



# INDUSTRIAL SITE WITH LOT FOR SALE

417 - 433 Myrtle Avenue, Bridgeport, CT

**FC** FEBBRAIO  
COMMERCIAL

**BERKSHIRE  
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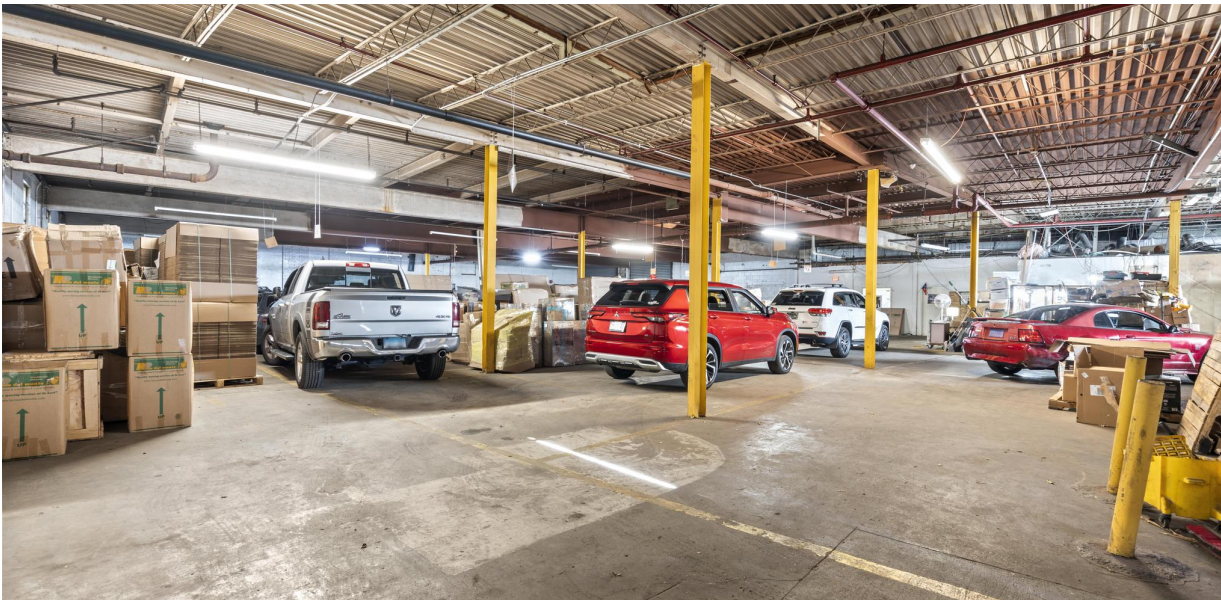


## OVERVIEW



417-433 Myrtle Avenue offers a rare grandfathered industrial opportunity with an efficient layout, generous yard space, and the ability to support a wide range of service, logistics, and operational uses.

The building as-is provides excellent function for companies needing true warehouse capability within city limits, offering open floor plates, and the flexibility to adapt to different workflows and equipment setups.



The property includes secure exterior operating area for vehicle staging, material handling, or outdoor storage – a feature rarely available in this part of Bridgeport. Its interior and exterior configuration makes it suitable for contractor trades, distribution activity, fabrication, specialty industrial users, or businesses seeking a centrally located base of operations with quick deployment throughout the region.



