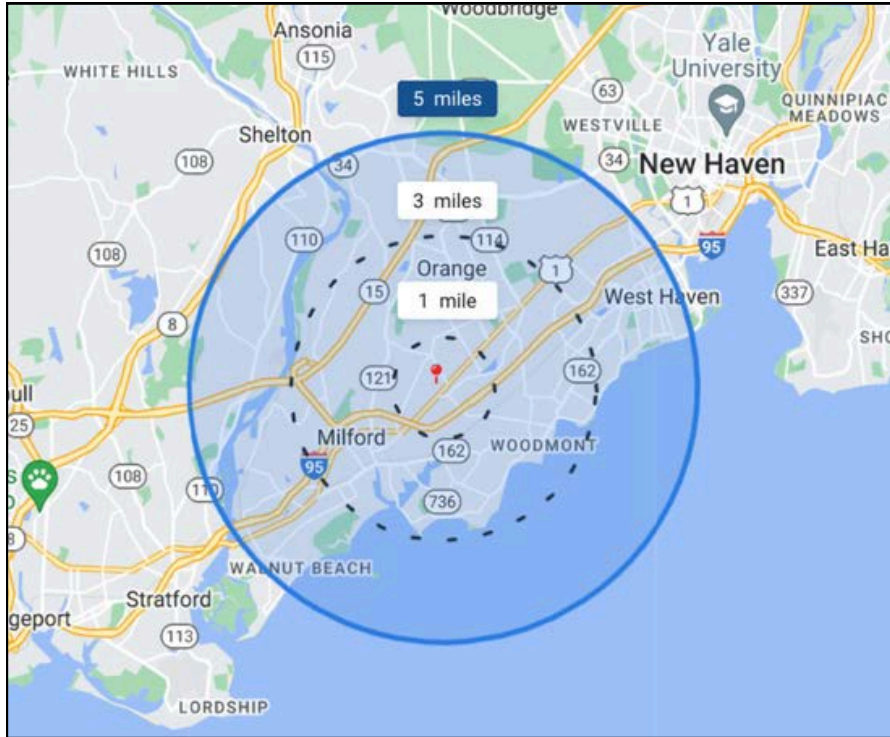
CIVIL ENGINEER AND LAND SURVEYOR
REGISTERED IN CONNECTICUT P.E. & L.S. 4400
50 CONNOLLY PARKWAY HAMDEN, CONNECTICUT 06414-2104
TELEPHONE (203) 285-1587

SITE PLAN SURVEY MAP
FOR
ROBERT MACCHIA
1546 BOSTON POST ROAD
MILFORD, CONNECTICUT
SCALE: 1" = 30' OCTOBER 18, 2001

Edited on 2/13/2023 to reflect current conditions

DEMOGRAPHICS

FIVE MILES

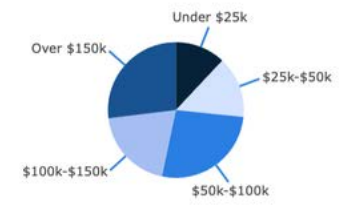


Household Income

\$93.6k
Median Income

\$99.9k
2028 Estimate

↑ 7%
Growth Rate

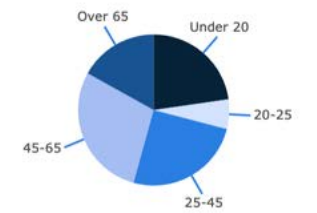


Age Demographics

42
Median Age

45
2028 Estimate

↑ 7%
Growth Rate



Housing Occupancy Ratio

13:1

16:1 predicted by 2028

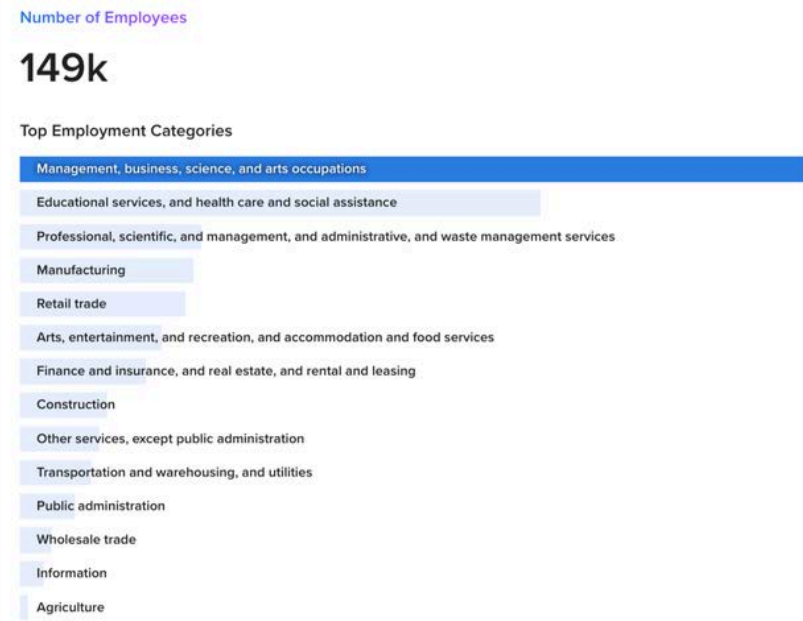
Occupied (blue bar) vs Vacant (light blue bar)

Renter to Homeowner Ratio

1:2

1:2 predicted by 2028

Renters (light blue bar) vs Homeowner (dark blue bar)



NEXT STEPS

1546 BOSTON POST ROAD
MILFORD, CT 06460



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