

MIXED-USE INVESTMENT



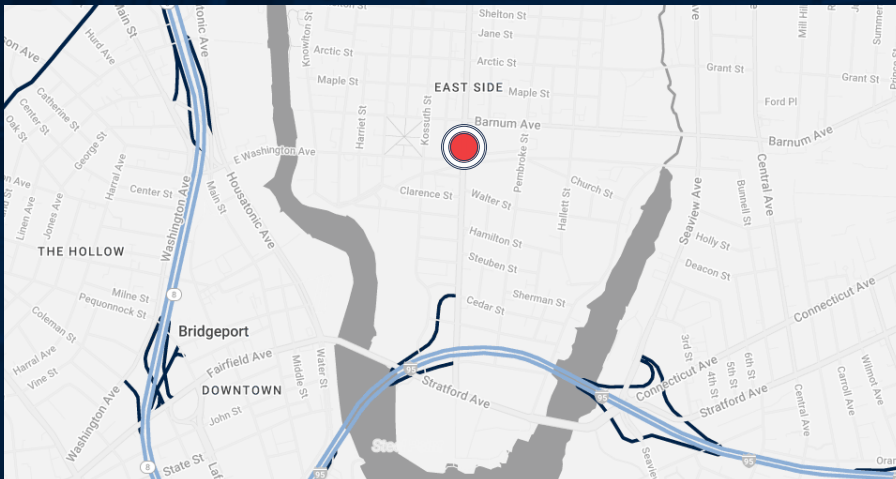
859-867 E. Main Street | ±8,454 SF | Mixed-Use Redevelopment | Parking for 25 Cars

EXECUTIVE SUMMARY

859–867 E. Main Street presents a premier opportunity for commercial redevelopment within one of Bridgeport's most active mixed-use corridors. Offered for sale at \$1,200,000 or for lease, the property benefits from recently approved MX-1 zoning, allowing for a fully entitled mixed-use redevelopment consisting of 56 residential apartments and 6 ground-floor retail spaces. Its impressive ceiling heights, open layouts, office areas, large basement, and existing commercial kitchen further enhance flexibility for multiple commercial or adaptive reuse concepts.

The property includes three distinct commercial spaces, which may be leased individually or combined for larger operations. These suites accommodate a broad range of users, including professional services, medical and wellness providers, administrative offices, creative studios, production kitchens, retailers, and service-based operators. With high visibility, strong urban foot traffic, and immediate access to I-95, the site provides excellent positioning for owner-users, tenants, or investors seeking a centrally located, transit-accessible asset in Southern Connecticut's largest city.

With the purchase of the building, the adjacent parking lot at 42–46 Beach Street—providing space for approximately 25 vehicles—will be conveyed, offering a valuable amenity for future redevelopment or daily commercial operations. Combining historic character with modern development potential, 859 E. Main Street represents a transformative mixed-use opportunity in a rapidly improving urban district.



PROPERTY SUMMARY

Address: 859–867 E. Main St, Bridgeport, CT

Offering: For Sale (\$1.2M) or For Lease

Property Type: Commercial / Mixed-Use Potential

Configuration: 3 leasable spaces
(individual or combined)

Building Size: ±8,454 SF

Zoning: MX-1 (Mixed Use)

Lease Terms: Preferred 5-Yr term, negotiable

Traffic Count: ±9,500±

Additional Parcel: 42–46 Beach Street (±25 parking spaces) conveyed with purchase