## HIGHLIGHTS



### Offered at \$2,100,000

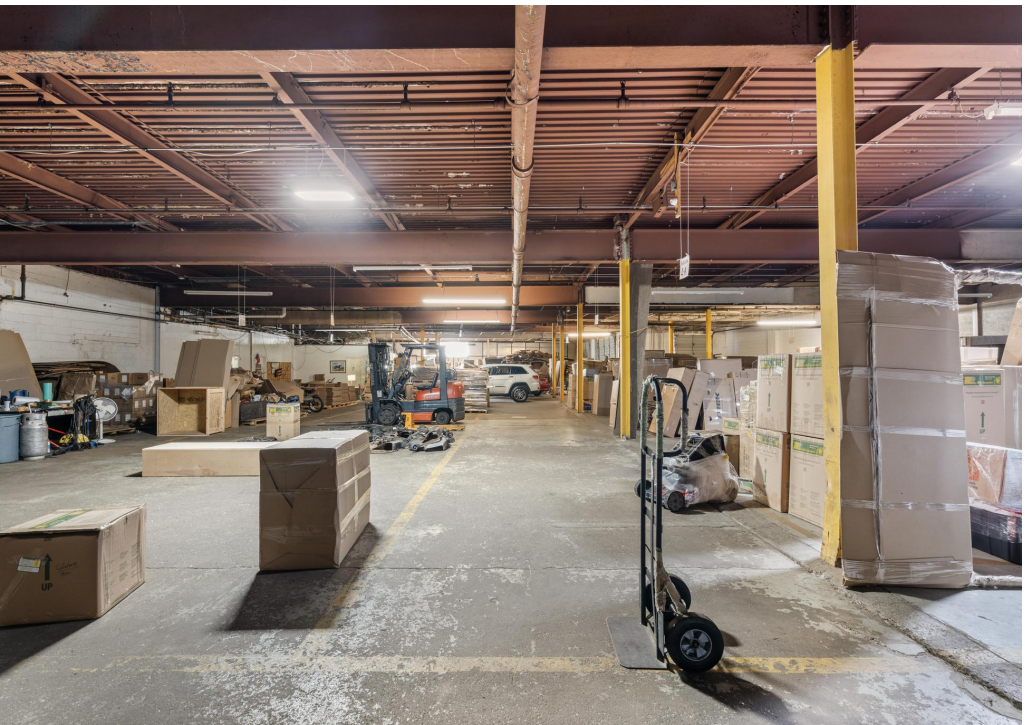
- **Total Size** 13,368 SF
- **Office Portion:** 1,500 SF
- **Lot:** .65 acres
- **Taxes:** \$22,694
- **Zone:** RX2
- **Ceiling:** 11'6" - 14'6"
- **Power:** 3 Phase 400 AMP
- **Year Built:** 2005
- **Roof:** 2022
- Flexible layout for multiple industrial workflows
- Secure exterior operating and storage area
- Convenient access for trucks and vans
- Efficient open interior for equipment or racking
- Rare in-town industrial parcel with yard
- Adaptable for contractor or trade operations





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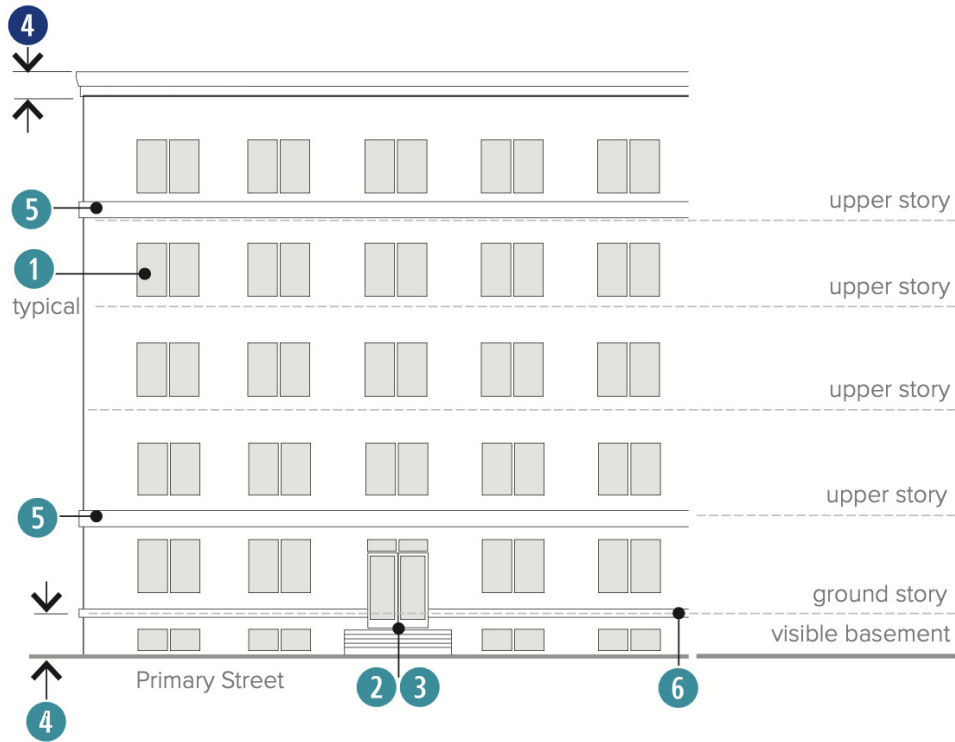
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# RX2 Zoning Opportunity



