PETER DINARDO
ENTERPRISES
PROPERTY INVESTORS & DEVELOPERS

Info@DiNardoEnt.com
(203) 333-0206

522 Housatonic Avenue, Bridgeport, CT

Land for Lease: $Inquire For Price

Development Opportunity: 6+ acres along the Route 8/25 Connector. The site has 400' of frontage on Housatonic Avenue and is roughly 700' deep. Can potentially be combined with the adjacent 6 acres and add another 400'+ of frontage. About 1 mile from the new Steelpointe Harbor Project and 5 miles away from The Trumbull Westfield Mall. Zoning allows for a variety of commercial uses.

The Site

Land:	6 – 12+ Acres
Real Estate Taxes:	$47,775
Zoning:	Mixed Use - Light Industrial

Features

Traffic Count:	10,800

Utilities

Water:	Sewer

Three Mile Demographics

Population:	179,370
Median HH Income:	$47,407
Average HH Income:	$68,827

Five Mile Demographics

Population:	275,127
Median HH Income:	$57,413
Average HH Income:	$87,165

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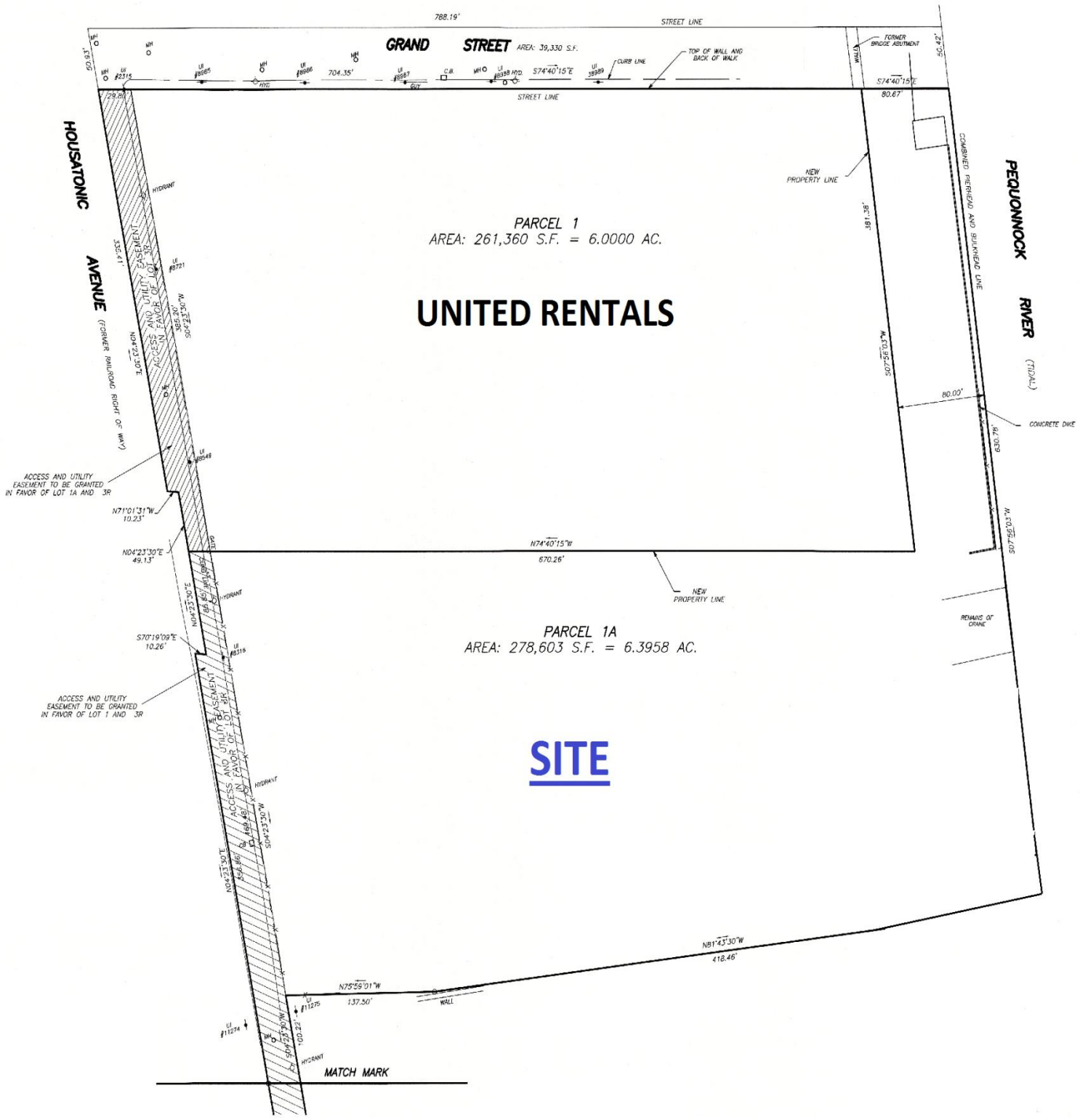
Site Map



