

# UNIQUE OPPORTUNITY FOR LEASE

112 New Haven Avenue, Millford, CT

**FC** FEBBRAIO  
COMMERCIAL



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEW ENGLAND  
PROPERTIES

 COMMERCIAL DIVISION™

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## CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

# OVERVIEW



## Leases Starting at \$25/SF/Yr NNN

- SF: 1,080 - 2,160
- Land: .32 Acres
- Taxes: \$4.00/SF/Year
- Ceiling: 12'
- Heat: Oil
- AC: To be installed
- Power: 3 Phase - 200 AMP
- Access: 4 Overhead Doors
- Parking: Ample
- Zone: MCDD



\* pg.154 for  
MCDD regulations

Available for the first time in FIFTY+ YEARS! This gas station formerly occupied by D&D Motors is under new ownership and looking for an operator that wants to revitalize a piece of Milford history. Currently consisting of 2,160 SF on 1/3 of an acre with the ability to expand the building, and possibly add a rooftop deck (with proper zoning approvals).

Thinking of converting this gem to a restaurant with an outdoor patio? We have a relationship with the neighboring site that will allow for overflow parking and handle any zoning requirements. The Milford Center Design Development District (MCDD) allows for a plethora of uses. Let us help you look passed what the eyes can see and transform this station into a new staple in town. Call today and let's discuss your ideas!



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# LOCATION



Walking distance to sporting amenities, boutique shops, restaurants, metro north station and much more. Including some classic restaurants such as Stonebridge and Seven Seas or other friends at Colony and Citrus, downtown Milford is always a happening place for all locals and newcomers. Within a square mile you'll find 1,000 residential units not including 100 units that were delivered downtown in the last year with a mixed-use building offering retail, a parking garage and 50 more residential units coming soon.

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	8,668	46,432	107,244
Median Age	44.9	46.6	46.9
Median Household Income	\$113,741	\$114,394	\$112,188
Average Household Income	\$162,284	\$153,659	\$148,622

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# HIGHLIGHTS



## 44-64 River Street

- Coming Spring 2025
- .3 miles away - 1 min. drive
- 50 residential units
- 12,400 SF of retail
- Parking garage with 197 spaces
  - \*121 of the spaces will be controlled by the city for parking downtown



## 135 Broad Street (Metro on Broad)

- Built 2022
- .5 miles away - 2 min. drive
- 78 residential units
- 11,170 SF of retail
- 154 parking spaces

