

# SALE

## 469 E MAIN ST

469 E Main St Branford, CT 06405



**SALE PRICE**

**\$4,900,000**

**Nick Mastrangelo**  
(203) 641-2100

**Tom Cavaliere**  
(203) 907-7800

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### PROPERTY HIGHLIGHTS

- Fully leased, stabilized net-leased investment opportunity
- Nationally accredited tenant with 9 years remaining on current term plus renewal options
- 7.50% cap rate with scheduled annual rental increases
- Approximate pricing of \$174 per SF
- 28,088 SF free-standing multi-tenant commercial building
- Positioned along high-traffic Route 1 with immediate access to two I-95 interchanges
- Strategically located in New Haven County, between New York City and Boston
- Close proximity to Yale University and Yale New Haven Hospital
- Situated on 3.93-acre site with 185 parking spaces
- Excellent parking ratio of 6.5 spaces per 1,000 SF
- Dual access points including Business Park Drive
- Two-story anchor space with elevator access
- Three ground-level retail suites
- Independent HVAC systems and dedicated utilities throughout
- Strong visibility and signage exposure
- Located adjacent to Branford Business Park, a fully developed commercial hub

### OFFERING SUMMARY

Sale Price:	\$4,900,000
Number of Units:	4
Lot Size:	3.93 Acres
Building Size:	28,088 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,082	11,358	28,089
Total Population	2,529	25,023	64,433
Average HH Income	\$167,349	\$142,083	\$132,574

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### PROPERTY DESCRIPTION

469 East Main Street, Branford, CT is offered for sale as a fully leased, stabilized net-leased investment anchored by a nationally recognized tenant with 9 years remaining on the current lease term and multiple renewal options. The property provides predictable, long-term cash flow supported by a strong tenancy profile and structured annual rental increases, creating built-in income growth.

The asset is offered at a 7.50% cap rate and approximately \$174 per square foot, representing an attractive basis for investors seeking dependable yield in a core Connecticut market. The 28,088 SF freestanding building features a balanced mix of anchor and complementary retail users with independent utilities and efficient operating structure, minimizing landlord responsibilities.

Strategically positioned in a high-visibility commercial corridor between New York City and Boston, and within close proximity to Yale University and Yale New Haven Hospital, the property benefits from sustained regional demand drivers and strong market fundamentals. This offering represents an opportunity to acquire a turn-key asset with secure income, long-term lease stability, and favorable market positioning.

### LOCATION DESCRIPTION

469 East Main Street is strategically located in Branford, Connecticut along the highly visible Route 1 corridor with immediate access to two Interstate 95 interchanges, providing direct connectivity to New Haven, the Connecticut shoreline, and the greater New York and Boston metropolitan markets. The property sits within New Haven County, one of the region's strongest economic hubs, and benefits from close proximity to Yale University and Yale New Haven Hospital, both major employment and traffic generators. Positioned adjacent to the fully developed Branford Business Park, the site is surrounded by established commercial users and light industrial operations, creating consistent daily traffic and strong area synergy. The location offers excellent regional accessibility while maintaining convenient access to the shoreline demographic and surrounding professional communities.