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STEELPOINTE HARBOR

Project Background

Steelpointe Harbor is an urban mixed-use development designed to embody the most desirable characteristics of a harbor-side neighborhood. A new public realm consisting of a network of streets, open spaces, water views and harbor side strolling, together with a mix of residential, restaurant, retail and commercial uses reflects a diverse, livable, pedestrian-friendly environment consistent with the goals of the City of Bridgeport.

Steelpointe Harbor is a 2.8 million square-foot mixed-use, urban-oriented waterfront in Fairfield County. It will be constructed over a period of years in phases. It is a public-private partnership between the City of Bridgeport and the developer, Bridgeport Landing Development LLC. When complete, Steelpointe Harbor will have approximately 800,000 square feet of retail – 200,000 square feet of commercial/office, 300,000 square feet of hotel/meeting area, a new 200-slip marina with complete shore-side support and will ultimately contain 1,000 to 1,500 residential units.

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Westfield TRUMBULL

Located in the heart of one of the wealthiest counties in the United States, Westfield Trumbull delivers a dynamic shopping experience featuring the best fashion, dining, family amenities and everyday conveniences. The shopping center has over one million leasable square feet and 169 retailers. The property's recent transformation showcases sleek ambience and an enhanced retail offering that includes Apple, Banana Republic, UNIQLO, Victoria's Secret, Sephora, J.Crew, H&M and Michael Kors alongside a popular new The Cheesecake Factory.