KEY HIGHLIGHTS



MULTIPLE FLEXIBLE LEASE OPTIONS



CENTRAL, HIGH-VISIBILITY LOCATION

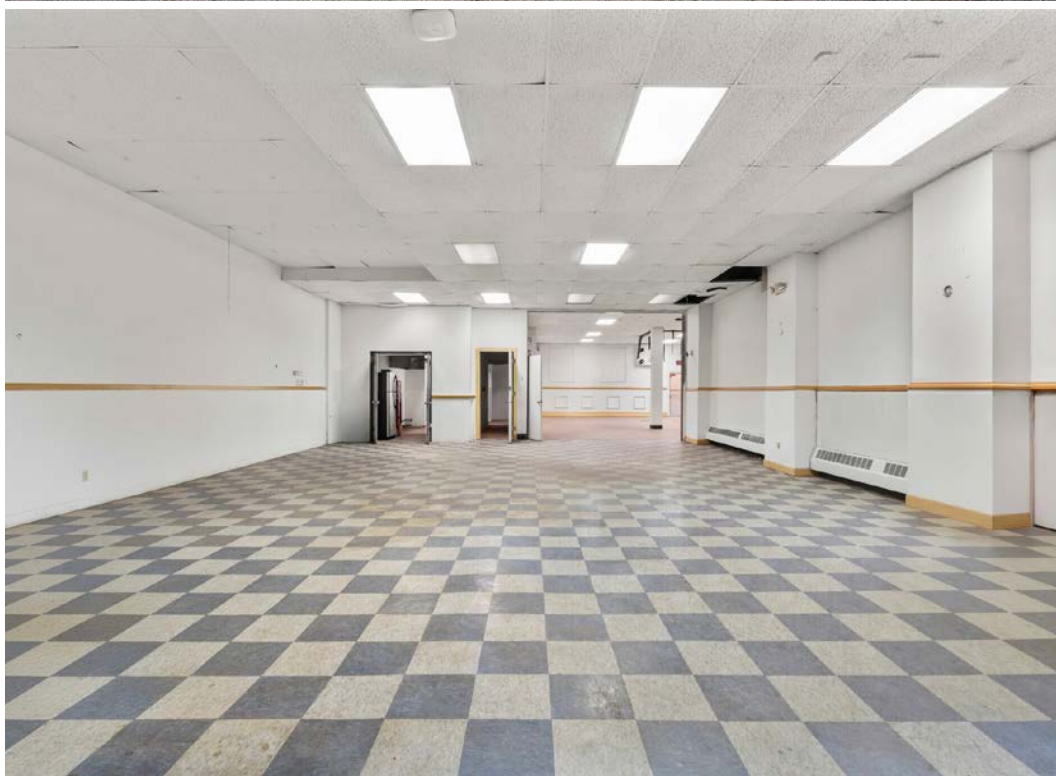


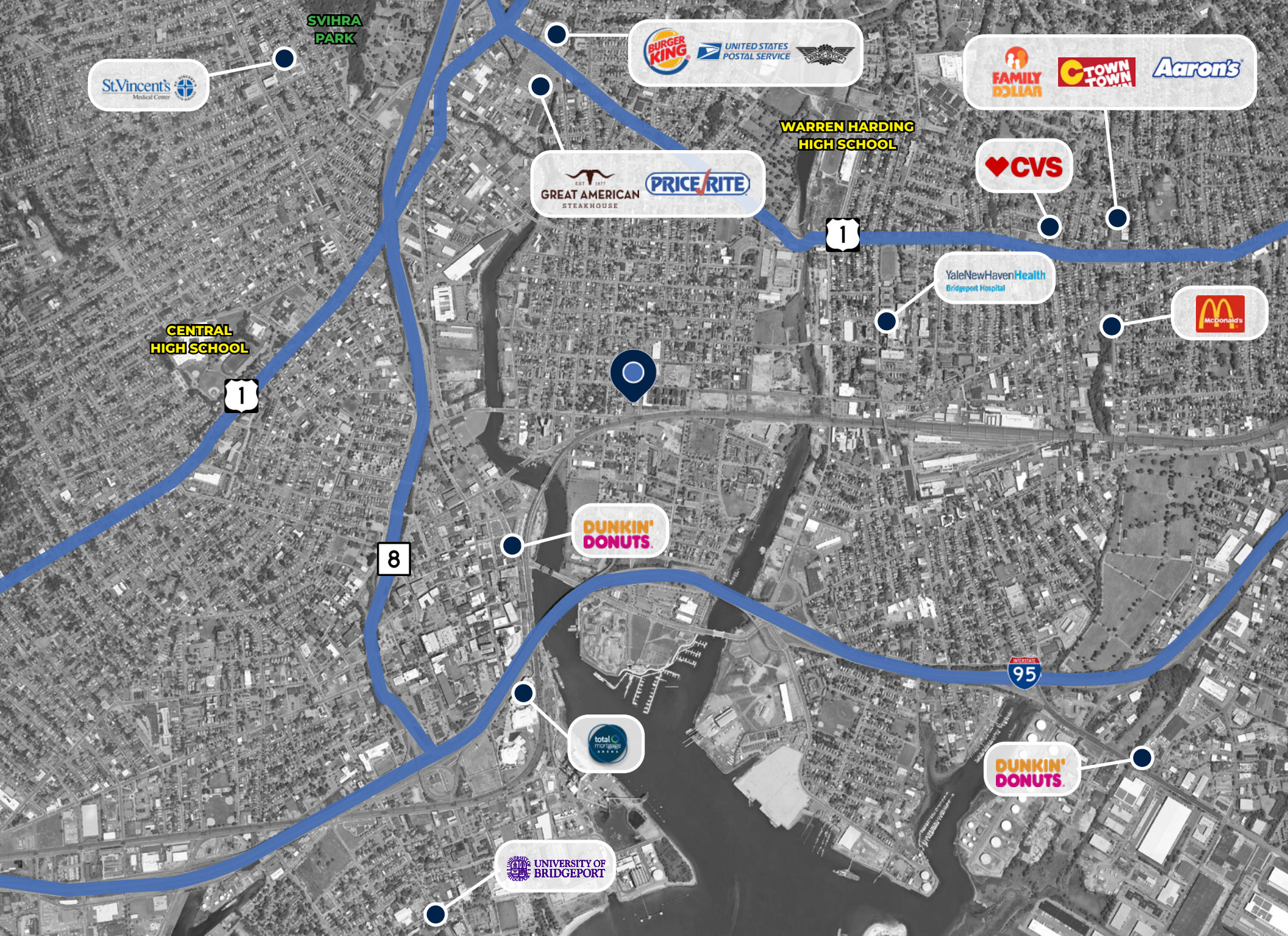
ADAPTABLE LAYOUTS FOR DIVERSE USERS



IDEAL FOR OWNER-USER OR INVESTOR







St. Vincent's
Medical Center

SVIHRA
PARK

BURGER KING
UNITED STATES
POSTAL SERVICE

WARREN HARDING
HIGH SCHOOL

FAMILY DOLLAR
C TOWN TOWN
Aaron's

CVS

GREAT AMERICAN
STEAKHOUSE
PRICE RITE

YaleNewHavenHealth
Bridgeport Hospital

McDonald's

CENTRAL
HIGH SCHOOL

DUNKIN'
DONUTS

total
mortgage

UNIVERSITY OF
BRIDGEPORT

DUNKIN'
DONUTS

BRIDGEPORT, CT



REVITALIZING EAST MAIN STREET CORRIDOR

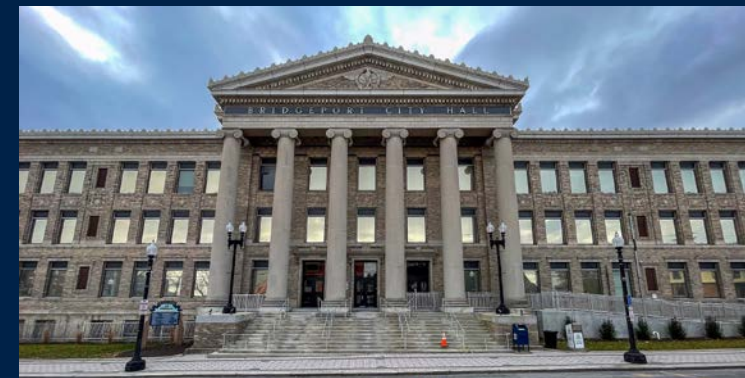
The East Main Street corridor is experiencing a fresh wave of investment, energized by Bridgeport's downtown revitalization efforts and growing demand for mixed-use, transit-accessible commercial space. Steady population growth, new residential redevelopment, and expanding small-business activity continue to attract retailers, service providers, and professional users seeking visibility in a high-traffic urban setting. With close proximity to I-95, the Bridgeport Transportation Center, and the expanding waterfront district, this corridor offers strong connectivity, rising foot traffic, and a strategic position within one of Connecticut's most active redevelopment markets.

