

Redevelopment Opportunity

204 Old Post Road, Southport, CT 06890

FC FEBBRAIO
COMMERCIAL

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NEW ENGLAND PROPERTIES
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HUDSON VALLEY PROPERTIES

 COMMERCIAL DIVISION

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CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

OVERVIEW



204 Old Post Road, Southport, CT 06890

This property presents an exceptional development opportunity with three distinct buildings on-site, offering flexible usage options. The three main buildings comprise a three-bedroom house, two-bedroom cottage and large 6-bay garage.

Ideally located for accessibility and visibility, this property combines unique opportunity for development potential, making it a prime investment for creative commercial or mixed-use applications.

For Sale: \$3,995,000

- Single Family Home: 2,492 SF
- Cottage: 867 SF
- Garage: 5,423 SF
- Lot: 30,492 SF
- Taxes: \$27,395
- Zone: Designed Industrial District

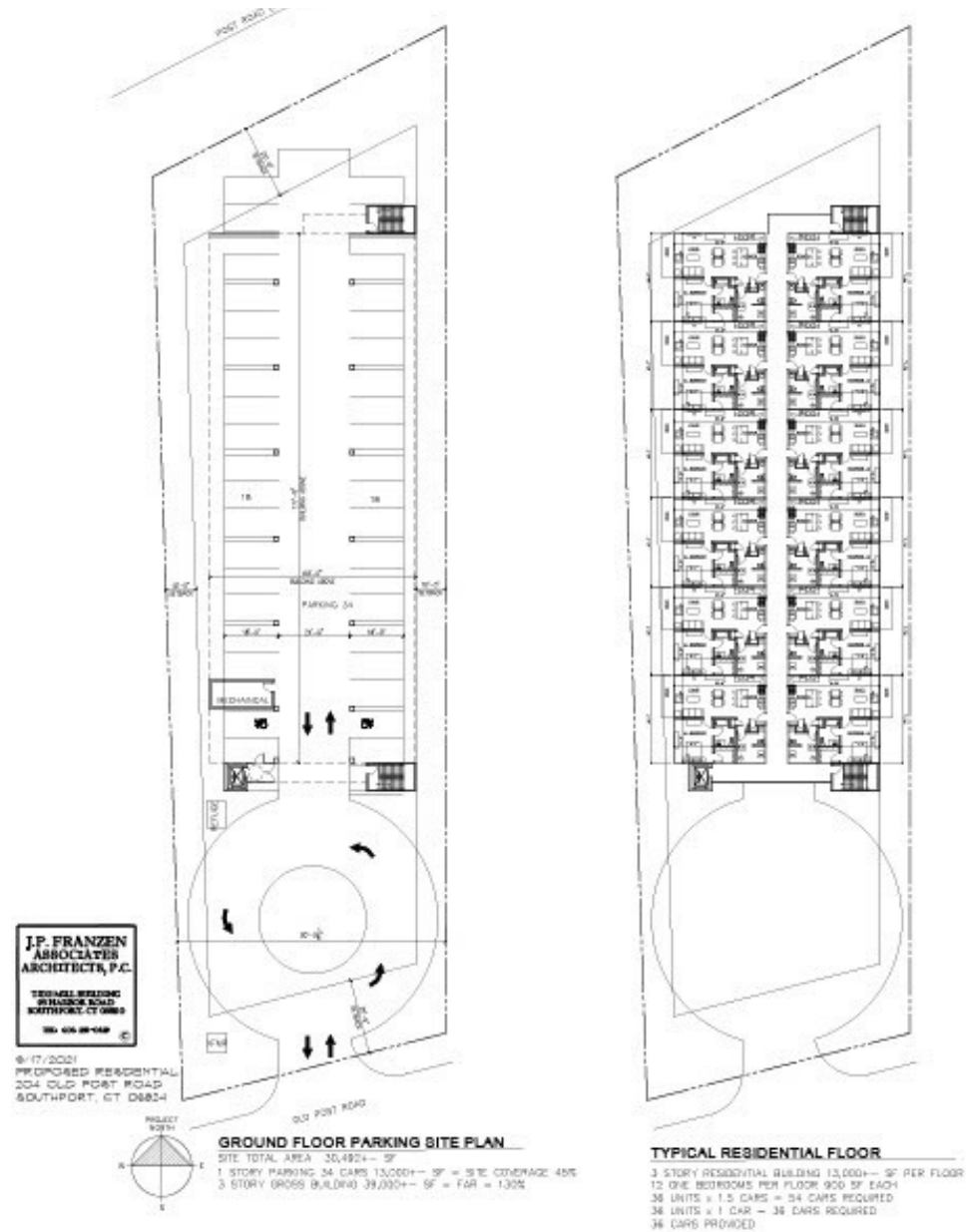


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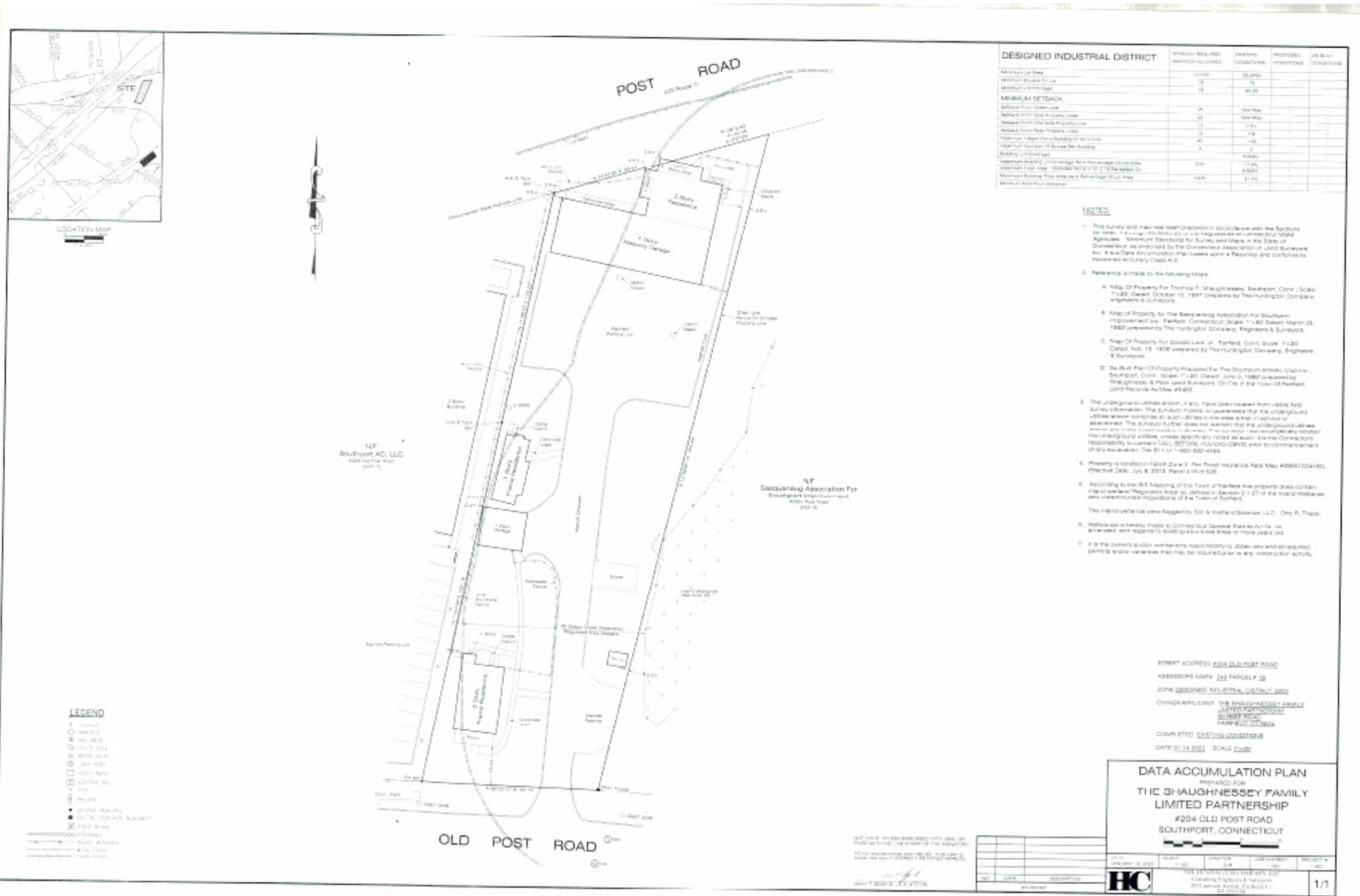


Thomas Febbraio
M: 203.247.3516 | O: 203.254.2061
febbraio@bhhsne.com

RESIDENTIAL TEST FIT



PROPERTY SURVEY



204 Old Post Road, Southport, CT 06890



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 M: 203.247.3516 | O: 203.254.2061
 febbraio@bhsne.com

LOCATION



Located in the heart of Southport, Connecticut and directly off I-95, this location is extremely accessible. Situated next door to the nicest Equinox gym in the state and across the street from the premier Delamar Hotel, this location is a hub for high net worth traffic.