## HIGHLIGHTS

- Residential buildings permitted up to 5.5 stories
- Flexible setback and siting standards
- Rear-yard or limited side-yard parking configurations allowed
- Encourages dense, walkable, mixed residential environments
- Suitable for mid-scale apartment or mixed-use concepts
- Strengthens long-term site value and redevelopment optionality

The RX-2 zoning creates strong long-term redevelopment potential by allowing a mid-rise residential building with efficient massing and flexible design options. With permitted heights up to 5.5 stories, developers can achieve meaningful density, modern amenities, and construction efficiency while taking advantage of generous build-to allowances that maximize the usable footprint.

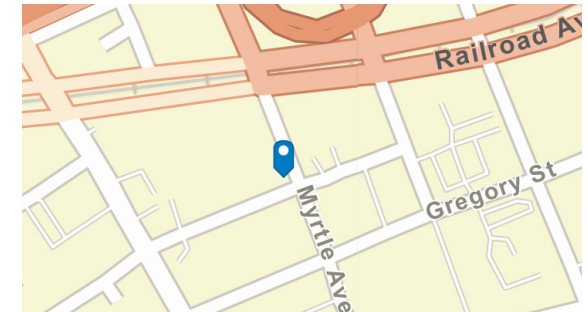
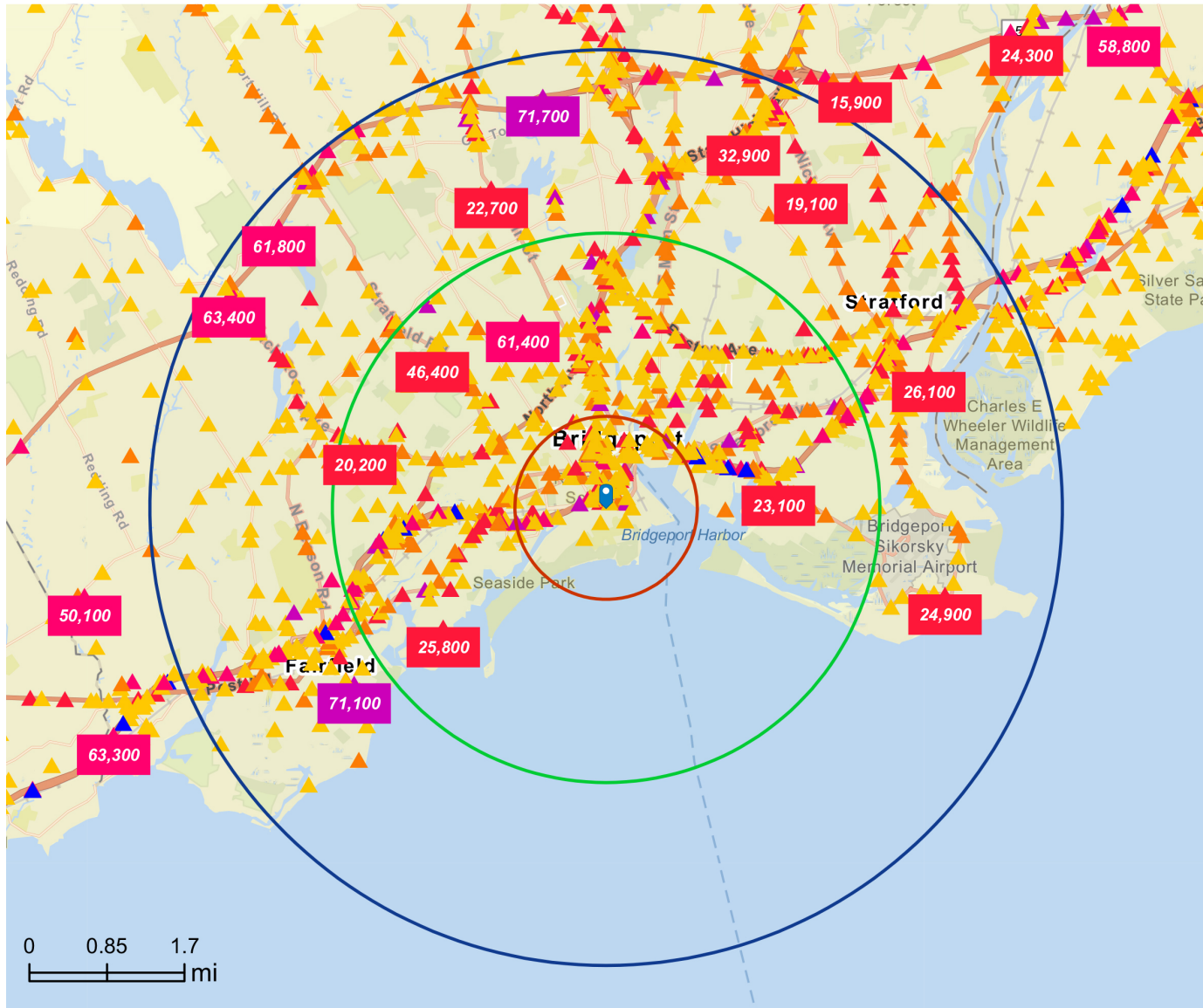
Parking can be placed in the rear or limited side yard, keeping the majority of the site available for residential square footage. These height allowances, siting rules, and flexible building forms create a straightforward path for either stick-built or podium-style development. Overall, RX-2 zoning positions the property as a scalable and attractive opportunity in a market with growing demand for new housing.

### CONFIDENTIALITY & DISCLAIMER

The information on this page is a simplified summary of Bridgeport, CT zoning guidelines and is not a substitute for official verification. All parties are responsible for conducting their own due diligence with the City to confirm what uses, structures, or development plans may or may not be permitted.

