

HISTORIC HOSPITALITY SITE

557 Main Street South, Woodbury, Connecticut



COLDWELL BANKER
COMMERCIAL
REALTY



THE OFFERING

Coldwell Banker Commercial Realty is pleased to present for sale 557 Main Street South, Woodbury Connecticut (the "Property").

The property is located on 19.74 acres and was formerly used as a bed & breakfast, event venue, and retail space. The flexible MSD allows for a wide variety of uses, including restaurant, winery, bed and breakfast, hospitality and residential development.

PROPERTY SUMMARY

Sale Price	\$2,795,000
Lot Size	19.74 acres
Zoning	MSD
Year Built	1800 - 1890
Use	Hospitality, Restaurant, B&B, Winery, or Development
Building SF	11,000+

OFFERING HIGHLIGHTS

► Value Add Investment

557 Main Street South offers investors or users an excellent opportunity to easily add value to an exceptional property. There are several approvals in place for the property, including a conditional approval to operate a 126-seat restaurant.

► High Quality Land and Site Potential

Investments in quality land in desirable locations remain a strong option for those looking to expand a business or build. This site features sweeping views and a stunning pond centrally located to the three existing structures. The undeveloped land is approximately 15+ usable acres, with excellent grading and limited contact with wetlands. Excellent for users in hospitality, restaurant or developers with SFH, 55 and older, or lower density condo projects.

► Strong Hospitality Demand

Woodbury has drawn tourists to the area for decades seeking antiques retail, hiking, high-end dining and more. Coupled with its central location and accessibility, Woodbury has fostered a significant demand for hospitality sites with very limited inventory. The property is within a 3-mile radius of high-end destinations such as; 1754 House, Milestone Inn, Mix Prime, Marketplace, and Good News Restaurant and Bar.

► Outstanding Regional Accessibility

The property is conveniently located at the intersection of I-84 and Route 6, providing excellent accessibility for those travelling from both the north and south. Situated just minutes away from many retail options and Michelin Starred restaurants, this location offers convenient access to both commerce and weekend getaways which are off the beaten path.

► Development Potential

An attractive opportunity for developers looking to build multi-family, 55 and older and lower density condo development. The property is located in an area with limited residential inventory for higher-end condos and a growing consumer base with significant purchasing power.



THE OFFERING

SITE DETAILS

Property Address	557 Main Street S. Woodbury, CT
Site Area	19.74 acres
Zoning	MSD
Frontage	117.26'± on Main St & 217.97' on
Parking	Sufficient for restaurant seating of 126
Building 1	5,000 SF Retail/Restaurant
Building 2	4,500 SF Bed & Breakfast
Building 3	1,200 SF Storage, Retail, or Living Space

CONSTRUCTION & MECHANICAL DETAILS

Building Area	11,000± SF
Year Constructed	1800
Buildings	3
Type of Construction	Post and Beam, Masonry
Roof	Shingles
HVAC	Gas, forced air heat, and central A/C
Fire Protection	Sprinklers – wet



DEVELOPMENT USES

▶ Hotel/Spa/Restaurant

Ideally suited for a destination **hotel and wellness retreat**, anchored by the existing historic structures and enhanced by thoughtfully designed additions. The approved 126-seat restaurant allows for an immediate food-and-beverage component, creating a strong revenue driver and regional draw. A boutique hotel could integrate seamlessly with a spa concept, offering overnight accommodations, spa amenities, and elevated dining in a single cohesive experience. The combination positions the site as a weekend and midweek escape for Fairfield and Litchfield County residents, as well as New York City-based travelers seeking a refined, nature-forward hospitality offering.

▶ Cabin Based Hospitality Concept

Luxury cabins could be dispersed across the usable acreage, connected by walking paths and shared outdoor amenities such as fire pits, wellness areas, and scenic overlooks. This approach preserves open space, minimizes environmental impact, and aligns with current demand for private, experiential stays. The cabins could operate independently or as an extension of a central hotel/spa, appealing to couples, wellness travelers, and small groups seeking privacy with access to curated amenities.

▶ Nordic Spa

A Nordic spa concept would leverage the property's natural beauty, privacy, and topography to create a **destination wellness experience**. Outdoor hot and cold pools, saunas, relaxation areas, and contemplative landscapes could be integrated throughout the site, with seasonal programming that attracts year-round visitation. Given Woodbury's established tourism base and proximity to high-end dining and lodging, the spa would fill a notable market gap. Memberships, day passes, and hotel-guest exclusivity create multiple revenue streams while positioning the property as a premier wellness destination in the region.

