

AVAILABLE FOR SALE

387 Clinton Avenue, Bridgeport, CT



To arrange a tour contact:
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krisztina@vidalwettenstein.com

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

387 Clinton Avenue, Bridgeport, CT

Zoning approval for 15 studios.

PROPERTY DETAILS

Gross Square Feet: 11,114± SF including the basement

Land Area: .20 acre

Zoning: NX2

Basement: Full

Age: 1895±

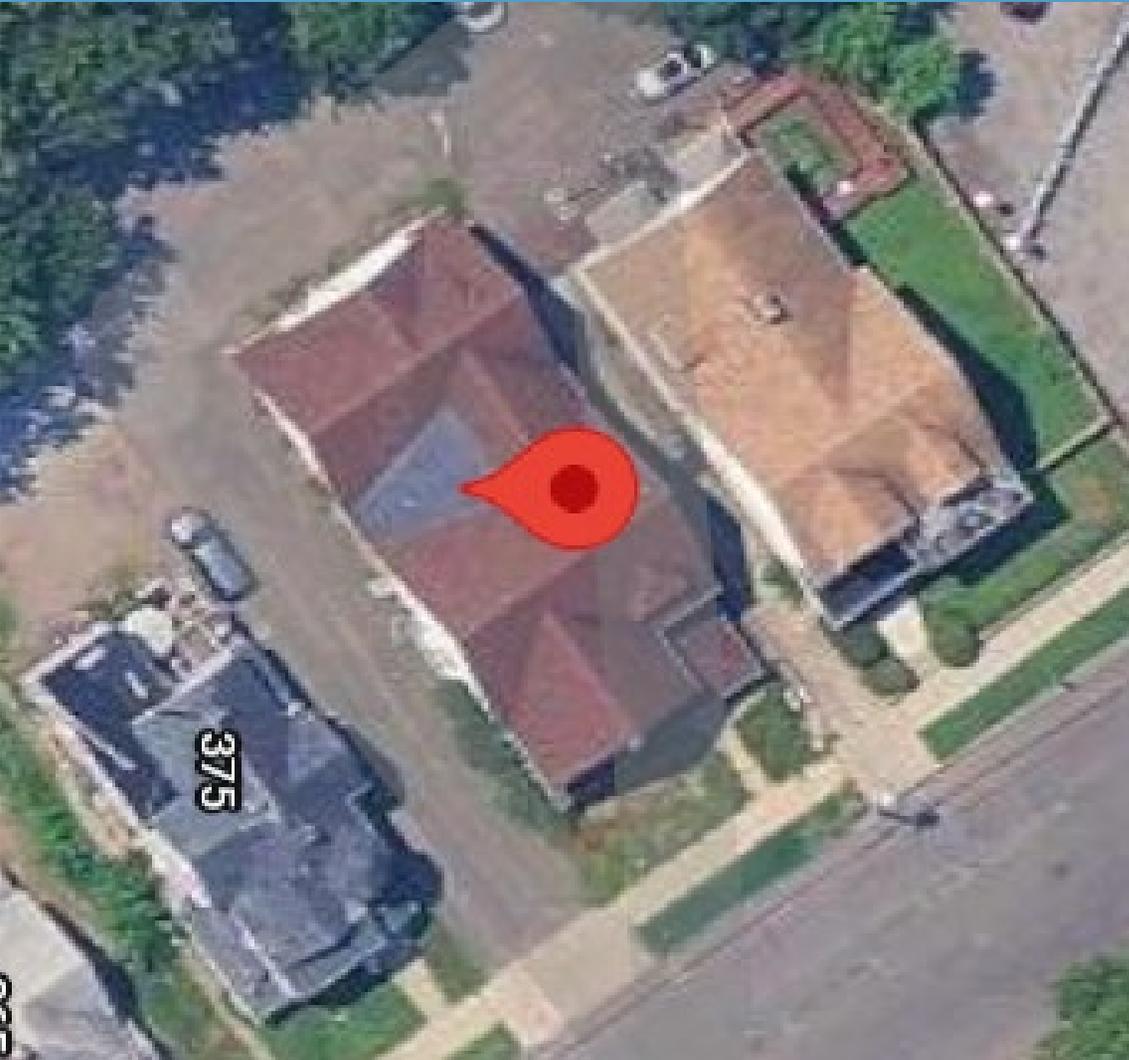
HVAC: Central

Heating: gas heat

Water/ Sewer: City

Taxes: \$15,826.

Sale Price: Please contact listing agent



Disclosure: Seller is a licensed real estate broker. Broker/owner hereby discloses their ownership interest in the property in accordance with applicable real estate regulations.



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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

387 Clinton Avenue, Bridgeport, CT

387 Clinton Avenue, Bridgeport, CT 06605 — A Landmark with Possibility & Character

Positioned in Bridgeport's revitalizing West End/West Side district, 387 Clinton Avenue stands as a striking and historic property full of potential. This expansive 6,052± SF plus full basement building — originally constructed in 1895 — carries timeless architectural presence and offers an incredible canvas for reposition to an investment or owner-user operator. 387 Clinton Avenue is a rare value-add asset offering exceptional upside for investors seeking scale, character, and long-term growth potential, or for those looking to expand their business footprint or a non-profit looking to relocate.

A Rare Gem in an Emerging Urban Canvas

Set along Clinton Avenue, this property enjoys a *very walkable* setting with a strong neighborhood identity, close to shops, transit, and everyday conveniences that make city living dynamic and accessible.

Historic Character Meets Creative Potential

With a generous footprint and classic structure, the building lends itself beautifully to a variety of visions — from modern loft-style apartments to community-focused residences. Zoning approvals and conversion options amplify its appeal for residential redevelopment or mixed-use reinvention.

Significant Built-In Equity Potential

The building's architectural bones and large footprint dramatically reduce replacement costs, giving investors an opportunity to reposition a historic asset at a fraction of new-construction pricing.

Strategically Located in a Rebounding Submarket

Bridgeport's West End continues to attract new investment due to its proximity to downtown, transportation, universities, and ongoing neighborhood revitalization efforts. Investors can take advantage of municipal incentives and a strong demand for updated rental housing in the area.

