

±1,200 SF Former Banking Center

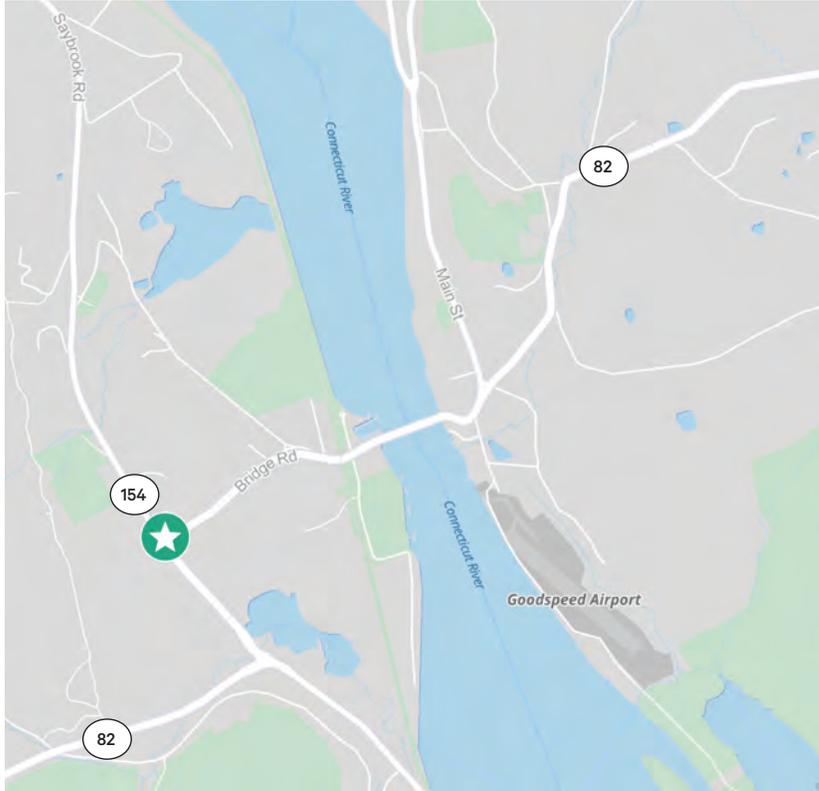
Full Building Opportunity
116 Bridge Rd | Haddam, CT 06438

Free-Standing Retail/Office with Prominent Corner Location



CBRE is pleased to offer for lease this ±1,200 SF free-standing retail property located at 116 Bridge Road in Haddam, Connecticut. 116 Bridge Road is a single-story building situated on Route 82 that formerly served as a retail banking center for Liberty Bank and boasts a prominent corner location at the signalized intersection with Saybrook Road (Route 154), with an average daily traffic count of 10,400 VPD. The property has great frontage and access on Bridge Road, as well as Saybrook Road, and offers parking in both the front and rear of the building, which it shares with the Haddam Gulf gas station and convenience store. Exterior building and pylon signage/branding is also available. The building is available in its entirety at an asking lease rate of \$25.00/SF NNN.

116 Bridge Road is located less than one mile from the Connecticut River with convenient access to a number of cultural and historic attractions along the riverbank including the Goodspeed Opera House, which draws over 120,000 visitors per year and has been in operation since 1877. Other area amenities and attractions include the Gelston House Restaurant and Inn, Boardman House Inn Bed & Breakfast, Eagle Landing State Park and Connecticut River Expeditions, which offers private scenic cruises on the river. Gillette Castle State Park and hiking trails are located approximately 10 minutes away.



Property Highlights

BUILDING SIZE:	1,200 SF
PARKING SPACES:	10 spaces, including 2 handicapped
YEAR BUILT:	1972
ZONING:	COMM (Commercial)

Neighboring Retail & Attractions

- + Gulf Gas
- + Dunkin
- + Subway
- + Dollar General
- + Oh Fudge and More Ice Cream
- + Commonwealth Senior Living Community Center
- + Wonder Paws Pet Spa
- + Morina Italian Restaurant
- + Eagle Landing State Park
- + Andrew's Marina
- + Goodspeed Opera House
- + Gelston House Restaurant
- + Boardman House Inn Bed & Breakfast

TRAFFIC COUNTS (CTDOT 2025): 10,400 VPD on Bridge Rd (Route 82)
 9,600 VPD on Saybrook Rd (Route 154)