▶ Recreation Use

The property's location near I-84 and Route 6 makes it well-suited for **recreation-oriented uses** that capitalize on accessibility while maintaining a retreat-like atmosphere. Potential uses include trail networks, outdoor fitness programming, yoga and meditation spaces, event lawns, or curated recreational experiences tied to wellness and hospitality.

▶ Residential/Multi-Family

For developers, the site presents a compelling opportunity for **low-density residential or multi-family development**, including 55+ housing or upscale condominiums. The surrounding market shows limited high-end residential inventory, particularly for lifestyle-oriented buyers seeking access to nature, dining, and cultural amenities. A thoughtfully planned residential community could integrate walking paths, shared green spaces, and architectural elements that reflect the historic character of the area while meeting modern demand for luxury and convenience.



Conceptual AI Rendering



Conceptual AI Rendering



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APPROVALS

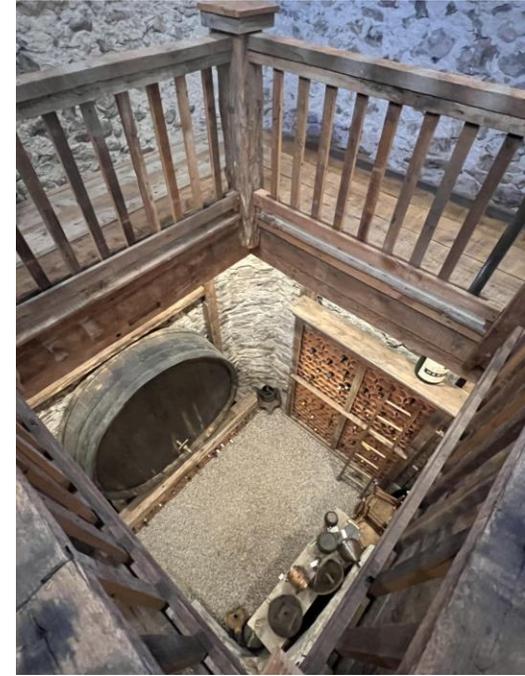
10-ZC-1007 – Restaurant – Special Permit / Site Plan – Zoning Commission

- Conditional approval to permit 126-seat restaurant with on premises dining and bar including seasonal outdoor dining, on-site catering, related offices, and new septic system within the building addition to accommodate restaurant functions.
- Suitable for restaurant, pop-up, catering, indoor/outdoor events and other food services

10-ZC-1008 – B&B – Special Permit / Site Plan – Zoning Commission

- Conditional approval to permit a bed and breakfast.
- Bed and breakfast operation on site through 2019.
- Suitable for bed & breakfast and other hospitality use.
- Currently, this site has 17 items in place. A completed list of permits and approvals will be made available upon request.





Nearby Businesses

Restaurants, Hospitality, and Retail Snapshots

1754 House – Inn, Restaurant, and Tavern

1754 House is an historic inn, restaurant and tavern located within close proximity to the subject property. Since opening its doors in 1754, this location is one of the longest continually operating inns in the country. Featuring modern guest rooms and gourmet fare, 1754 House draws both locals and tourists from around the country.

1754 HOUSE
INN • RESTAURANT • TAVERN

The Mayflower Inn & Spa

Located in the idyllic town of Washington, Mayflower Inn & Spa is an exquisite country retreat, nestled in 58 acres of beautifully landscaped gardens and woodland. Just two hours' drive from New York City, it is renowned as one of northeast America's most distinguished luxury hideaways.