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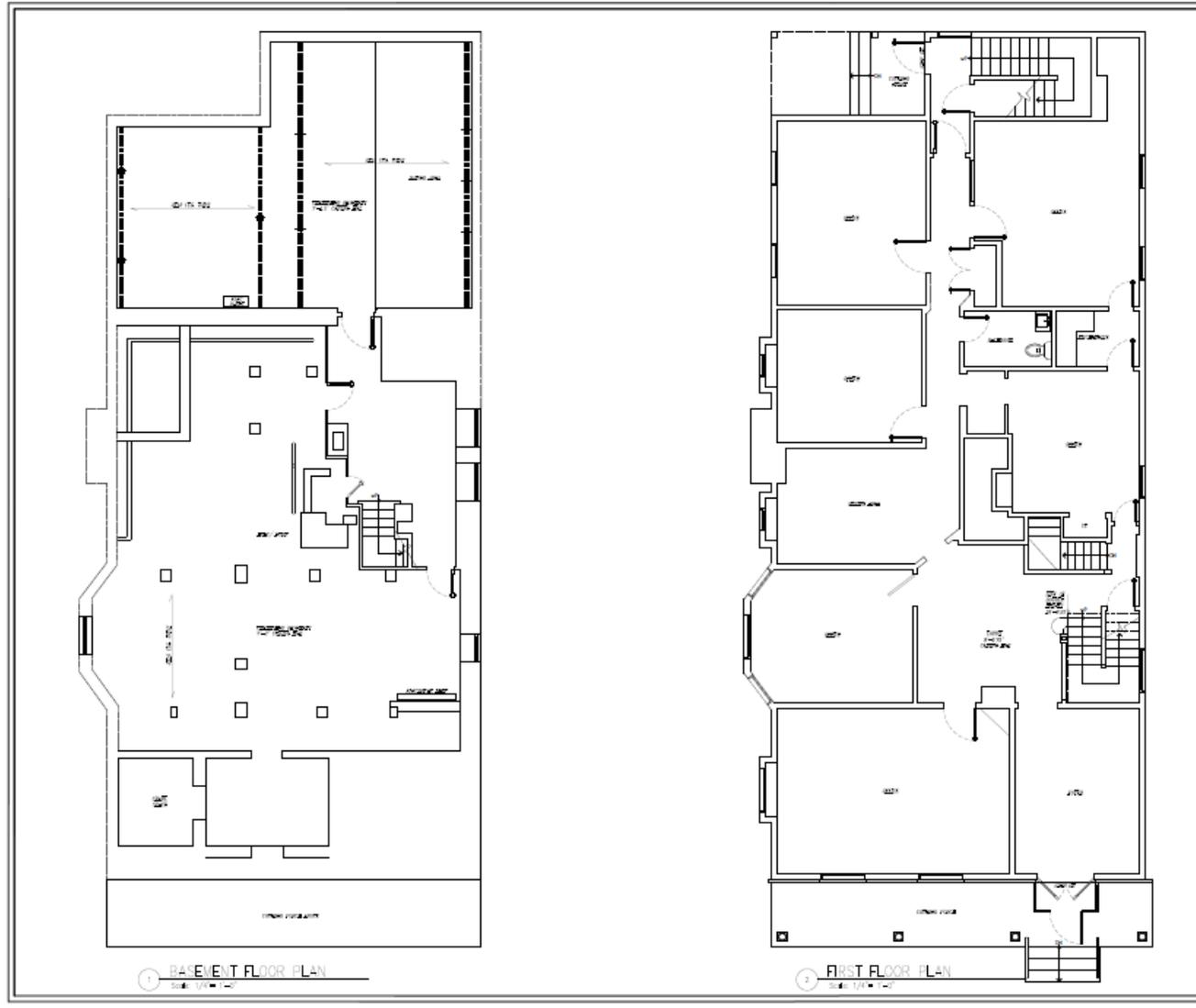


VIDAL/WETTENSTEIN, LLC

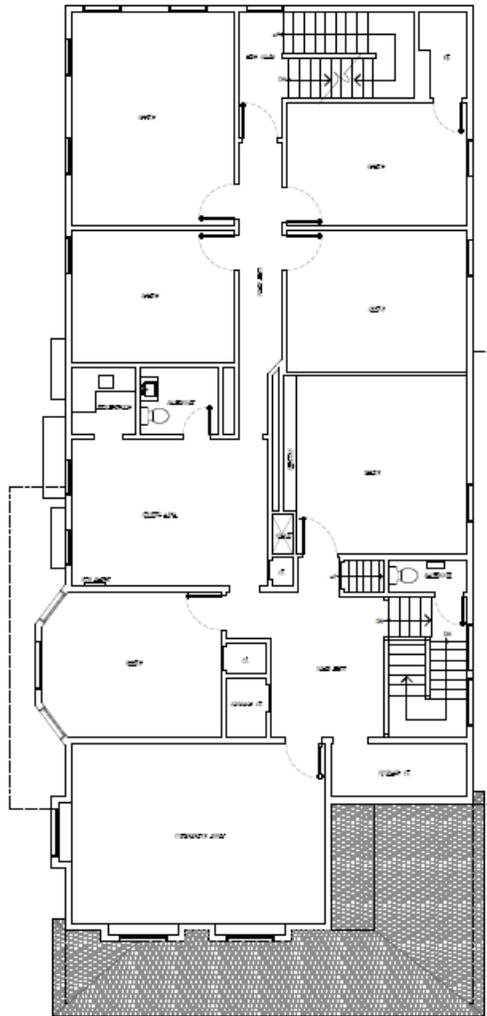


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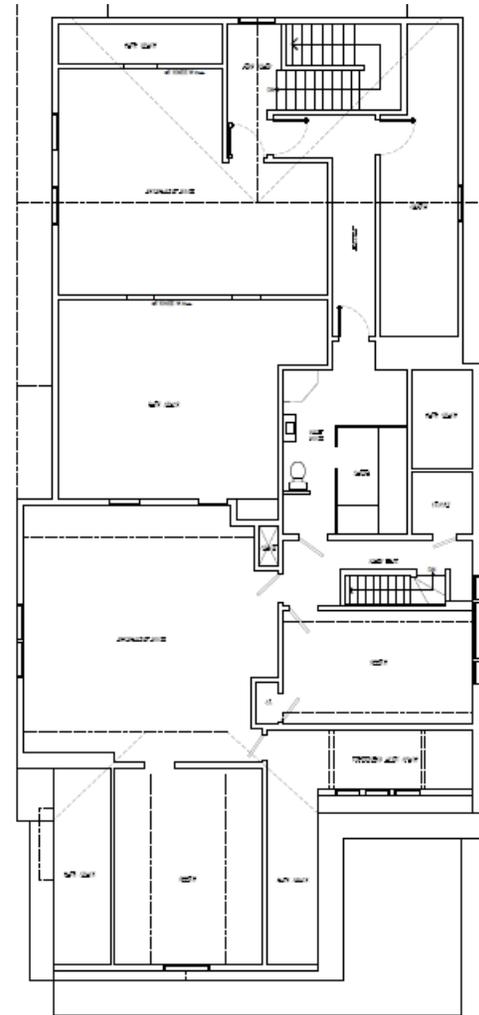
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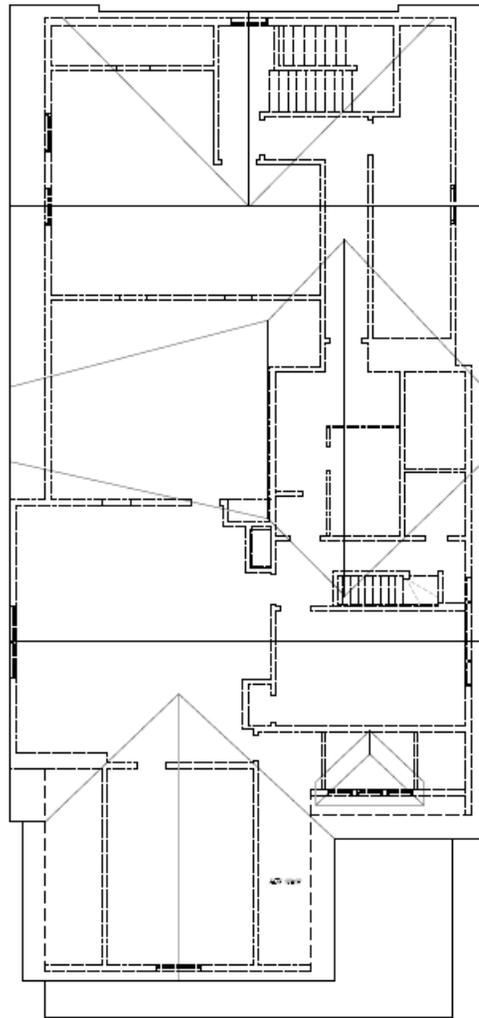