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Zoning

PRINCIPAL PERMITTED and SPECIAL PERMIT USES	ZONES									
	OR	OR-G	OR-R	I-H	I-L	MU-EM	MU-W	MU-LI	ZP	PDD
OFFICE										
Up to 5,000 sf	P	P	P (1)	P	P	P	P	P	N	P
5,001 to 10,000 sf	P	P	P (1)	SP	SP	SP	P	P	N	P
10,001 to 20,000 sf	SP	P	P (1)	N	SP	SP	P	P	N	P
NOTE: Office use that is accessary to other principal uses on site is not subject to the square footage limits above.										
COMMERCIAL AND RETAIL										
Adult entertainment	N	N	N	SP	N	N	N	N	N	N
Commercial parking	SP	SP	SP	N	N	P	P	SP	N	N
Entertainment, restaurant, or recreation trade	SP	SP	SP	SP	SP	SP	P	SP	N	P
Major entertainment facility	N	SP	SP	SP	SP	N	N	N	N	N
Marine Craft and Marinas	N	N	N (2)	P	P	N	P	P	N	P
Membership club	P	P	P	P	P	P	P	P	N	P
Outdoor recreation, commercial	N	P	P	N	SP	N	SP	N	N	P
Radio and TV broadcast facility	N	N	SP	N	N	N	SP	P	N	N
Retail trade:										
General sales and services, non-automotive:										
Up to 10,000 sf	P	P	P	SP	SP	SP	P	P	N	P
10,001 sf and above	SP	SP	SP	SP	SP	SP	P	P	N	P
Automotive sales and service	N	SP	SP	P	P	N	N	P	N	N
Marine craft: sales, leasing, service, upland storage	N	N	SP	P	P	N	SP	P	N	P
Short-term lodging	N	SP	SP	N	N	SP	P	SP	N	N
Vehicle repair facility, heavy	N	SP	SP	P	P	N	N	SP	N	N
Vehicle repair facility, light	N	SP	SP	P	P	N	N	P	N	P
Wholesale trade	N	SP	P	P	P	N	N	P	N	N
INSTITUTIONAL, PUBLIC AND QUASI-PUBLIC										
College and university	N	SP	SP	N	N	P	N	N	N	N
Communication facility or use	N	N	N	P	P	N	N	P	N	P
Community facility	P	P	P	N	N	P	P	N	N	P
Day care center	P	P	P	N	N	P	P	SP	N	N
Detention facility	N	N	SP	P	SP	N	N	N	N	N
Institutional use	N	N	N	N	SP	N	N	P	P	N
Institutional facility and service	N	N	N	N	N	SP	N	P	P	N
Medical center	N	SP	SP	N	N	P	N	N	N	N
Museum	N	N	N	N	N	N	SP	P	P	P
Park and open area	P	P	P	N	N	P	P	P	P	N
Passenger terminal	N	N	SP	SP	SP	N	SP	N	N	N
Public facility and service, government-owned	P	P	P	N	N	N	P	P	N	N
Public safety and emergency service	P	P	P	P	P	P	P	P	N	P
Rail line and utility corridor	SP	P	P	N	N	P	N	P	N	N
Railroad yard	N	N	N	N	N	N	N	N	N	N
Religious institution; house of worship	SP	P	P	N	N	P	N	SP	N	N
School	P	P	P	N	N	P	N	N	N	N
Social service provider	SP	SP	SP	N	N	SP	N	SP	N	N
Transportation	N	N	N	P	P	N	N	N	N	P
Utility services	P	P	P	P	P	P	SP	P	N	N

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PRINCIPAL PERMITTED and SPECIAL PERMIT USES	ZONES									
	OR	OR-G	OR-R	I-H	I-L	MU-EM	MU-W	MU-LI	ZP	PDD
INDUSTRIAL										
Industry	N	N	N	N	N	N	N (3)	N	N	P
Industrial service	N	N	N	P	SP	N	N	P	N	N
Manufacturing/Processing										
High impact	N	N	N	SP	SP	N	N	N	N	N
Low impact	N	N	N	SP	SP	N	N	P	N	N
Resource production/extraction										
High impact	N	N	N	SP	N	N	N	N	N	N
Low impact	N	N	N	SP	SP	N	N	N	N	N
Warehousing/freight storage										
High impact	N	N	N	P	SP	N	N	P	N	N
Low impact	N	N	N	P	SP	N	N	P	N	N
Waste-processing and transfer										
High impact	N	N	N	N	N	N	N	N	N	N
Low impact	N	N	N	SP	SP	N	N	N	N	N
Use with heavy trucks or equipment	N	N	SP (4)	N	N	N	N	N	N	N
RESIDENTIAL										
Group living	SP	SP	SP	N	N	SP	N	N	N	n.a.
Household living	P (5)	P (5)	P (5)	N	N	P	P	SP(5)	N	P
ACCESSORY										
Customary accessory uses	A	A	A	A	A	A	A	A	A	A
Food service establishment for staff	A	A	A	A	A	A	A	A	A	A

NOTES:

1 Retail shall be required on the ground floor of all primary frontages, not to the exclusion of lobbies and entrances.
2 If property abuts waterfront, a marina may be allowed by special permit.
3 Water-dependent uses shall be allowed, along with their upland support (such as restrooms, parking, and marine retail.)
4 Heavy truck or equipment use requires a special permit.
5 One- and two-family structures are not allowed. Upper floor residential units and multi-family structures are allowed.

