

# SALE

## THE DECK

359 Boston Post Rd Westbrook, CT 06498



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for sale 359 Boston Post Road, Westbrook, CT. This investment & development opportunity consists of a well-known restaurant, with additional acreage available for multi-family or retail development. Located on 4.27 acres with spectacular views overlooking the Long Island Sound inlet and marsh. The current space could be modified to accommodate many different retail uses.

### PROPERTY HIGHLIGHTS

- Prime Shoreline Restaurant Site
- Additional Vacant Lot
- Possible Multi-Family or Condo Unit Approval on Lot
- Heavy Summertime Traffic Counts
- 400 Amp 3-Phase Power
- Public Water/Septic
- Spectacular Setting Between Marinas and Long Island Sound

### OFFERING SUMMARY

Sale Price:	\$749,000
Lot Size:	4.27 Acres
Building Size:	7,372 SF
Frontage:	300 Feet
Traffic Count:	9,000 VPD

**James McCall**  
203 376 9650



**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.



# SALE

# THE DECK

359 Boston Post Rd Westbrook, CT 06498



**James McCall**  
203 376 9650



**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.



# SALE

## THE DECK

359 Boston Post Rd Westbrook, CT 06498



**James McCall**  
203 376 9650



**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.

# SALE

## THE DECK

359 Boston Post Rd Westbrook, CT 06498



**James McCall**  
203 376 9650



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

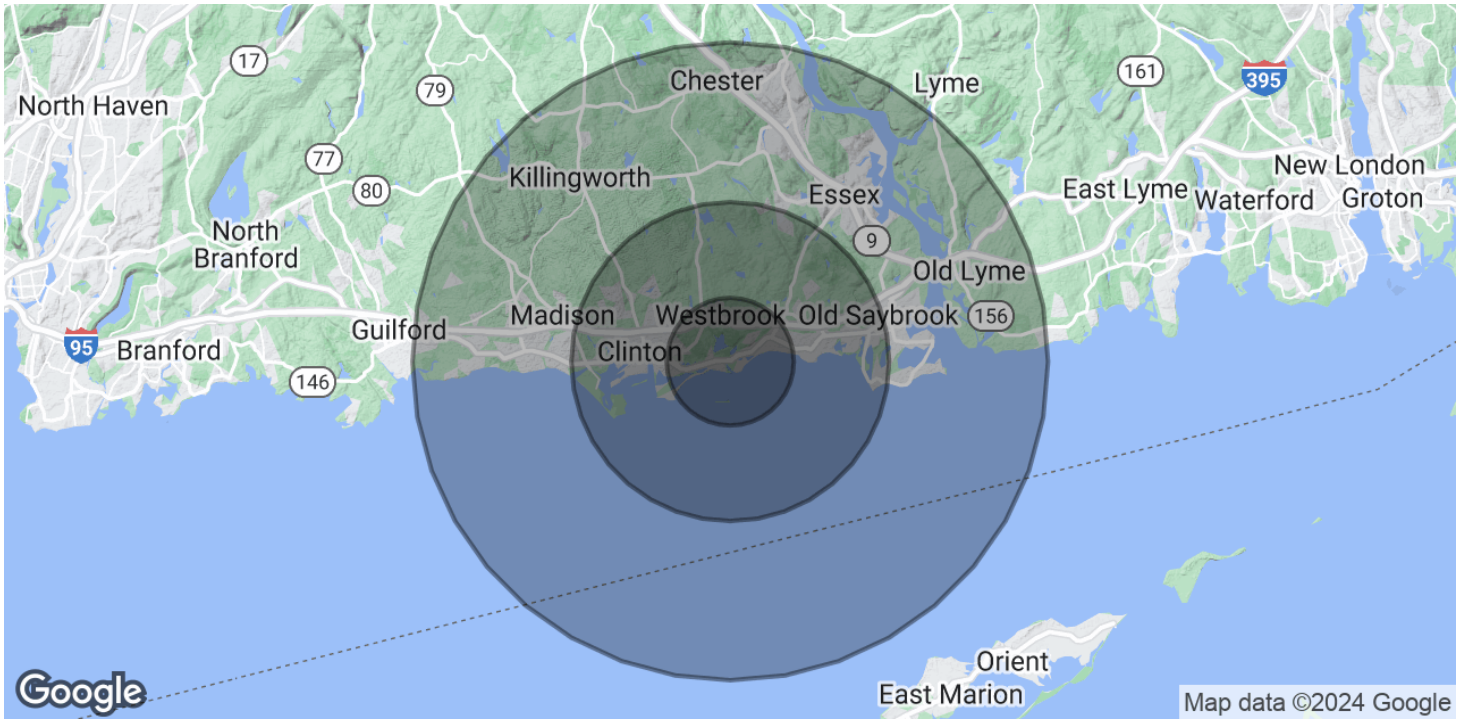
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.



# SALE

## THE DECK

359 Boston Post Rd Westbrook, CT 06498



<b>POPULATION</b>	<b>2 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	4,939	26,610	69,340
Average Age	55.4	49.6	50.2
Average Age (Male)	48.8	45.8	47.9
Average Age (Female)	58.2	51.5	51.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>2 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	3,657	14,827	35,419
# of Persons per HH	1.4	1.8	2
Average HH Income	\$76,860	\$88,390	\$110,030
Average House Value	\$415,258	\$362,676	\$421,839

2020 American Community Survey (ACS)

**James McCall**  
203 376 9650



**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.