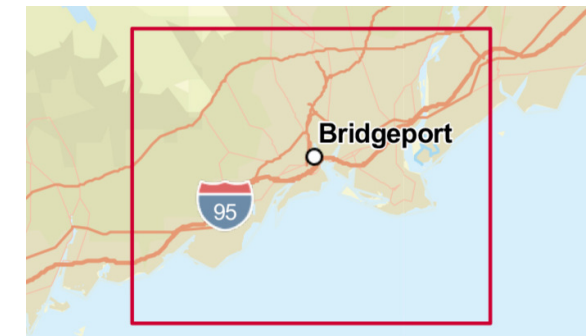


# TRAFFIC COUNTS



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



## Traffic Count Map

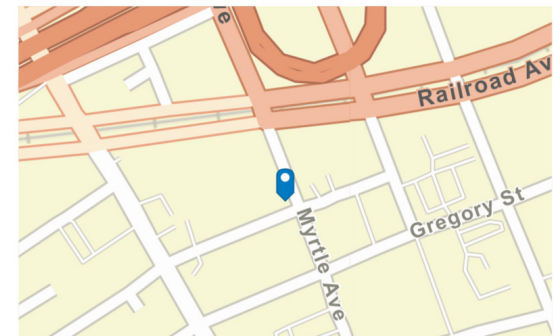
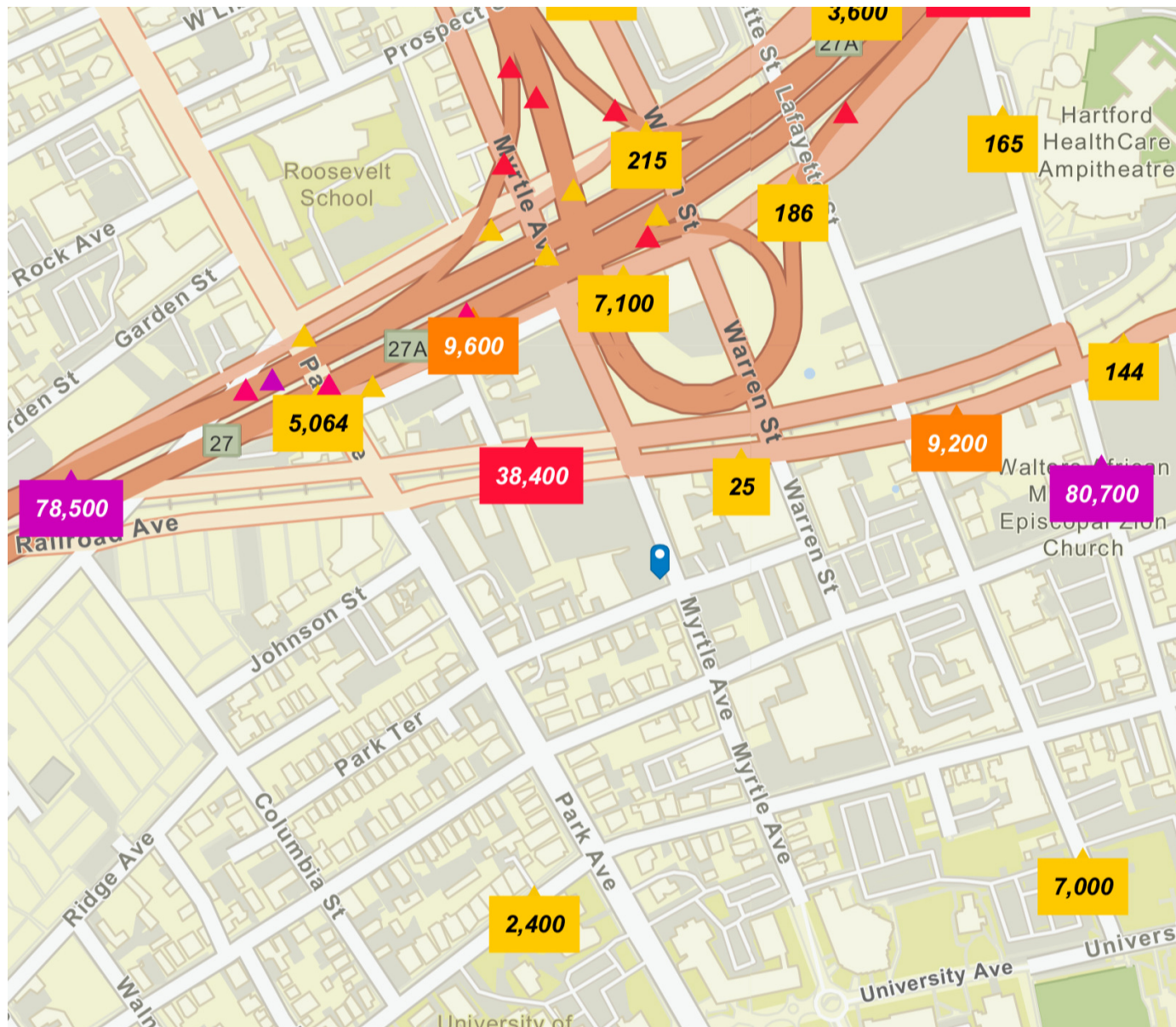
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Rings: 1, 3, 5 mile radii