Mayflower Inn & Spa

AUBERGE RESORTS COLLECTION

WASHINGTON, CONNECTICUT

Mix Prime

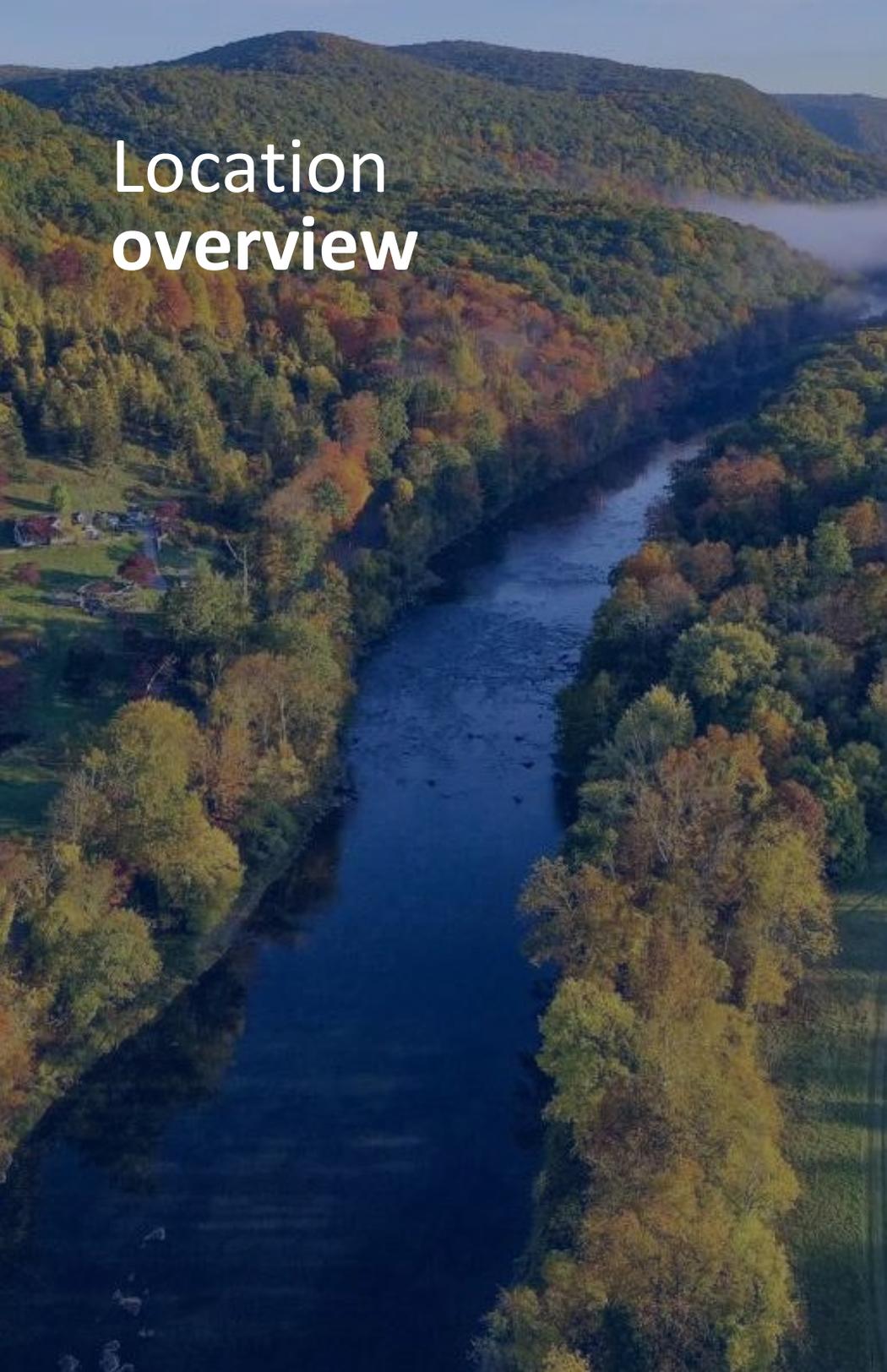
Mix Prime is one of Litchfield County's great culinary destinations. Providing both upscale and relaxed dining options, Mix Prime offers an enjoyable atmosphere for experiencing an exquisite menu. Featuring fare such as 40-day aged prime beef and the freshest seafood and sushi available, the extensive menu offers something for every palate.

MIX PRIME
STEAKHOUSE & FISH

Winvian Farm

Winvian Farm is an inn, restaurant, spa destination that features some of the most luxurious and unique stays on the east coast. As a part of the Relais & Chateau Hospitality Group, Winvian is one of the most exclusive and unique experiences in the area and draws consumers from up and down the entire eastern seaboard.





Location overview

Litchfield County overview

Litchfield County, located in the picturesque northwest corner of Connecticut, is a destination that seamlessly blends small-town charm with natural beauty. Renowned for its rolling hills, historic villages, and idyllic landscapes, Litchfield County offers a tranquil escape for visitors seeking a respite from the hustle and bustle of everyday life. The county is characterized by its quaint New England towns, each with its own unique character.