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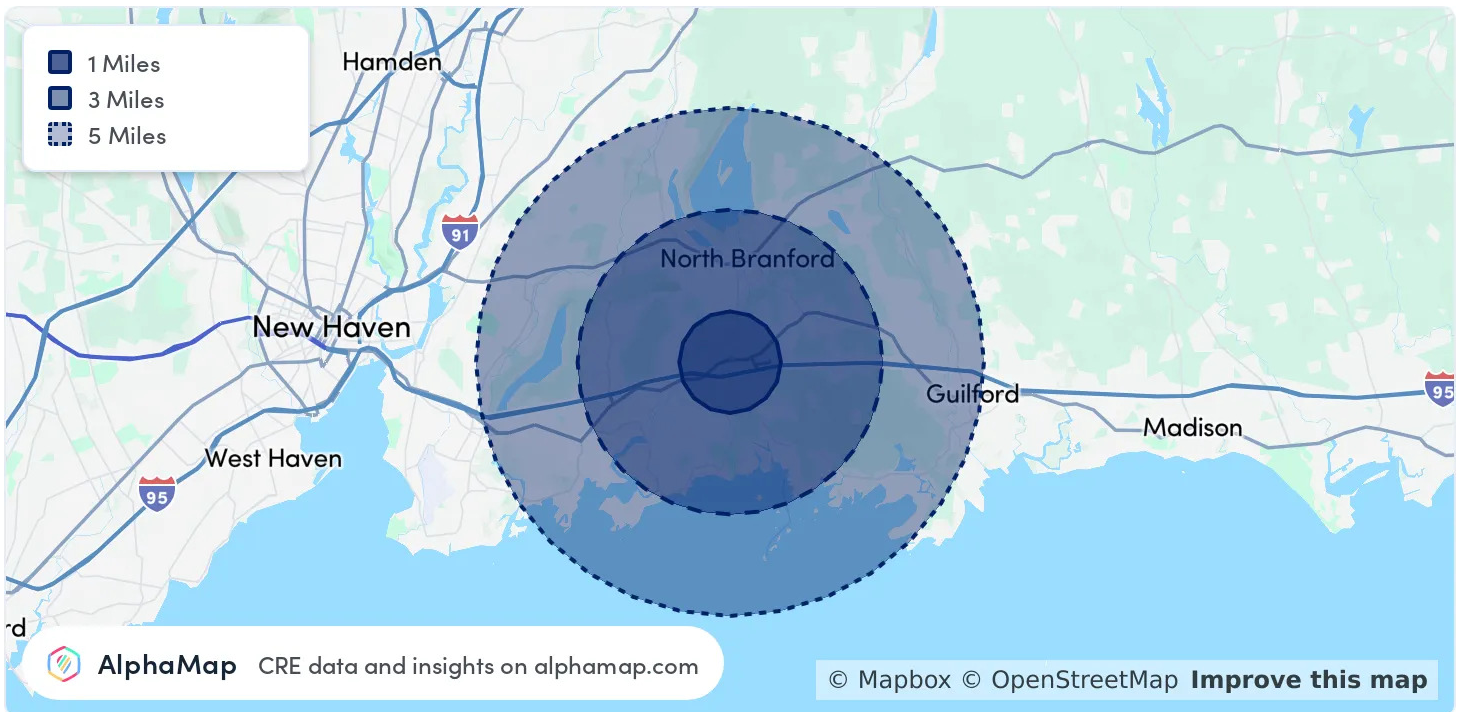


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,529	25,023	64,433
Average Age	48	48	47
Average Age (Male)	47	46	45
Average Age (Female)	49	49	48

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,082	11,358	28,089
Persons per HH	2.3	2.2	2.3
Average HH Income	\$167,349	\$142,083	\$132,574
Average House Value	\$598,247	\$511,760	\$465,587
Per Capita Income	\$72,760	\$64,583	\$57,640

Map and demographics data derived from AlphaMap

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**469 E MAIN ST**

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**NICK MASTRANGELO**

Commercial Broker Associate

[nick.mastrangelo@cbmoves.com](mailto:nick.mastrangelo@cbmoves.com)

Direct: (203) 641-2100 | Cell: (203) 641-2100

CT #REB.0756394

## PROFESSIONAL BACKGROUND

Nick Mastrangelo is a licensed broker with nearly four decades of experience in the Connecticut real estate market. Since earning his license in 1986, Nick has built a respected reputation as a trusted advisor to hundreds of buyers, sellers, and investors—guiding them through residential, commercial, and investment transactions of every size and scope. A recognized expert in Connecticut's REO sector, Nick currently serves as Director of REO at Coldwell Banker Realty, where he is known for his hands-on approach, operational efficiency, and long-standing relationships with asset managers, servicers, and financial institutions nationwide. His client-first philosophy—"Bringing results that move my clients"—is the foundation of his success, blending strategy, service, and trust to achieve superior outcomes for every client.