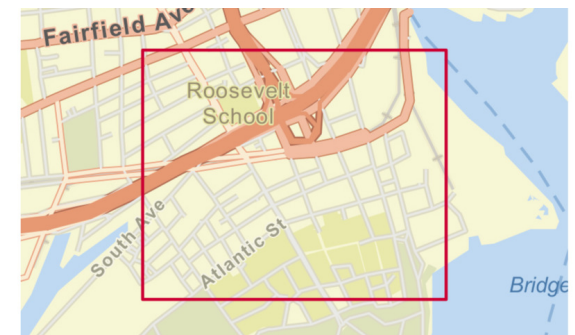


# TRAFFIC COUNTS UP CLOSE



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## Traffic Count Map - Close Up

417 Myrtle Ave, Bridgeport, Connecticut, 06604

Rings: 1, 3, 5 mile radii



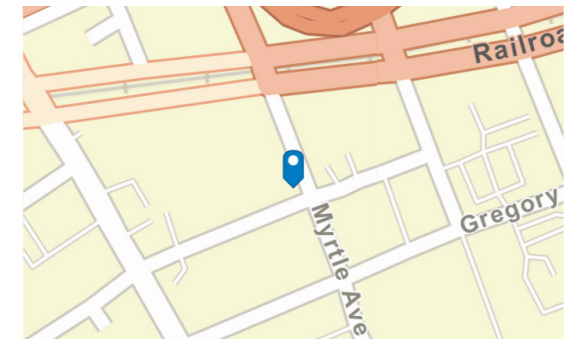
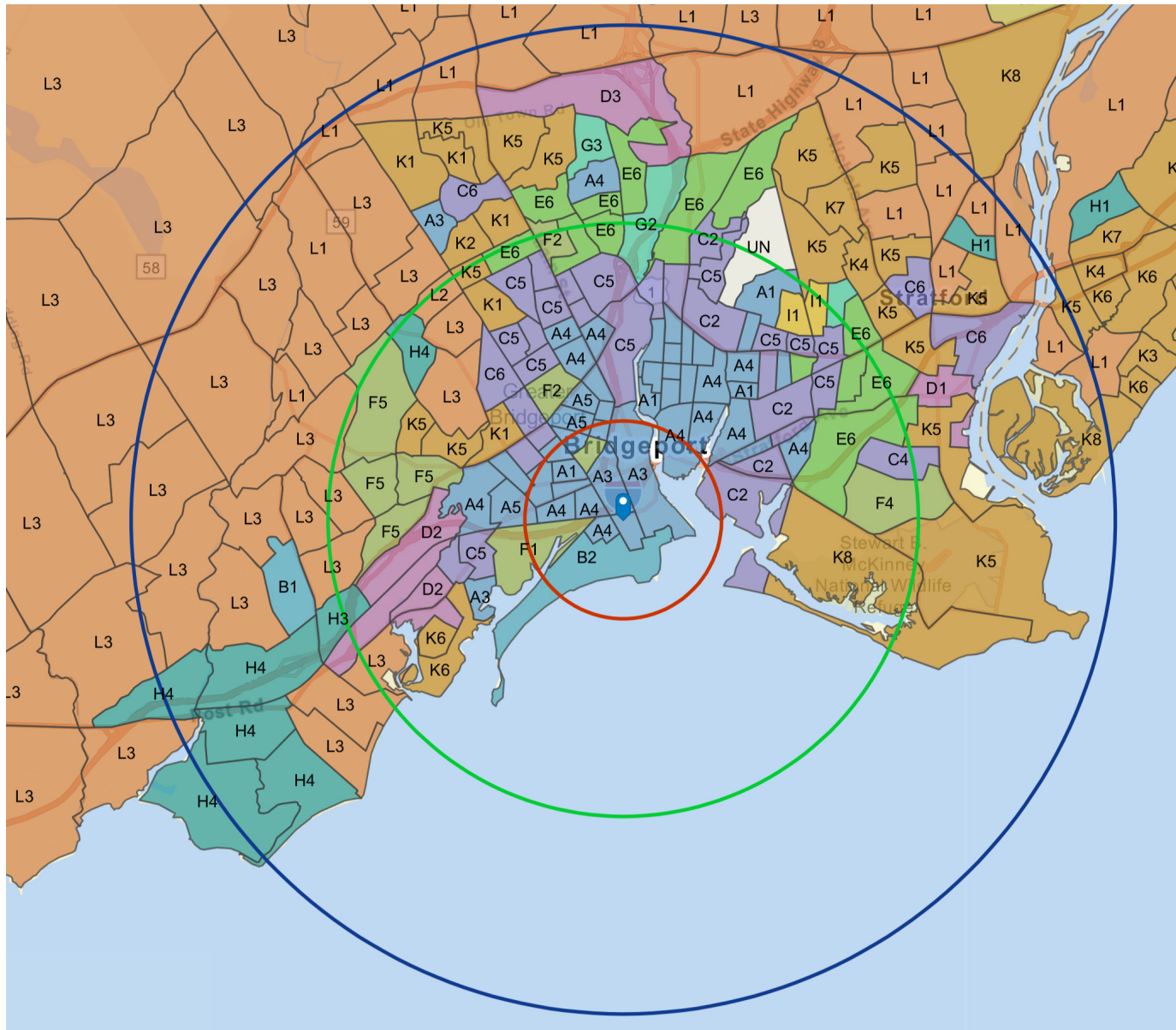
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# DOMINANT TAPESTRY MAP