KEY: P Principal permitted use N Use is prohibited SP Special Permit Use A Accessory

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ZONE DEVELOPMENT STANDARDS FOR NON-RESIDENTIAL ZONES

TABLE 4.A

DEVELOPMENT STANDARDS	OR	OR-G	OR-R	I-H	I-L	MU-EM	MU-W	MU-LI	ZP
LOT									
Lot area, minimum	5,000 sf	10,000 sf	10,000 sf	n.a.	n.a	5,000 sf	10 acres	n.a.	40 acres
Frontage, minimum	35 ft	60 ft	60 ft	none	25 ft	60 ft	200 ft	35 ft	n.a.
Floor area ratio, maximum	0.75	1.0	2.0	n.a.	n.a	1.0	n.a.	n.a.	n.a.
Principal building size, maximum	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	50,000 sf
PRINCIPAL BUILDING SETBACK									
Front lot line, minimum from	10 ft	10 ft	10 ft	n.a.	n.a.	n.a.	15 ft	n.a.	n.a.
Street lot line, minimum from	10 ft	10 ft	n.a.	5 ft	15 ft	0	n.a.	0 ft or prevailing setback	50 ft
Maximum setback	10 ft	30 ft (1)	n.a.	n.a.	n.a.	10 ft	n.a.	10 ft or prevailing setback	n.a.
Side lot line, minimum from	n.a.	n.a.	n.a.	n.a.	n.a.	n.a	n.a.	n.a.	n.a.
Rear lot line, minimum from	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	20% of lot depth	n.a.	n.a.
Not to exceed	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	20 ft	n.a.	n.a.
Minimum setback from:									
Other heavy industrial use	n.a.	n.a.	n.a.	10 ft	10 ft	n.a.	n.a.	n.a.	n.a.
Other use	n.a.	n.a.	n.a	0	0	n.a.	n.a.	n.a.	n.a.
From lot line abutting an R zoned lot	n.a.	10 ft	10 ft	15 ft	15 ft	n.a.	n.a.	n.a.	n.a.
Side	10 ft	n.a.	n.a.	n.a.	n.a.	10 ft	n.a.	10 ft	50 ft
Rear	15 ft	n.a.	n.a.	n.a.	n.a.	15 ft	n.a.	15 ft	50 ft
From lot line abutting an MU, OR or I zoned lot	0	0	0	0	0	0	n.a.	n.a.	n.a.
Corner lot yards	Note 2	Note 2	Note 2	Note 2	Note 2	Note 2	Note 2	Note 2	n.a.
Mean high water, minimum from	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	30 ft (3)	n.a.	n.a.
ACCESSORY STRUCTURE SETBACK									
Setbacks	Note 9	Note 9	Note 9	Note 9	Note 9	Note 9	Note 9	Note 9	Note 9
COVERAGE									
Building coverage, maximum	65%	50%	50%	100%	85%	50%	70%	65%	65%
Site coverage, maximum	85%	85%	85%	None	85%	85%	85%	85%	85%
LANDSCAPED AREA									
Minimum	15%	15%	15%	None	15%	15%	15%	15%	15%
In setbacks abutting an R-zoned lot, minimum	5 ft deep at L3 (4)	5 ft deep at L3 (4)	5 ft deep at L3 (4)	10 ft deep at lot line at L4 (4)	10 ft deep at L4	5 ft deep at L3 (4)	5 ft deep at L3 (4)	10 ft deep at L4 (4)	50 ft deep at L3 (4)
HEIGHT									
Principal Building									
Maximum for principal building	35 ft	35 ft	45 ft	75 ft	75 ft	35 ft	50 stories or 500 ft	35 ft	3 stories or 35 ft (6)
Projections and features	Note 5	Note 5	Note 5	Note 5	Note 5	Note 5	Note 5	Note 5	Note 5
Accessory Structure									
Height, maximum	Note 7	Note 7	Note 7	Note 7	Note 7	Note 7	Note 7	Note 7	Note 7
Floor area, gross maximum	Note 8	Note 8	Note 8	Note 8	Note 8	Note 8	Note 8	Note 8	Note 8
PUBLIC ACCESS EASEMENT	Note 10	Note 10	Note 10	Note 10	Note 10	Note 10	Note 10	Note 10	Note 10