SECOND FLOOR PLAN

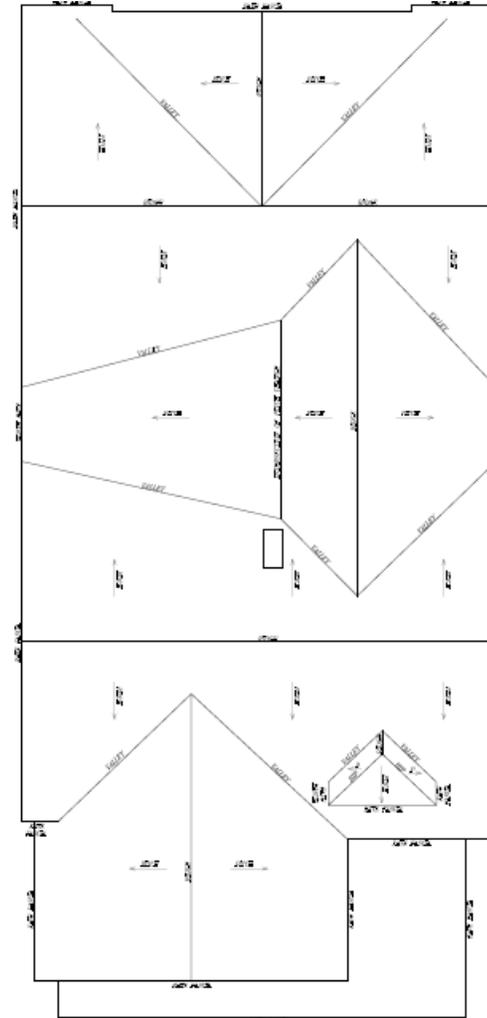


ATTIC FLOOR PLAN

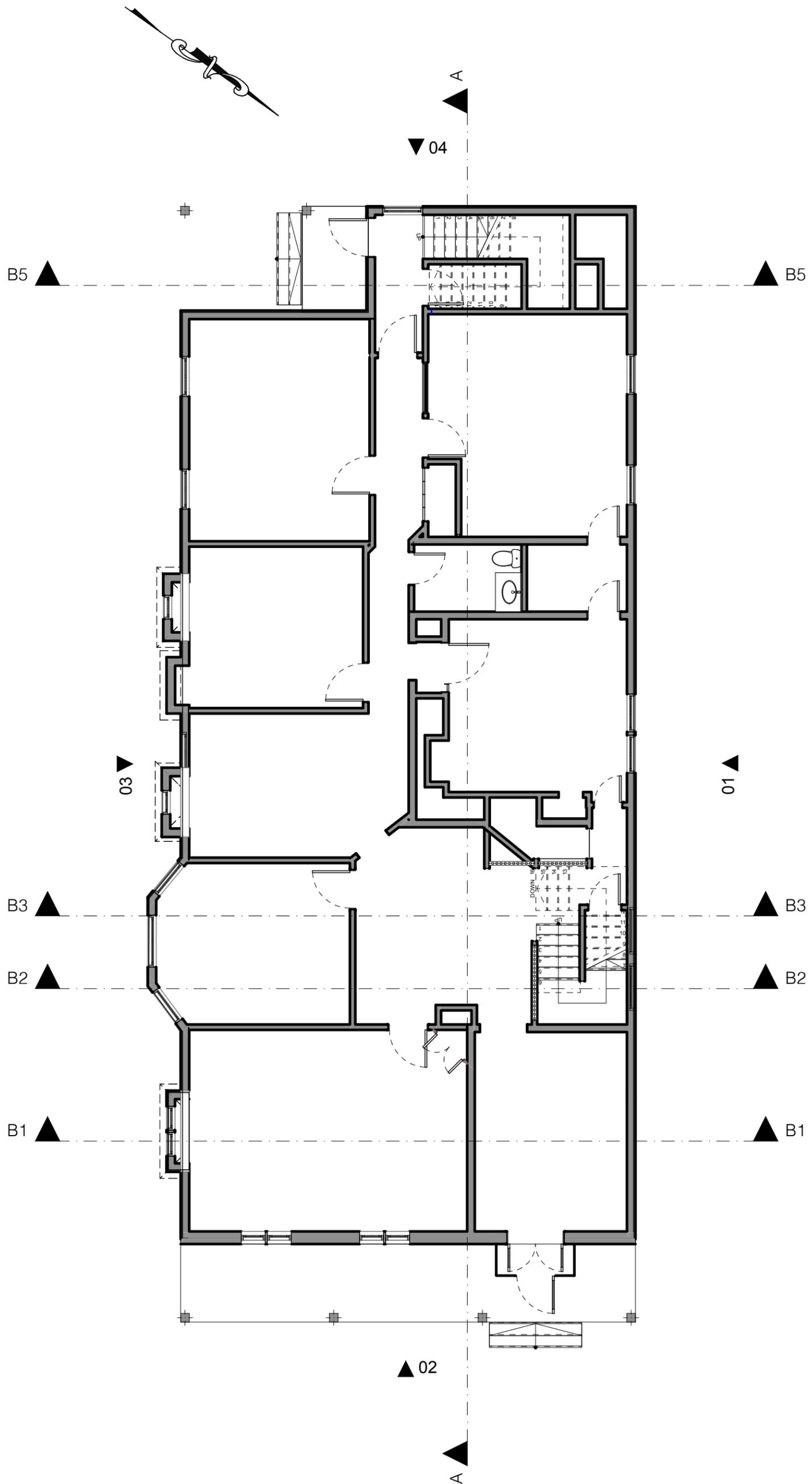
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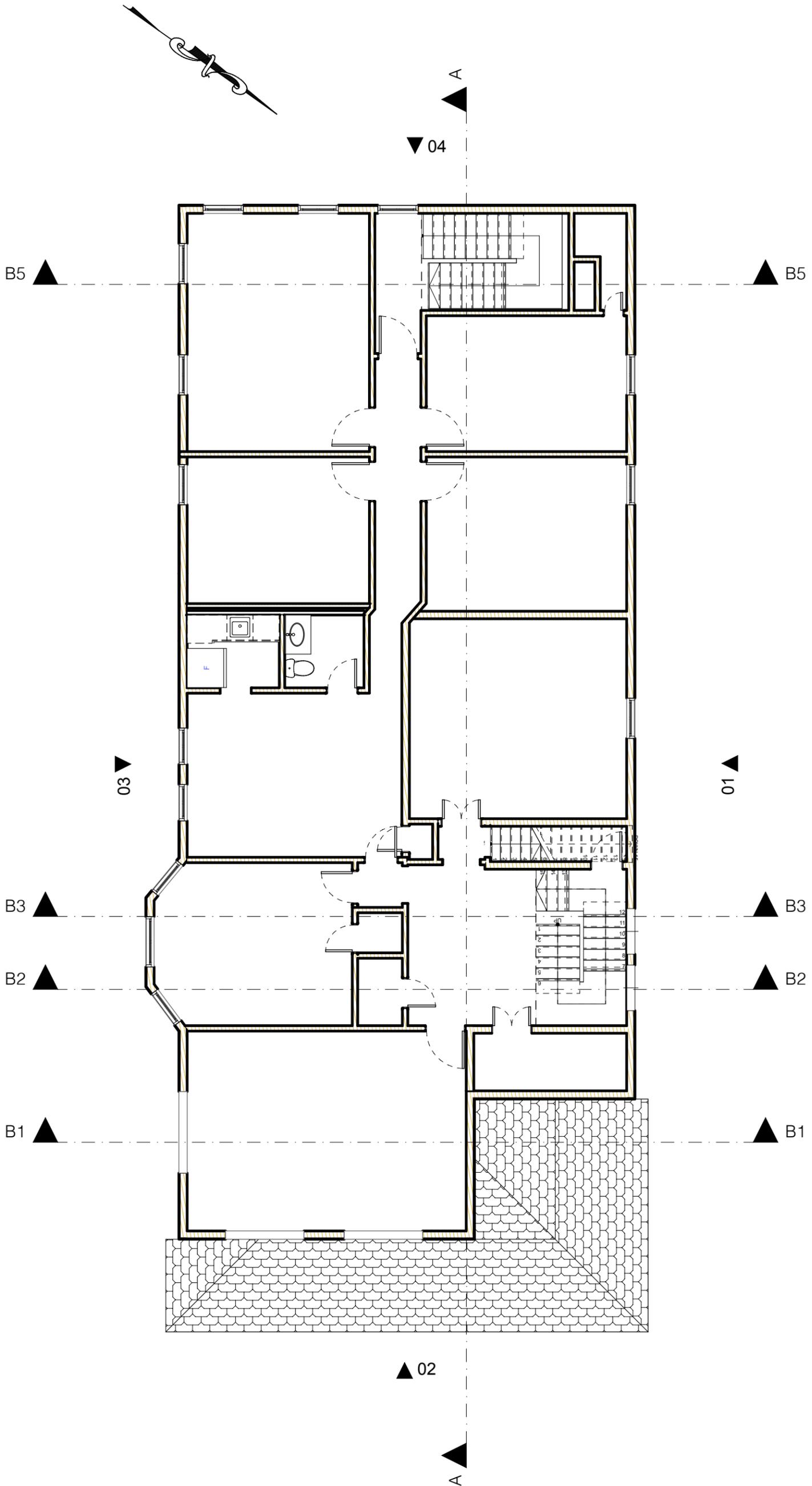