### Professional Achievements & Recognition

- New Haven Middlesex Association of Realtors CID "Deal of the Year," 2021, recognized for excellence in commercial transactions.
- Eight-Year Five Star Professional Award Recipient, honored for exceptional sales performance and client service.
- Top Coldwell Banker Connecticut Agent, 2024, ranked #21 in closed units statewide.
- #1 Medium Team in Connecticut (2024) Regional Properties Team ranked #1 in closed units.
- REALTrends The Thousand (2021) featured in The Wall Street Journal as Connecticut's #1 REO team, ranking in the top 0.1% of Realtors nationwide.
- New Haven Middlesex Association of Realtors, consistently recognized as a top-producing agent.

## MEMBERSHIPS

### Professional Associations | Memberships | Certifications

- New Haven Middlesex Association of Realtors' Commercial Investment Division, Connecticut Association of Realtors
- National Association of Default Professionals (NADP), National REO Brokers Association (NRBA), USREO Partners, REOMac, REO Network
- Certified REO & Default Professional (RDCP, CREO), Five Star REO Certified, Bubba Mills Certified REO Specialist, Anywhere Corporate Relocation Certified Agent

### Coldwell Banker Commercial Realty

236 Boston Post Rd  
Orange, CT 06477

**Nick Mastrangelo**  
(203) 641-2100

**Tom Cavaliere**  
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**469 E MAIN ST**

469 E Main St Branford, CT 06405



**TOM CAVALIERE**

Comm Broker Associate

tom.cavaliere@cbmoves.com

Direct: (203) 907-7800

CT #REB.0110396

## PROFESSIONAL BACKGROUND

Tom Cavaliere is a seasoned Broker Associate with Coldwell Banker Realty, bringing over four decades of expertise to the Connecticut real estate market. Since earning his broker's license in 1978, Tom has built a trusted reputation as an advisor to buyers, sellers, developers, investors, and commercial clients throughout the Greater New Haven and Valley regions. His career spans every sector of real estate—commercial investment sales, leasing, residential brokerage, new construction, and complex land development projects—making him a versatile resource for clients seeking strategic, data-driven guidance. Widely regarded for his deep knowledge of land acquisition and development, Tom has collaborated with builders, developers, engineers, and construction firms for nearly 40 years, helping bring numerous residential and commercial projects to life. His background also includes extensive experience in both residential and commercial appraisal, and he has served as an expert witness in valuation matters, delivering precise, court-ready testimony grounded in decades of market insight. Tom is a Graduate, REALTOR® Institute (GRI) designee and has been honored as a Connecticut Magazine Five Star Professional every year since 2012. Earlier in his career, he co-owned and operated a multi-million-dollar real estate firm with multiple offices across Greater New Haven before joining Coldwell Banker Realty in 2017. His client-first philosophy, strategic approach, and long-standing relationships continue to drive exceptional outcomes for his clients.

### Professional Achievements & Recognition

- New Haven Middlesex Association of Realtors CID “Deal of the Year,” 2021, awarded for excellence in commercial transactions.
- Multi-year Five Star Professional Award recipient, recognized for outstanding client service and sales performance.
- Coldwell Banker International President's Elite—an honor reserved for the top 2% of all Coldwell Banker agents worldwide, based on exceptional annual production.

## MEMBERSHIPS

### Professional Associations | Memberships | Certifications

- New Haven Middlesex Association of Realtors® – Commercial Investment Division
- Connecticut Association of Realtors®
- Greater New Haven Association of Realtors® – Past Director
- Orange Economic Development Corporation – Executive Board Member (20+ Years)
- Bethany Economic Development Commission – Former Chairman

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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,334**

Affiliated Professionals

Based upon sales professionals  
designated as commercial in dash as of  
12/31/24.

Presence in

**158 OFFICES,  
45 COUNTRIES**

**OVER 18,400**

Transactions

**\$7.67 BILLION**

Sales Volume

**\$1.01 BILLION**

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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