CONNECTICUT'S EMERGING URBAN GROWTH & REDEVELOPMENT HUB

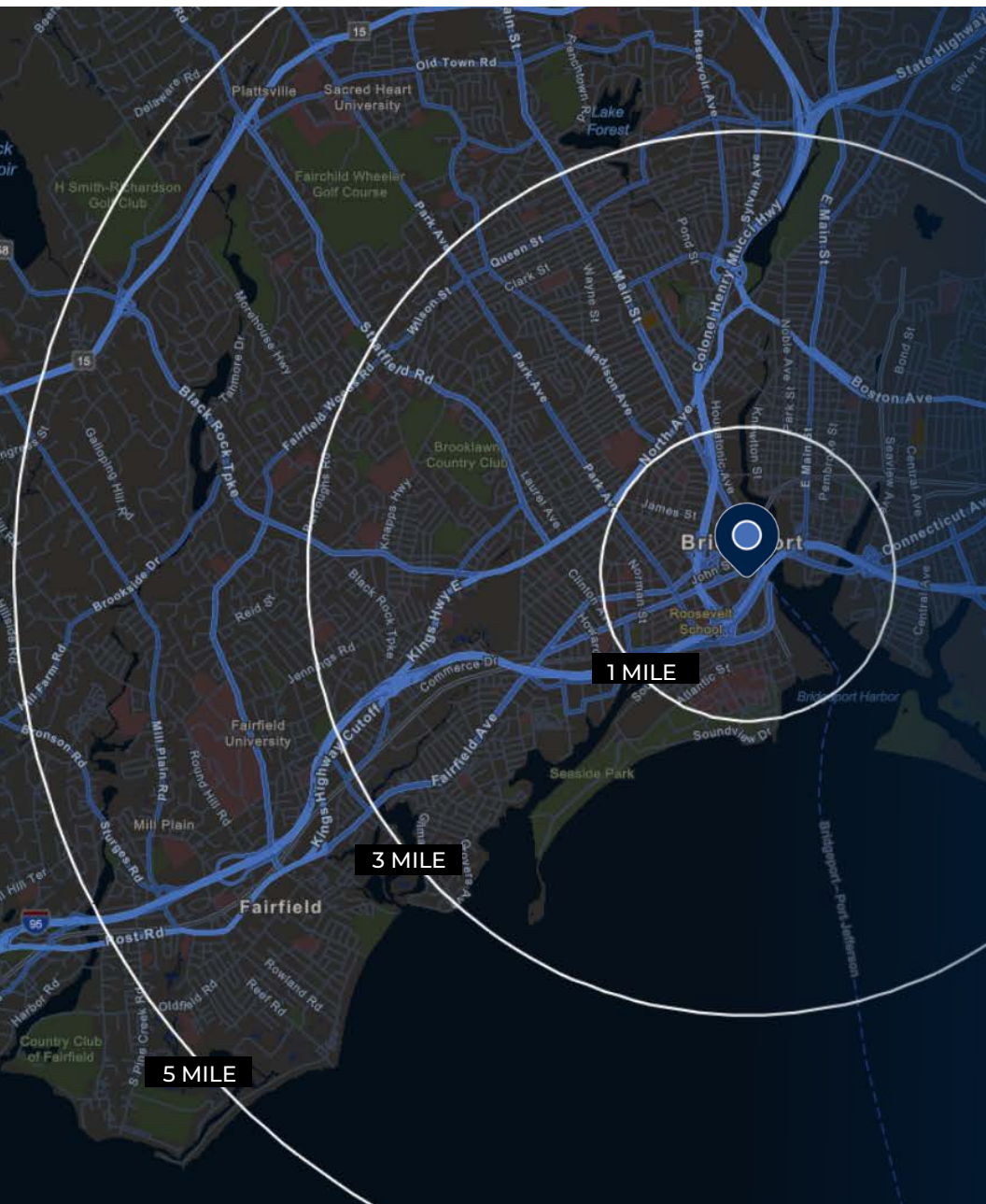
Bridgeport, Connecticut, positioned along the rapidly improving East Main Street corridor, has emerged as one of the state's most active urban revitalization markets. Located along the Long Island Sound and directly connected to I-95, the city offers a compelling combination of transit access, redevelopment momentum, strong rental demand, and consistent in-migration from New York City and surrounding Fairfield County communities. With a growing pipeline of residential conversions, mixed-use projects, and small-business investment, Bridgeport continues to attract residents and entrepreneurs seeking affordability, walkability, and proximity to regional job centers.

The East Side and Downtown submarkets are benefiting from a surge in public and private investment, supporting steady population density and a diverse consumer base eager for new retail, dining, and neighborhood-serving amenities. Major infrastructure upgrades, ongoing waterfront improvements, and revitalization of historic commercial buildings are driving year-over-year increases in activity, while the area's strong transit connectivity creates demand from commuters and local professionals alike.

Businesses choosing to locate within this corridor gain access to a dense urban population, multiple transportation networks, and one of the most economically active regions in Connecticut. With limited availability of modern, fully built-out commercial spaces and increasing demand for service-based tenants, Bridgeport presents a significant opportunity for operators seeking daily visibility, long-term stability, and a position within one of Southern Connecticut's most rapidly transforming commercial districts.



DEMOGRAPHICS



2025 Summary	1 MILE	3 MILE	5 MILE
Population	30,313	178,649	272,195
Households	11,320	66,794	100,528
Families	7,057	43,117	66,452
Average HH Size	2.64	2.63	2.61
Owner Occupied Housing Units	2,228	30,541	57,328
Renter Occupied Housing Units	9,092	36,253	43,200
Median Age	34.0	37.1	38.3
Median HH Income	\$43,144	\$66,502	\$85,496
Average HH Income	\$65,918	\$96,424	\$125,706
2030 Summary	1 MILE	3 MILE	5 MILE
Population	31,716	179,685	274,047
Households	12,076	68,118	102,548
Families	7,490	43,789	67,552
Average HH Size	2.59	2.59	2.58
Owner Occupied Housing Units	2,478	32,190	59,558
Renter Occupied Housing Units	9,598	35,928	42,990
Median Age	34.9	38.2	39.3
Median HH Income	\$50,252	\$75,673	\$97,035
Average HH Income	\$73,242	\$106,080	\$137,671

5 MILE HIGHLIGHTS



HOME VALUE
\$380,000



INCOME
\$125,705



POPULATION
272,195



EMPLOYMENT
96,215



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