DEMOGRAPHICS

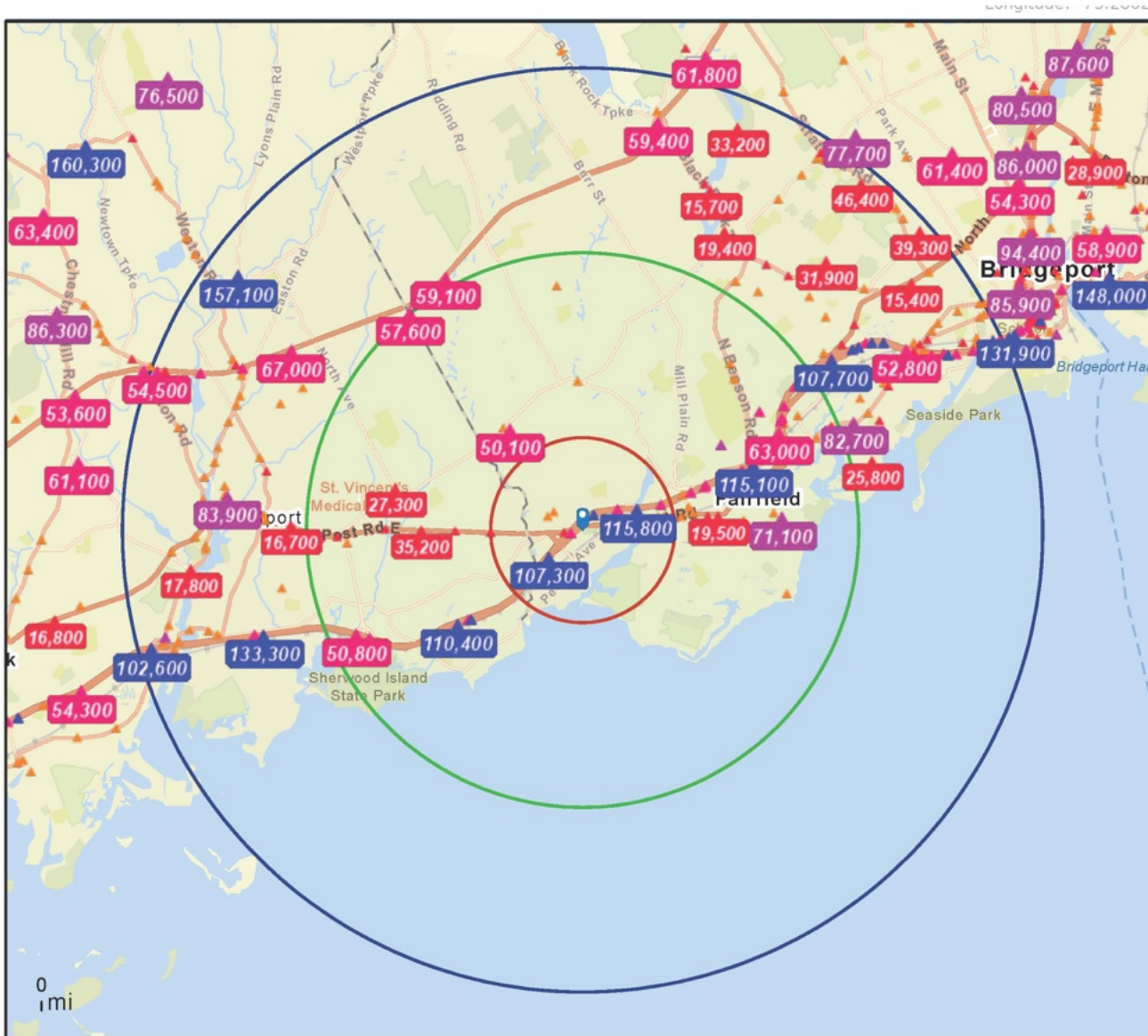
	1-Mile	3-Mile	5-Mile
Population	5,234	37,905	107,500
Median Age	46.6	41.3	40.3
Median Household Income	\$192,764	\$193,640	\$122,691
Average Household Income	\$260,120	\$264,154	\$201,688

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TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



esri Traffic Count Map
 204 Old Post Rd, Southport, Connecticut, 06890
 Rings: 1, 3, 5 mile radii

TRAFFIC COUNTS UP CLOSE



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



esri Traffic Count Map - Close Up
 1499 Post Rd, Fairfield, Connecticut, 06824
 Rings: 1, 3, 5 mile radii



Tommy Febbraio
Managing Partner
2000 Post Road, Suite 200, Fairfield, CT 06824
Direct: 203.247.3516
febbraio@bhhsne.com
febbraiocommercial.com

Febbraio Commercial Team
at Berkshire Hathaway
HomeServices New England



ABOUT FEBBRAIO COMMERCIAL TEAM

Thomas Febbraio, Principal and Managing Partner of Febbraio Commercial Team at Berkshire Hathaway HomeServices New England Properties brings over 25 years of invaluable expertise in the real estate industry. As a seasoned real estate developer and Partner at PFS Associates, he has cultivated a reputation for excellence, entrepreneurship, and exceptional client service.

Febbraio Commercial Team has played a pivotal role in leasing, developing, and selling over three hundred million dollars worth of commercial real estate across New York and Connecticut. His extensive portfolio includes a diverse range of clients and properties, reflecting his deep understanding of the market dynamics and his commitment to delivering optimal results.

With his unwavering dedication, extensive network, and proven track record of success, Thomas Febbraio continues to be a trusted advisor and a driving force in the commercial real estate landscape, offering unparalleled insights and solutions to his clients' diverse needs.

Visit Our Website



Team Specialties

- Business Sales
- Office Leasing & Sales
- Retail Leasing & Sales
- Investment Properties
- Industrial Real Estate
- Landlord Representation
- Commercial Properties
- Tenant Representation