## Metro North Station

- .4 miles away - 2 min. drive



# RESTAURANT INSPIRATION



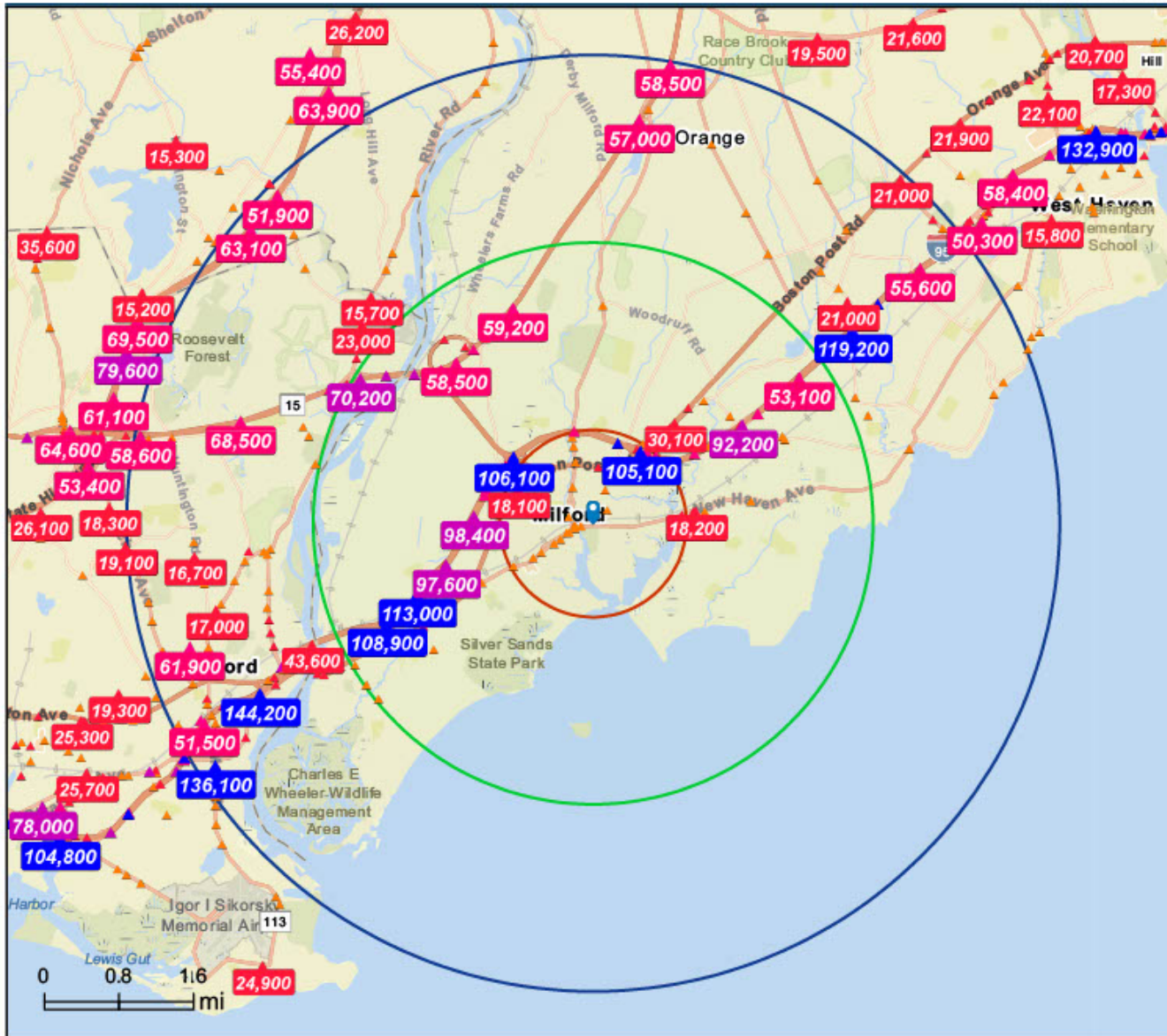
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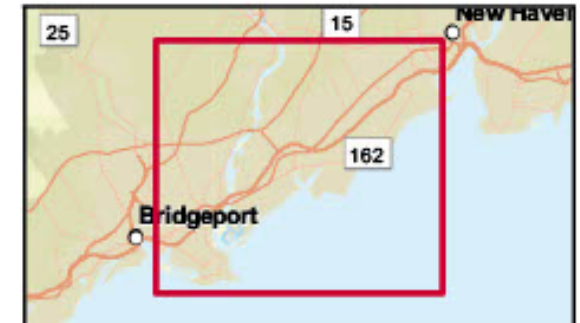
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# TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