LifeMode Groups

A: Urban Threads	H: Family Prosperity
B: Books and Boots	I: Countryscapes
C: Metro Vibes	J: Mature Reflections
D: Tech Trailblazers	K: Suburban Shine
E: Community Connections	L: Premier Estates
F: Urban Harmony	U: Unclassified
G: Family Fabric	



## Dominant Tapestry Map

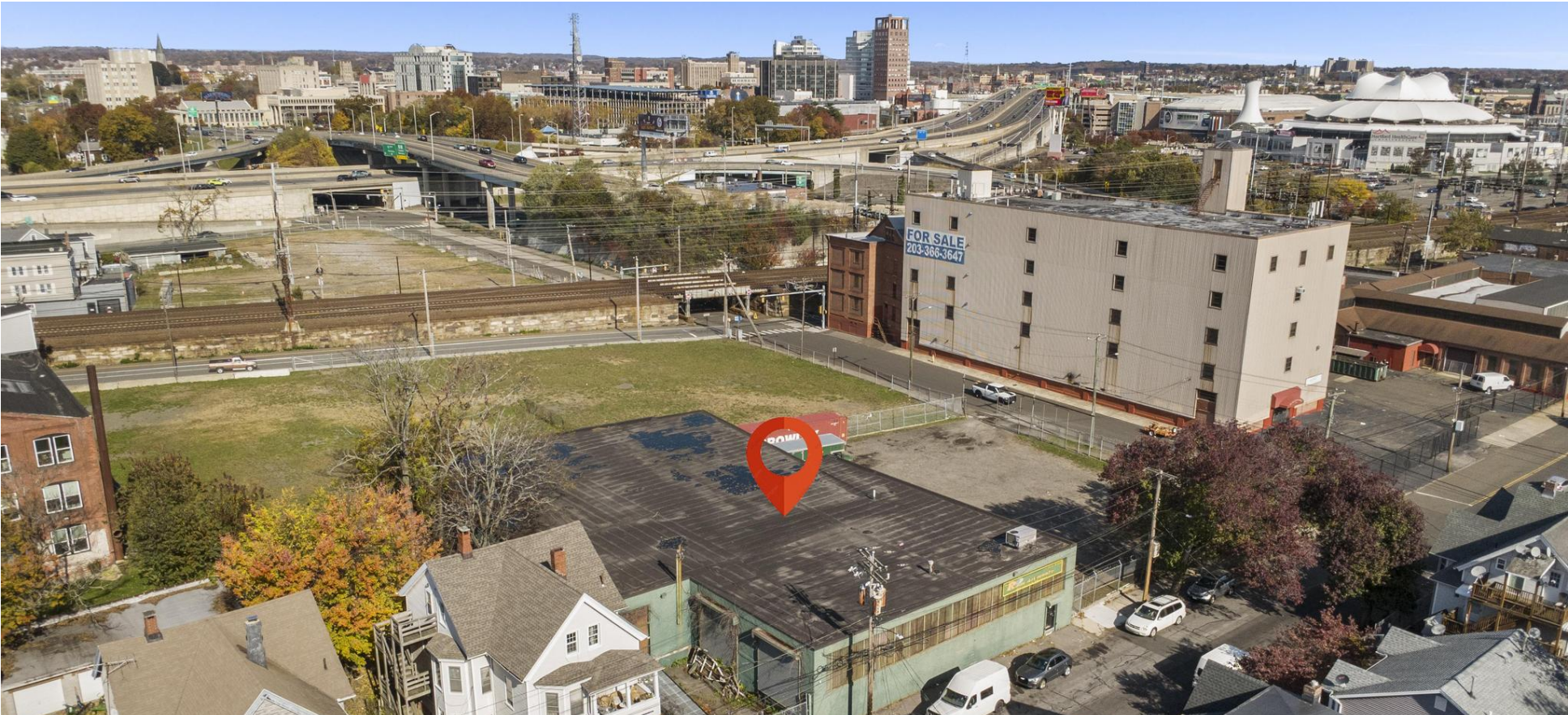
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Rings: 1, 3, 5 mile radii





LOCATION



The property is positioned within one of Bridgeport’s most accessible industrial corridors, offering quick connection to I-95, Route 8, and Route 25. This central location allows operators to reach job sites, suppliers, and customer bases across Fairfield County and the Connecticut shoreline with exceptional efficiency. The surrounding area is home to a strong mix of service, contractor, and logistics users, creating a supportive environment for businesses that rely on mobility and rapid deployment. With close proximity to regional transit routes, the port, and the downtown core, the site provides a highly practical base for companies seeking strong coverage throughout the region.

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	5,979	47,101	110,941
Median Age	46.5	46.9	46.6
Median Household Income	\$112,573	\$103,027	\$99,252
Average Household Income	\$136,446	\$128,974	\$122,150

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HomeServices New England