Regional Demographics

2024 ESTIMATED

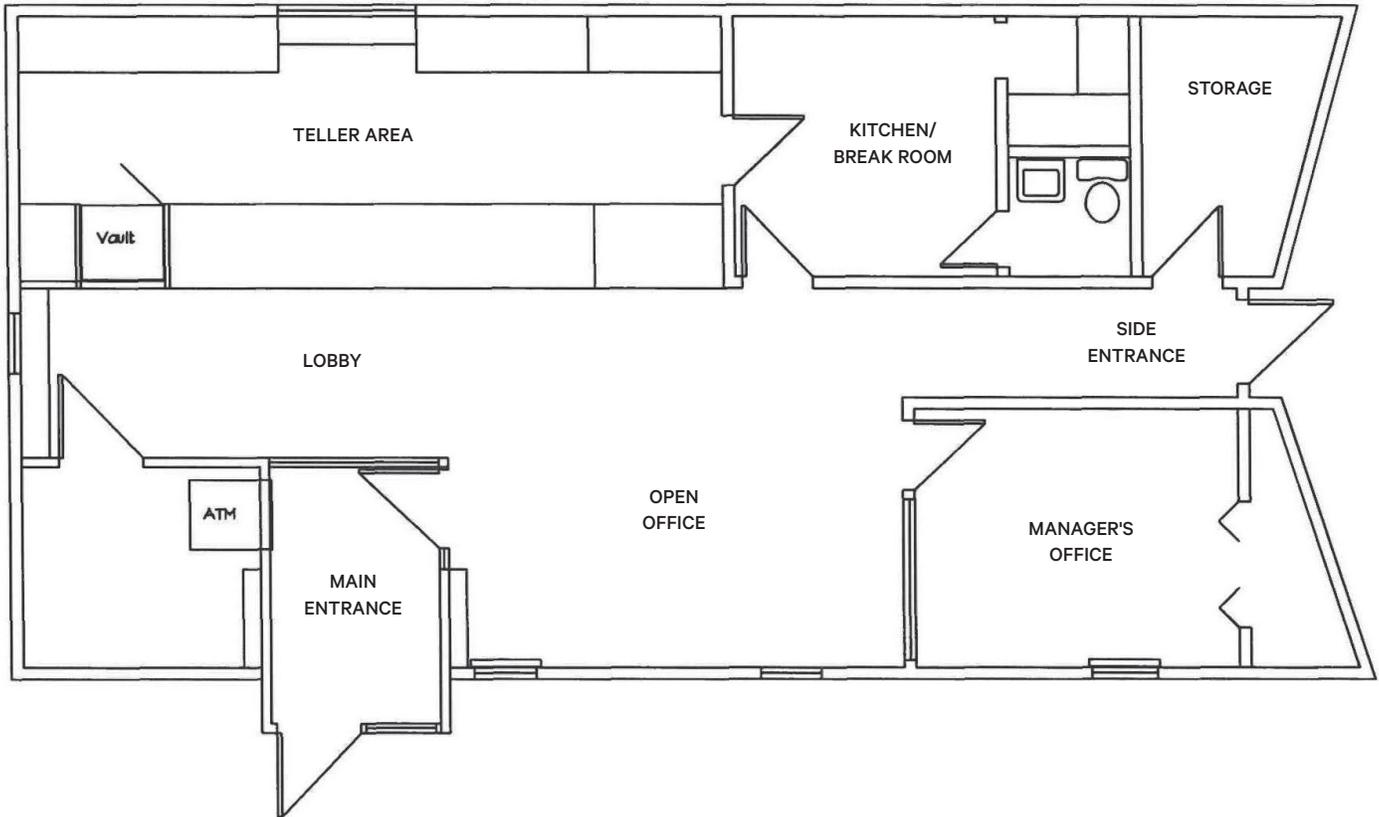
	1 mile	3 miles	5 miles	10 miles
Population	701	4,385	15,364	66,780
No. of Households	278	1,850	6,605	27,913
Average Household Income	\$157,691	\$150,167	\$135,322	\$149,564
Median Age	50.6	51.0	50.2	49.3

Trade Area Map



Floor Plan

Existing buildout includes teller stations, ATM room, lobby/open office area, manager's office, kitchen/breakroom with private restroom and storage.



Property Photos



Drive-Thru Entrance



Side Entrance/Exit



Front View/Parking



Walkup ATM

Contact Us

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