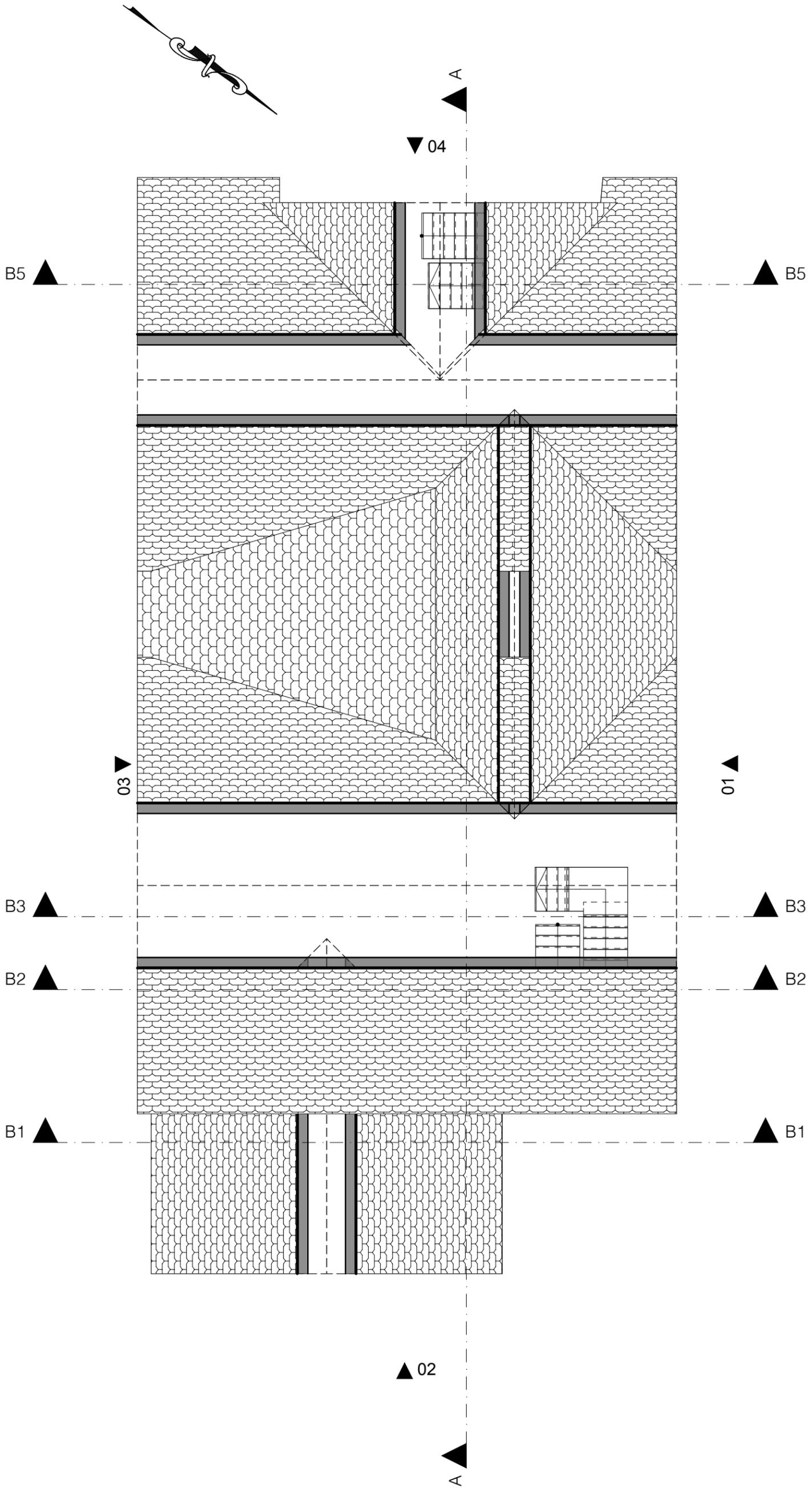
ROOF PLAN WITH WALLS BELOW



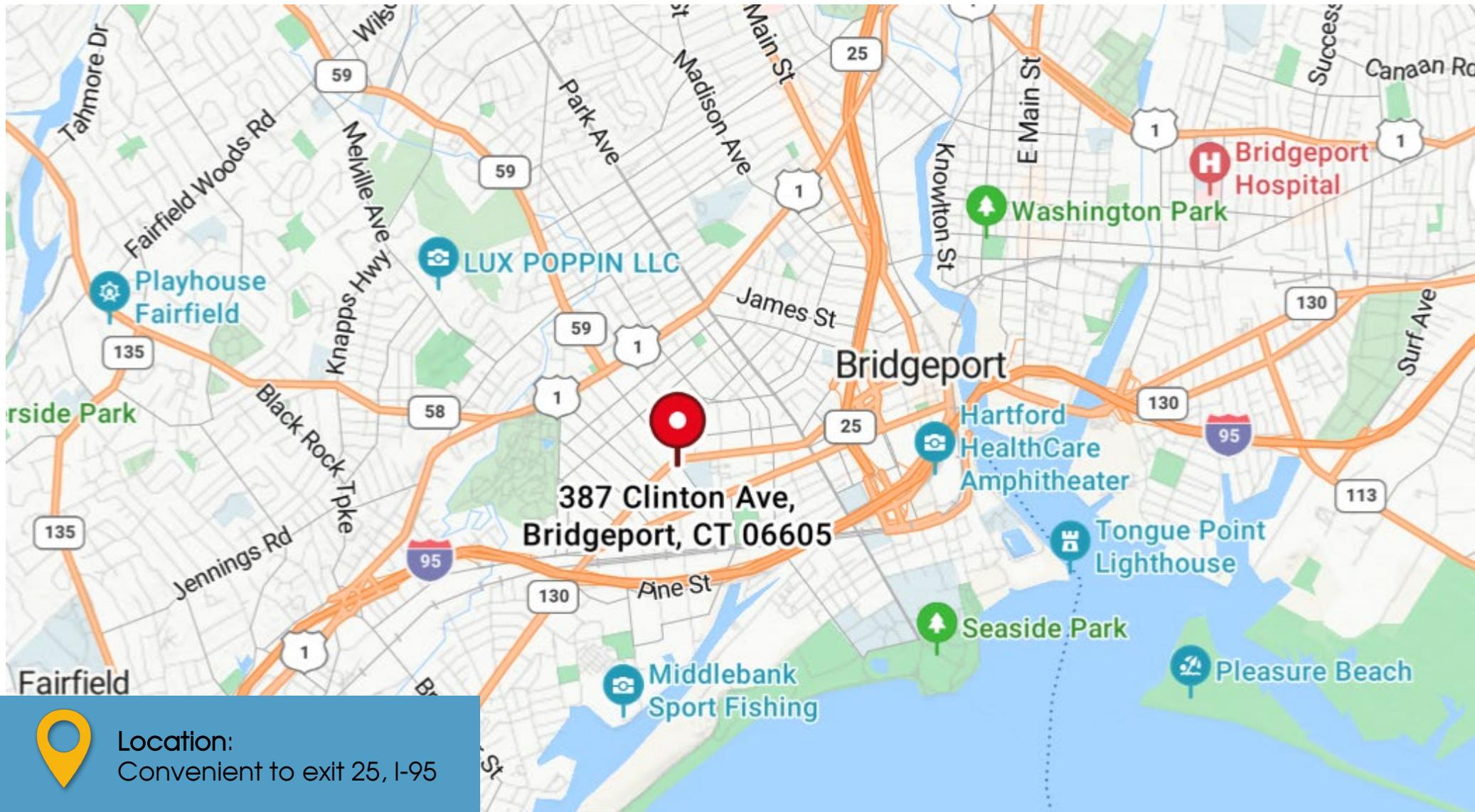
ROOF PLAN







387 Clinton Avenue, Bridgeport, CT



Location:
Convenient to exit 25, I-95



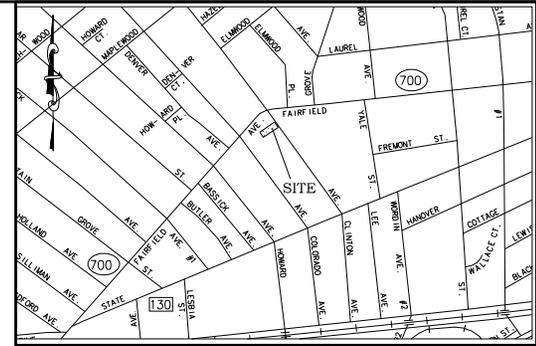
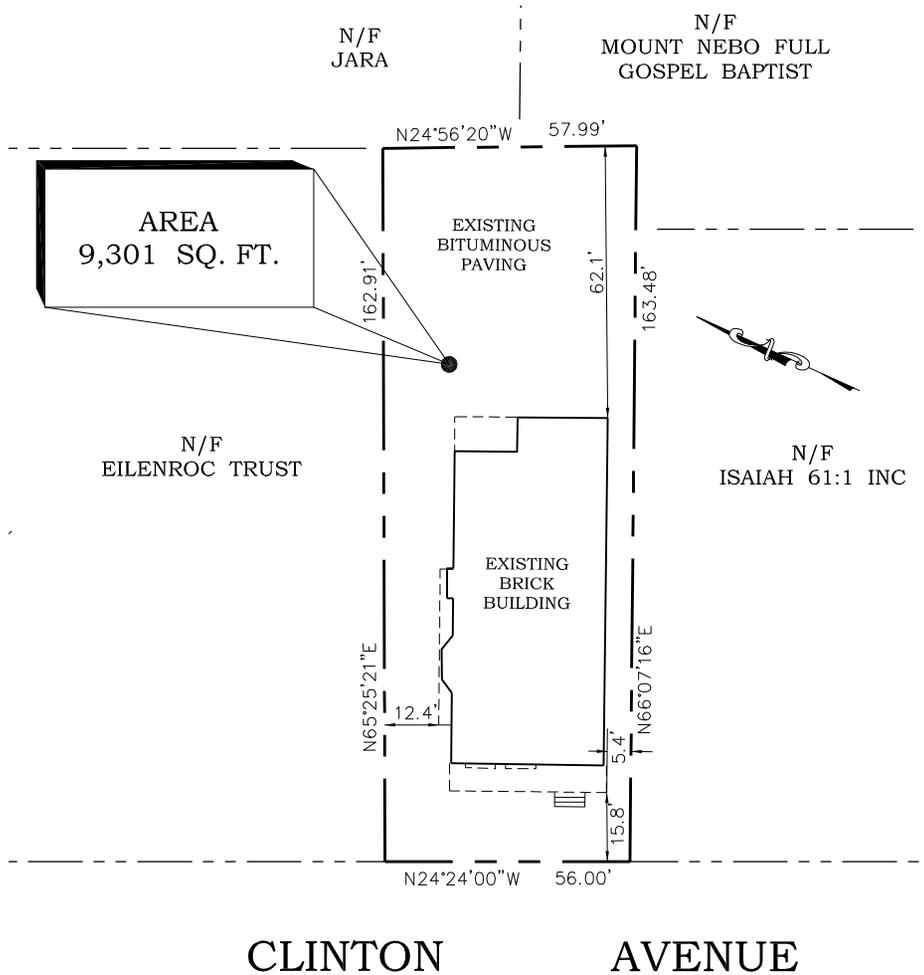
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LEGEND

- 480— EXISTING CONTOURS
- · · · — PROPERTY LINE
- — — BUILDING SETBACK LINE
- 278 — PROPOSED CONTOURS
- · · · — SILT FENCE
- 277.2 — PROPOSED SPOT ELEVATION



LOCATION MAP
SCALE: 1"=800'

SITE STATISTICS

