

**1546** BOSTON POST ROAD  
MILFORD, CT 06460



## Residential & Commercial Development Opportunity on Route 1 for Sale at \$6,500,000

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer a residential and commercial development opportunity on 5.47 acres at **1546 Boston Post Road in Milford, CT**, for sale. With prominent signage, the property is highly visible and easily accessible, with three curb cuts and 318' linear feet of frontage on Boston Post Road (Route 1).

The one-story 8,660 SF building has been the site of Q-Gardens Patio and Garden Center for over 50 years. With 4.17 acres in a Corridor Design Development District (CDD-5) Zone, the property extends to Red Bush Lane with 1.3 acres in a One Family Residential (R - 12.5) Neighborhood. This location makes the property ideally suited for residential and commercial development.

1546 Boston Post Road is one mile from I-95 (Exit 40), and 2.8 miles from the Milford Parkway Connector to the Merritt Parkway (Route 15). It is 2.3 miles from the Milford Metro-North Train Station and is on a Greater Bridgeport Transit Bus Line. The property is next to Wren Kitchens and PC Richard & Son, and minutes from big-box retailers including Home Goods, Walmart, Costco, and Lowe's Home Improvement.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

# 1546 BOSTON POST ROAD MILFORD, CT 06460

## Financial Information

<b>Sale Price:</b>	\$6,500,000
<b>Real Estate Taxes:</b>	\$74,554.98 (2024)

## The Site

<b>Space Available:</b>	8,660 SF
<b>Building Size:</b>	8,660 SF
<b>Land:</b>	5.47 Acres
<b>Zoning:</b>	Corridor Design Development District (CDD-5) & One Family Residential 12.5 (R - 12.5)
<b>Year Built:</b>	1960
<b>Construction:</b>	Concrete / Cinder Block
<b>Stories:</b>	One
<b>Tenancy:</b>	Single

## Features

<b>Traffic Count:</b>	24,000 Average Daily Volume
<b>Parking:</b>	Abundant
<b>Amenities:</b>	Prominent Signage, Fenced Lot

## Utilities

<b>Water/Sewer:</b>	City/City
<b>Heat:</b>	Gas

## Demographics

	3 Miles	5 Miles
<b>Population:</b>	69.9k	178k
<b>Median HH Income:</b>	\$108k	\$93.6k



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## Site Plan



THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGULATION OF THE BOARD OF SURVEYORS AND MAPPERS IN THE STATE OF CONNECTICUT. THIS IS A PROPERTY SURVEY BASED ON A BENCHMARK CONTAINING A HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED IN THE FUTURE.

*Robert Macchia*  
 CIVIL ENGINEER AND LAND SURVEYOR  
 PROFESSIONAL LICENSE NO. 4020  
 CONNECTICUT LICENSE NO. 4020



- NOTES
- OWNER: ROBERT MACCHIA, 1546 BOSTON POST ROAD, MILFORD, CT.
  - DEED REFERENCE: VOL. 441, PAGE 2750 (2015).
  - ASSUMED TO BE PAR 100 SURV. 204 PAR 101, 1.
  - EXISTING BUILDING IS CONNECTED TO ALL PUBLIC UTILITIES.
  - PROPOSED BUILDING WILL BE SPECIFIED BY EXTENDING EXISTING DIMENSIONS UTILITIES.

SITE PLAN SURVEY MAP  
 FOR  
**ROBERT MACCHIA**  
 1546 BOSTON POST ROAD  
 MILFORD, CONNECTICUT  
 SCALE: 1" = 30'      OCTOBER 18, 2001

**ORDON BILIDES, P. E.**  
 CIVIL ENGINEER AND LAND SURVEYOR  
 REGISTERED IN CONNECTICUT # 6,113,440  
 80 CONNOLLY PARKWAY, MILFORD, CONNECTICUT 06414-2204  
 TELEPHONE: (203) 239-1507

Edited on 2/13/2023 to reflect current conditions

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**ANGEL**  
 COMMERCIAL, LLC  
 The Trusted Source for  
 Commercial Real Estate

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**BROKER**  
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