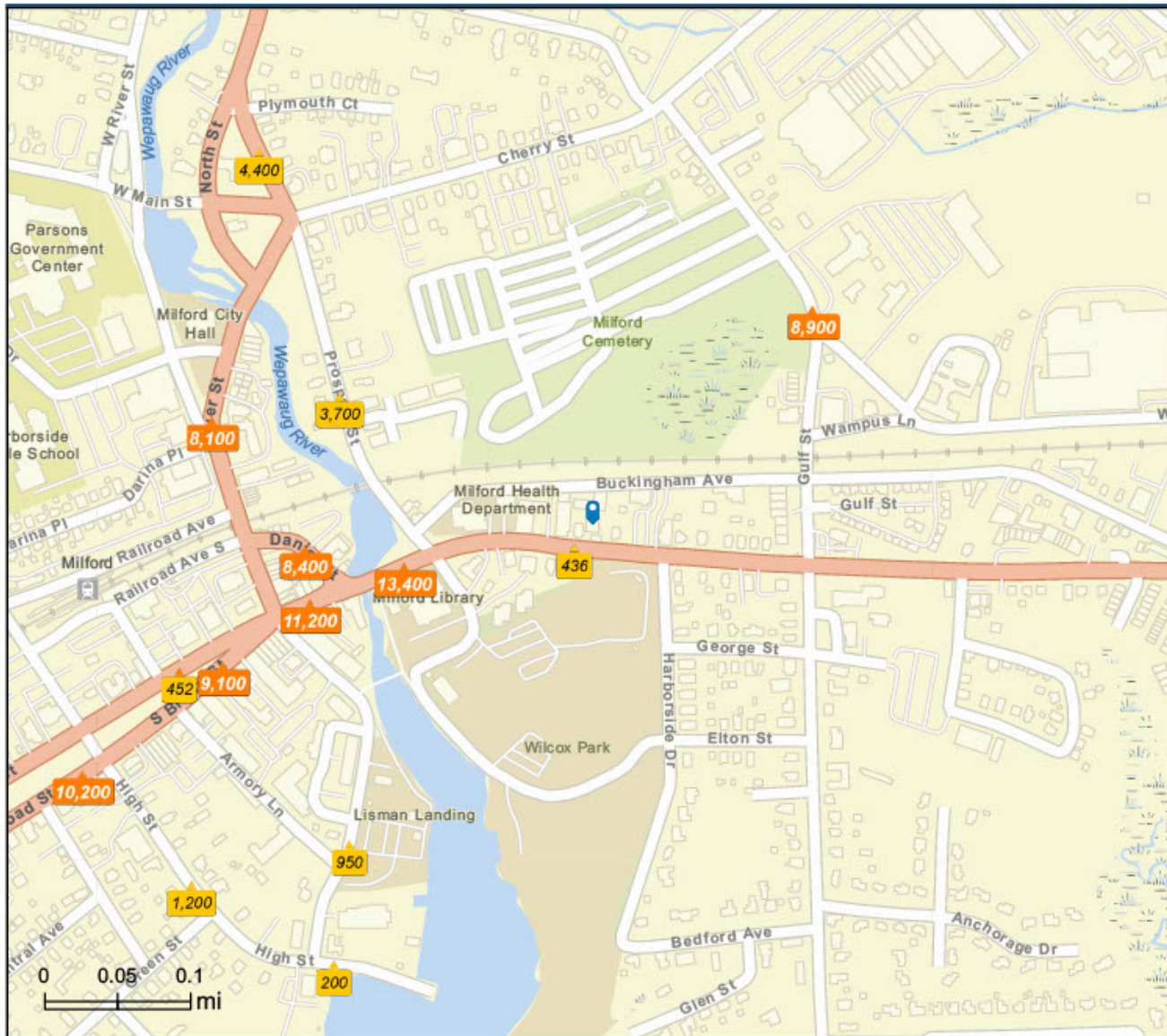


Traffic Count Map

112 New Haven Ave, Milford, Connecticut, 06460  
Rings: 1, 3, 5 mile radii

# TRAFFIC COUNTS

Longitude: -73.05255



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  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Traffic Count Map - Close Up

112 New Haven Ave, Milford, Connecticut, 06460  
Rings: 1, 3, 5 mile radii

Febbraio Commercial Team  
at Berkshire Hathaway  
HomeServices New England



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### ABOUT CHRISTOPHER

Christopher Lara (also known as Chris or CJ) is a seasoned professional in Commercial Real Estate, boasting over a decade of experience. He started his career specializing in industrial buildings, then shifted into hospitality and retail leasing drawing from his background working in restaurants since the age of 17. He is now a valuable resource and a "go-to broker" in the restaurant and hospitality sectors, continuously shaping his successful journey.

Originally from New York, Chris grew up in Milford and has been a resident of Connecticut for over 20 years. As a member of the Febbraio Commercial Team at Berkshire Hathaway for the past 2 years, he now focuses on investment sales and hospitality development / ownership.

Currently, Chris represents the largest privately owned Mexican restaurant group in Connecticut, a testament to his industry knowledge and understanding of local market dynamics. With a passion for real estate and a strong background in the restaurant industry, Chris continues to make significant strides in his career.

Visit Our Website



### Team Specialties

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