R-C ZONE		
RESIDENCE AA DISTRICT	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	9,000 SF	9,301 SF
MIN. FRONTAGE	60'	56.00'
MIN. FRONT SETBACK	15' OR PREVAILING	15.8'
MIN. SIDE SETBACK	10'	5.4'
MIN. REAR SETBACK	32'	80.4'
MAX. HEIGHT	4 STORIES OR 45'	38.5'
MAX. TOTAL COVERAGE	60%	33.3%
MAX. SITE COVERAGE	70%	87%

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-2028(1) TO 20-2028-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. IT IS A MAP BASED ON A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS AA-2 TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Fred D'Amico
FRED D'AMICO, CONN. P.E., L.S. 10833

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Job No. 4401	Dwn By JVD
Scale 1"=20'	Date 5/8/2023

Project Name
387 CLINTON AVE LLC
387 CLINTON AVENUE
BRIDGEPORT CONNECTICUT

Drawing Title
BOUNDARY SURVEY

No.	Date	REVISION DESCRIPTION



01

North Elevation

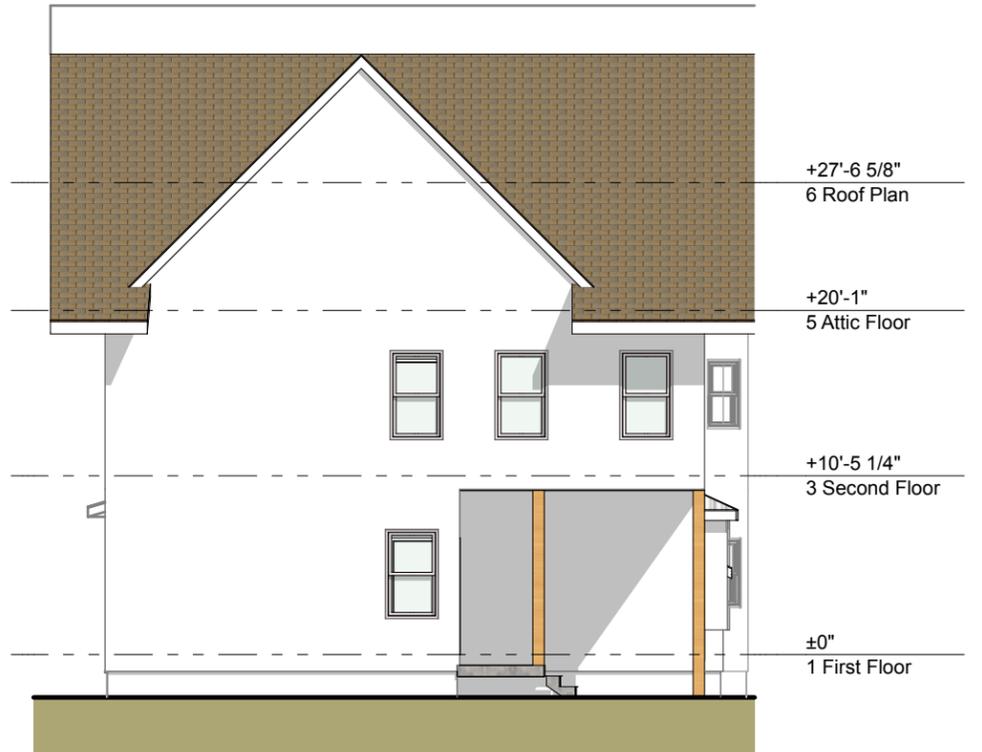
3/32" = 1'-0"



02

East Elevation

3/32" = 1'-0"



04

West Elevation

3/32" = 1'-0"



03

South Elevation

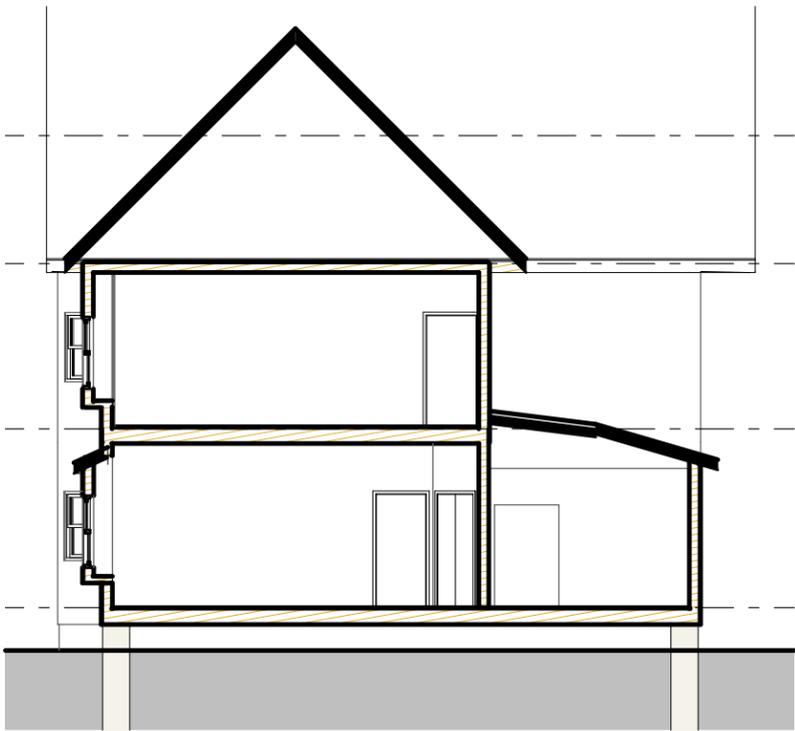
3/32" = 1'-0"