**ABOUT CHRISTOPHER**

Christopher Lara—known to many as Chris or CJ—is a seasoned commercial real estate professional with over a decade of experience. He began his career specializing in industrial properties before transitioning into hospitality and retail leasing, drawing from his background in the restaurant industry, where he's worked since the age of 17.

Originally from New York and a Connecticut resident for more than 20 years, Chris is recognized as a "go-to broker" in the restaurant and hospitality sectors, representing operators, developers, and investors throughout the region. He currently represents the largest privately owned Mexican restaurant group in Connecticut, a reflection of his deep industry insight and local market expertise.

As a member of the Febbraio Commercial Team at Berkshire Hathaway for the past few years, Chris focuses on a wide range of real estate transactions—from restaurant deals to retail, industrial, leasing, and investment sales. While he's an expert in hospitality, he brings the same strategic guidance, market knowledge, and personal attention to all types of commercial transactions.

Known for his hands-on, relationship-driven approach, Chris is deeply committed to his clients' success. Whether helping a restaurateur launch their first location or guiding an investor through a portfolio acquisition, he builds lasting partnerships based on trust, responsiveness, and results.

With a passion for real estate and a reputation for delivering value across asset classes, Chris continues to make a meaningful impact on Connecticut's commercial real estate landscape.

Visit Our Website



**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.