Nature enthusiasts will find plenty to marvel at, from the rugged terrain of the Appalachian Trail to the serene shores of Lake Waramaug. Outdoor activities such as hiking, biking and kayaking allow visitors to immerse themselves in the region's natural beauty. In the fall, the landscape transforms into a tapestry of vibrant autumnal colors, making it an ideal time for scenic drives and leaf-peeping.

Cultural aficionados will appreciate the county's rich history and artistic heritage. Art galleries showcase the talents of local and regional artists, and the county also hosts various events and festivals throughout the year, celebrating everything from the arts to agricultural traditions.

Litchfield County's burgeoning culinary scene, is a mix of restaurants, cafes, and artisanal

food producers. Farm-to-table dining is a common theme, with many establishments sourcing ingredients locally, highlighting the agricultural richness of the area.

The county's commitment to sustainability is evident in its support for farmers' markets and local producers. These markets, held in various towns, provide a platform for farmers and artisans to showcase their products, creating a direct link between consumers and the agricultural community. Beyond retail and dining, Litchfield County is also home to a variety of professional services, contributing to the overall economic vitality. From law firms to financial institutions, the county provides a supportive environment for businesses of all sizes.

While Litchfield County maintains its rural charm, it also embraces a balanced approach to economic development, ensuring a plan for commerce that complements the region's natural beauty and cultural heritage. Visitors will find that the county's economic scene adds depth to their experience, allowing them to engage with the local community and appreciate the unique blend of tradition and innovation that defines Litchfield County, Connecticut.

Demographics

15-minute Drive Time

Key facts

41,806
population

51.9
Median Age

employment

 **3.3%**
Unemployment rate

 **20,464**
Total employees

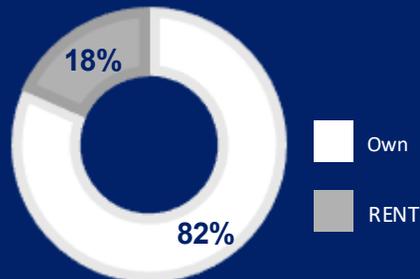
INCOME

 **\$104,719**
MEDIAN HOUSEHOLD INCOME

 **\$61,679**
Per capita INCOME

HOME OWNERSHIP

 **\$406,665**
Median Home VALUE



Tourism Profile

TOP Visitor Hometowns

- New York, NY
- Brooklyn, NY
- New Canaan, CT
- Bedford, NY
- San Francisco, CA
- Washington Depot, CT
- Phoenix, AZ
- Greenwich, CT
- Darien, CT
- Rye, NY

TOP Lifestyle profiles

#1

Power elite

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer

#2

booming

With confidence

Prosperous, established couples in their peak earning years living in suburban homes

#3

Suburban style

Middle-aged, ethnically-mixed suburban families and couples earning upscale income



Nearby retail & amenities

New Morning Market
& Vitality Center



Woodbury

1754 HOUSE
INN • RESTAURANT • TAVERN

557 Main ST S

MP market place
KITCHEN & BAR

MIX PRIME
STEAKHOUSE OF FISH
SUSHI BAR

Quassy
AMUSEMENT PARK
& WATERPARK
MIDDLEBURY, CT

HERITAGE
HOTEL
GOLF • SPA • CONFERENCE CENTER

EVERGREEN
BED & BREAKFAST

WYNDHAM
HOTELS & RESORTS

Nearby retail & amenities



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**COLDWELL BANKER
COMMERCIAL
REALTY**

GLOBAL POWER

Coldwell Banker Commercial® is one of the most recognized and well-respected names in real estate, commanding a global geographical footprint with representation in primary, secondary and tertiary markets in North America and around the globe. ■

39
COUNTRIES/
TERRITORIES

500+
MARKETS²

3,100+
AFFILIATED
PROFESSIONALS³

COLDWELL BANKER COMMERCIAL IS:

- One of the top 20 firms in the U.S. for sales transaction market share in 2022 by MSCI Real Capital Analytics
- One of the top 15 firms in the U.S. based on transaction volume during the first half of 2023 by Green Street Advisors
- In the top 15 on the Lipsey Company's "Top 25 Commercial Real Estate Brands" in 2023
- Ranked third in number of Certified Commercial Investment Member (CCIM) company designees in 2022, CCIM Preferred Education Partner

1.4M

CBCWORLDWIDE.COM
PAGE VIEWS ANNUALLY

TOTAL 2022
SALES VOLUME
\$9.82B*

1. Source: CBC Consumer Research 2021. 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office. 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.

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