REDEVELOPMENT OPPORTUNITY | BOSTON POST ROAD, MILFORD FOR SALE: 2.1± ACRES AT SIGNALIZED CORNER INTERSECTION

O,R &L

801 Boston Post Road, Milford, CT 06460

SALE PRICE: \$2,500,000

Ranked in Top 50 Commercial Firms in U.S.



For more information contact:

Toby Brimberg | 203-640-5575 (Cell) 203-643-1116 (Office) | tbrimberg@orlcommercial.com

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PROPERTY INFORMATION

BUILDING/MAP ADDRESS 801 Boston Post Rd TOTAL SITE AREA 2.1± Acres

NUMBER OF LOTS 1

WETLANDS None

EXISTING BUILDINGS 5 totaling 8,435± SF

UTILITIES

SEWER Public Connected WATER Public Connected

GAS Yes

DEMOGRAPHICS

DIRECTIONS I-95 to Exit 38 or 39 to the Boston Post Rd

SITE INFORMATION

TOPOGRAPHY Level **ZONING CDD-1**

Corridor Design Development

VISIBILITY Excellent

382' - Boston Post Rd / Route 1

FRONTAGE 185' - Orange Ave HWY ACCESS 1-95 (Exits 38 & 39)

TRAFFIC COUNT 22,217± ADT

TAXES

ASSESSMENT \$1,339,930 (2020)

MILL RATE 27.65

TAXES \$37,049.06

COMMENTS O,R&L Commercial is pleased to present a Redevelopment Opportunity located at the signalized intersection of the Boston Post Rd / Route 1 and Orange Ave in Milford, CT. The location has excellent visibility with average daily traffic of 22,176± and frontage on Route 1 of 382 feet and 185 feet on Orange Ave. This is one of the last remaining large parcels available for development in Milford. The property is located between two exits off I-95 (Exits 38 & 39), is directly adjacent to a new Yale New Haven Urgent Care building and is in close proximity to the CT Post Mall and many national retailers. The Boston Post Road is the premier retail corridor for the area.

		1 Mile	3 Mile	5 Mile	
	2023 Total Population	7,491	46,471	112,278	
	Median Age	45.50	45.80	46.10	
	2023 Total Households	3,093	19,062	45,357	
119'	Median Household Income	\$109,564	\$100,642	\$101,385	
764	Average Household Income	\$135,392	\$123,346	\$123,095	
20	Median Home Value	\$354,355	\$342,096	\$320,229	171,
	Boston Post Rd			378.5	500
85' 60'			Boston Post Rd		50'
771	261 n n n n n n n n n n n n n n n n n n n	829		829	200
154	154 8°	105.	289.66		200'

Property Highlights

- Redevelopment Opportunity
- 2.1± Acres for Sale
- Great visibility on Route 1
- Corner signalized intersection Boston Post Rd | Orange Ave
- 382' Frontage Route 1
- 185' Frontage Orange Ave
- ADT: 22,217± Route 1
- Zoning: CDD-1 (Corridor Design Development District)
- Located between 2 Exits off I-95 (Exits 38 & 39)
- Close proximity to CT Post Mall & many national retailers
- Adjacent to new Urgent Care

CDD-1 Permitted Uses

- Retail Sales / Services
- Restaurants
- Professional Offices
- Mixed-Use Residential & Commercial
- Multi-family Residential
- Hotels / Motels
- Automotive Dealerships
- Other commercial uses

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REDEVELOPMENT OPPORTUNITY - 2.1± ACRES AT SIGNALIZED CORNER INTERSECTION

801 Boston Post Road (Route 1), Milford, CT 06460

