

FEBBRAIO
COMMERCIAL



BERKSHIE HATHAWAY
Home Services

New England Properties
COMMERCIAL DIVISION

Exceptional Riverfront Restaurant
For Lease

720 River Road, Shelton Connecticut



Febbraio Commercial is pleased to offer a premier riverfront restaurant opportunity, located on the Housatonic riverfront. The exceptional 8,000 square foot restaurant is situated in a newly planned mixed-use development. This prime location will serve as the anchor dining destination for an upscale community featuring:

- Luxury condominiums and apartments
- Boathouse and private docks
- Beautifully designed pedestrian areas
- Ample parking and high visibility

With its stunning waterfront views and direct access to a vibrant residential and recreational hub, this property is perfectly positioned for a flagship dining concept. Ideal for fine dining, a modern bistro, or an elevated casual restaurant.

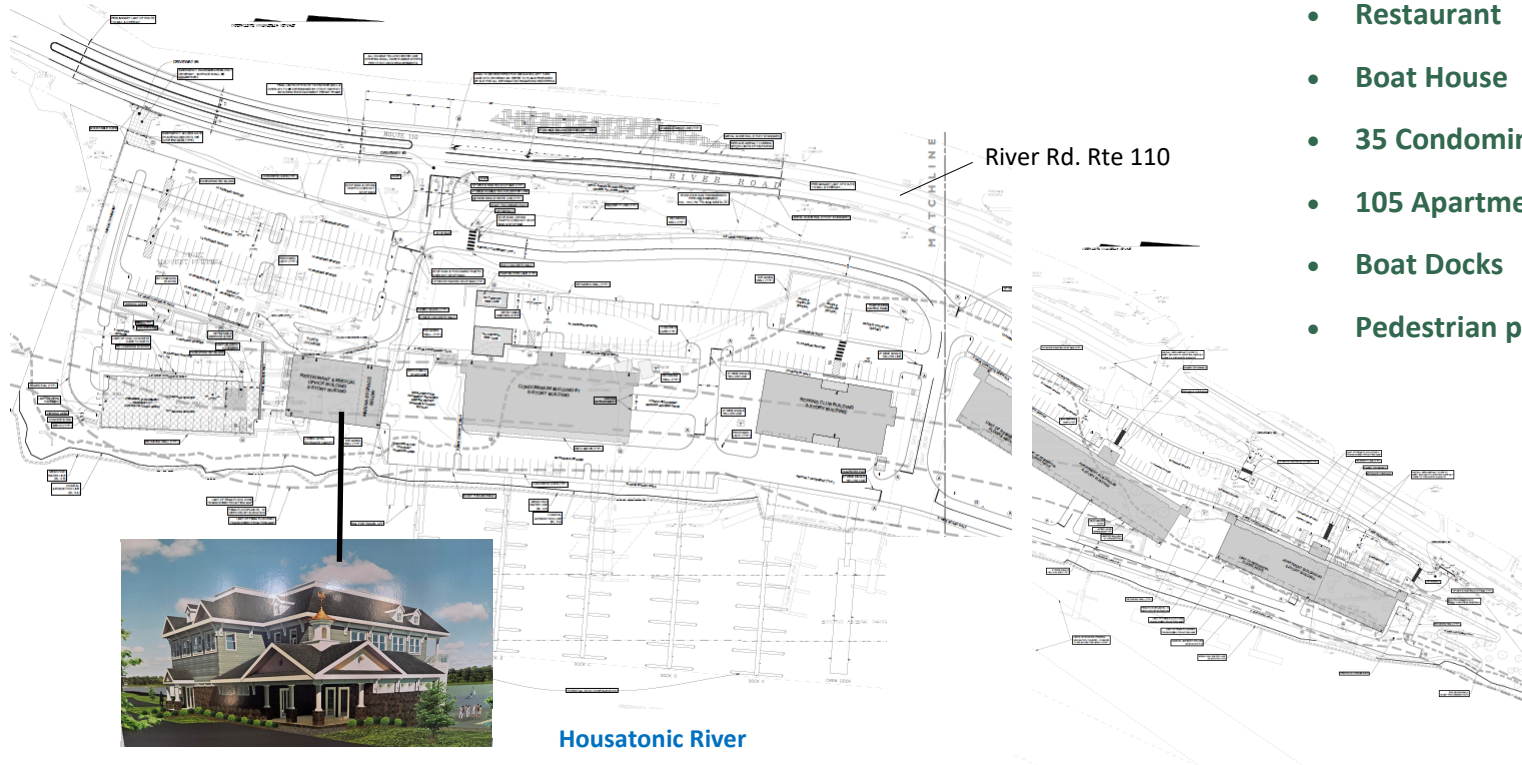
Highlights:

- **8,000 square foot waterfront restaurant for lease**
- **Located within a planned community of luxury condos and apartments**
- **Amenities include a superb boat house, private docks and pedestrian areas**

Key Highlights:

- 8,000 sq.ft. customizable interior
- Outdoor seating overlooking river
- Part of a luxury waterfront development
- Strong demographic growth and excellent disposable income area

Planned Riverfront Development– 720 River Rd, Shelton, CT



Waterfront Property Highlights:

- Restaurant
- Boat House
- 35 Condominiums
- 105 Apartments
- Boat Docks
- Pedestrian paths and walkways



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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.

Team Specialties

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



Located just 3 minutes from Sikorski's and Merritt Parkway, Route 15



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