A

Building Section

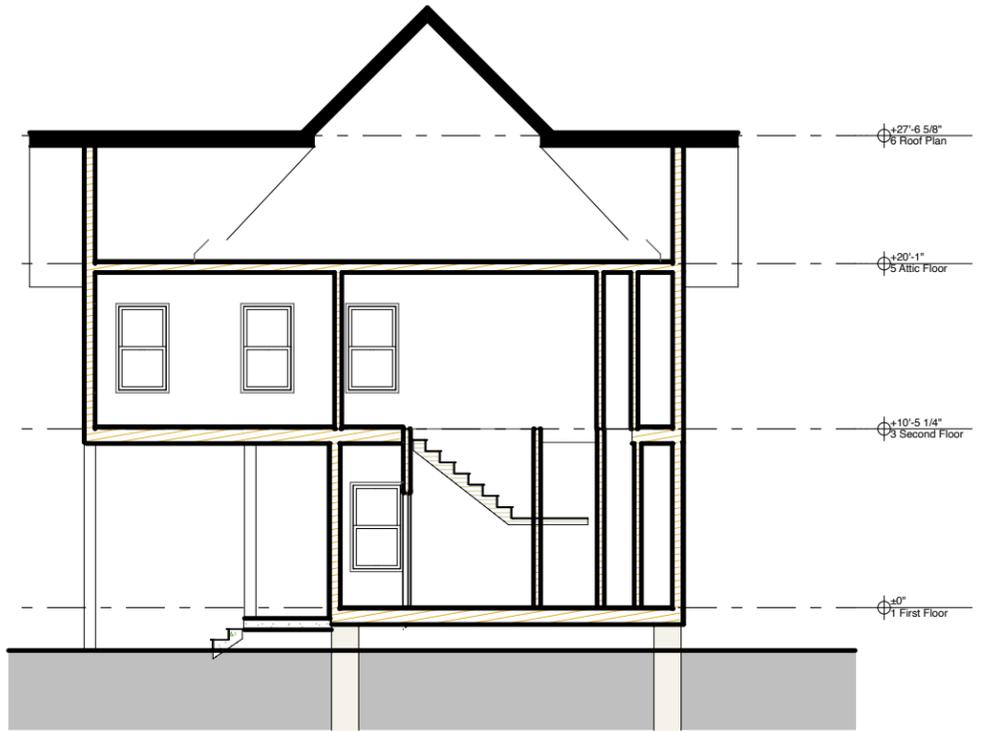
3/32" = 1'-0"



B1

Building Section

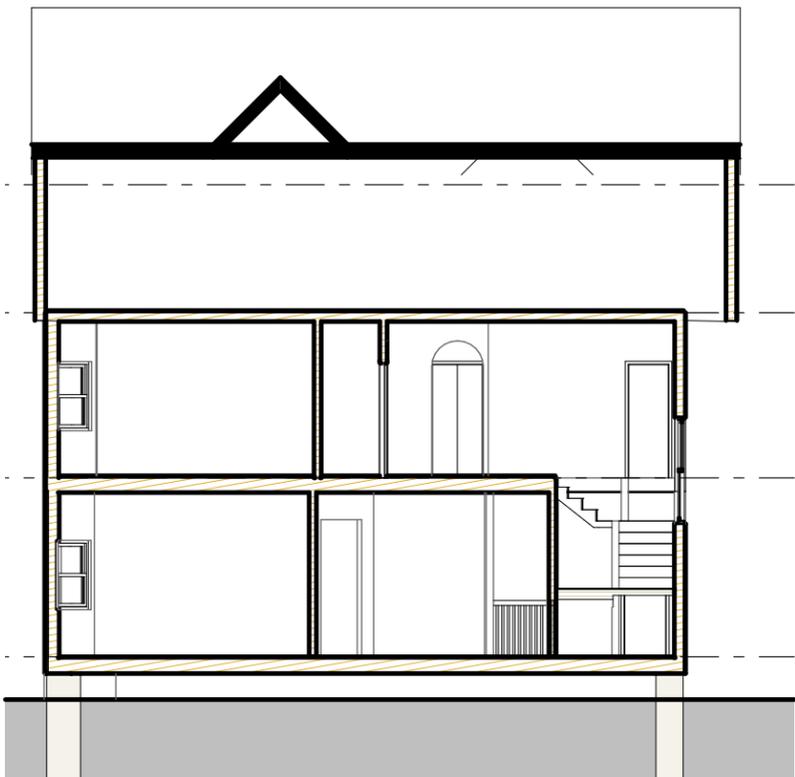
3/32" = 1'-0"



B4

Building Section

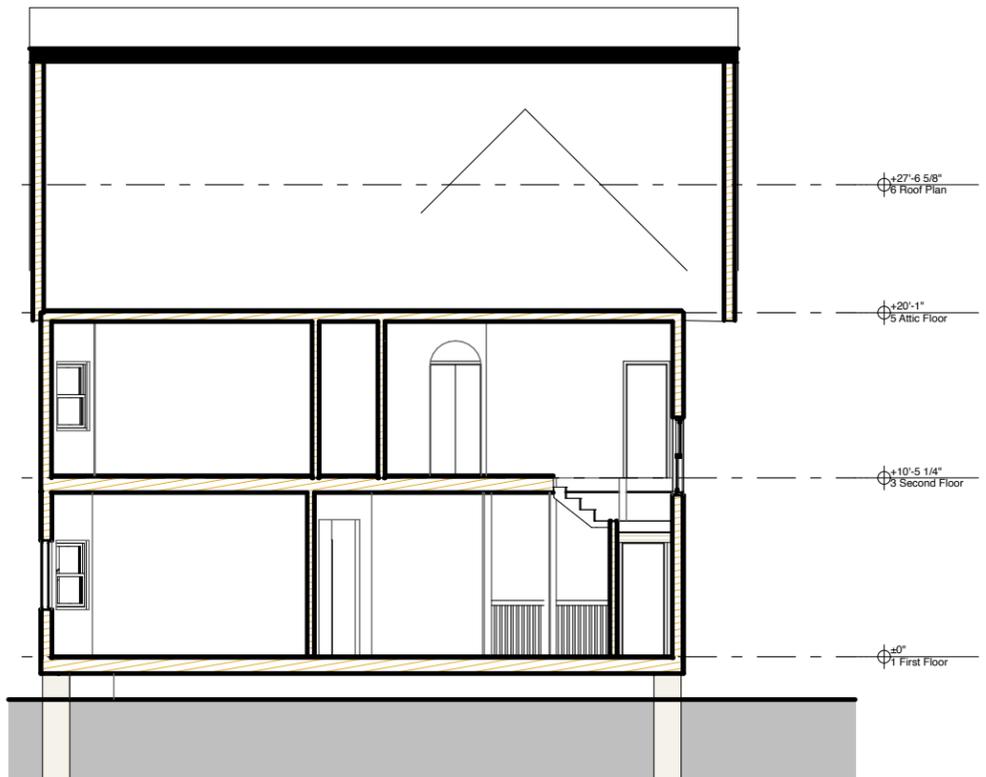
3/32" = 1'-0"



B2

Building Section

3/32" = 1'-0"



B3

Building Section

3/32" = 1'-0"

Bridgeport, Connecticut

General

ACS, 2019–2023	Bridgeport	State
Current Population	148,012	3,598,348
Land Area <i>mi</i> ²	16	4,842
Population Density <i>people per mi</i> ²	9,216	743
Number of Households	55,498	1,420,170
Median Age	36	41
Median Household Income	\$56,584	\$93,760
Poverty Rate	23%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Social Assistance</i>	12,454	34%
2 Retail Trade <i>Food and Beverage Stores</i>	3,724	38%
3 Government <i>Local Government</i>	3,690	74%
4 Admin and Support and Waste Mgt <i>Administrative and Support Services</i>	2,811	90%
5 Manufacturing <i>Transportation Equip Mfg</i>	2,799	26%
Total Jobs, All Industries	43,285	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	1,715	2,420	2,434	2,461	2,194

Total Active Businesses 12,009

Key Employers

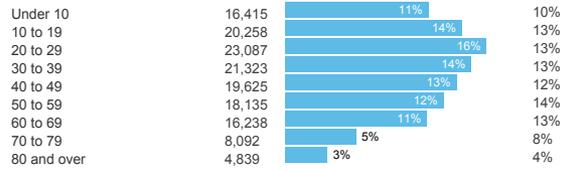
Data from Municipalities, 2025

- Trefz Corp
- Allied Universal
- Visiting Nurse Services of CT
- Prime Resources
- MW Life Sciences

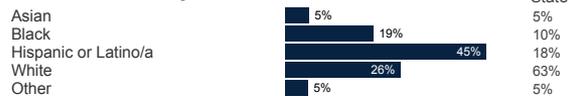
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

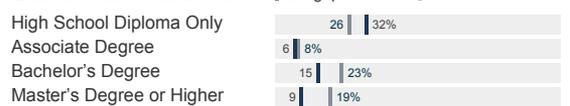


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



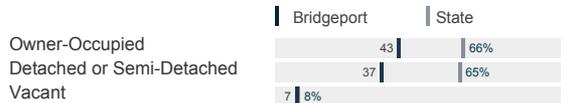
Educational Attainment



Housing

ACS, 2019–2023

	Bridgeport	State
Median Home Value	\$252,400	\$343,200
Median Rent	\$1,405	\$1,431
Housing Units	59,676	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Achievement First Bridgeport Academy	K-12	1,090	0	89%
Bridgeport School District	PK-12	20,022	1,072	74%
Capital Preparatory Harbor School	K-12	775	0	92%
Great Oaks Charter School District	6-12	662	0	84%
New Beginnings Inc Family Academy	PK-8	431	99	
Park City Prep Charter School	4-8	434	0	
The Bridge Academy District	7-12	281	0	97%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

School District	Math	ELA
Achievement First Bridgeport Academy	22%	39%
Bridgeport School District	12%	20%
Capital Preparatory Harbor School	16%	33%
Great Oaks Charter School District	18%	33%
New Beginnings Inc Family Academy	17%	*
Park City Prep Charter School	31%	44%
The Bridge Academy District	32%	32%
Statewide	44%	49%

Bridgeport, Connecticut

Labor Force

CT Department of Labor, 2024

	Bridgeport	State
Employed	65,117	1,842,285
Unemployed	3,622	67,181

Unemployment Rate



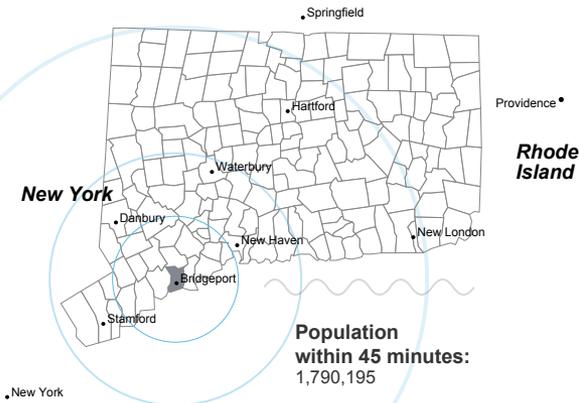
Self-Employment Rate*



*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts



Access

ACS, 2019–2023

	Bridgeport	State
Mean Commute Time *	29 min	26 min

No Access to a Car	9	19%
No Internet Access	7	11%

Commute Mode

Public Transport	3	7%
Walking or Cycling	3	4%
Driving	78	79%
Working From Home *	6	14%

Public Transit

CT <i>transit</i> Service	Stamford metro
Other Public Bus Operations	Greater Bridgeport Transit Authority
Train Service	Amtrak, Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$641,416,413
Property Tax Revenue	\$337,459,457
<i>per capita</i>	\$2,274
<i>per capita, as % of state avg.</i>	69%
Intergovernmental Revenue	\$271,528,684
Revenue to Expenditure Ratio	99%

Municipal Expenditure

Total Expenditure	\$645,371,585
Educational	\$301,820,651
Other	\$343,550,934

Grand List

Equalized Net Grand List	\$11,426,465,262
<i>per capita</i>	\$77,010
<i>per capita, as % of state avg.</i>	43%
Commercial/Industrial Share of Net Grand List	18%
Actual Mill Rate	43.45
Equalized Mill Rate	29.74

Municipal Debt

Moody's Rating (2024)	A3
S&P Rating (2024)	A
Total Indebtedness	\$875,396,135
<i>per capita</i>	\$5,900
<i>per capita, as % of state avg.</i>	201%
<i>as percent of expenditures</i>	136%
Annual Debt Service	\$76,310,762
<i>as % of expenditures</i>	12%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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