

LEASE

461 BRIDGEPORT AVE

461 Bridgeport Ave Milford, CT 06460



PROPERTY DESCRIPTION

Choose from two prime retail spaces (1,400 or 1,000 SF) each offering excellent visibility and open layouts ideal for showcasing your business. Both spaces provide flexibility to create an inviting retail environment that draws customers and supports strong sales. An additional 5,000-square-foot lower warehouse/storage level offers secure, well-maintained space for inventory, equipment, and efficient back-end operations.

PROPERTY HIGHLIGHTS

- Lower storage level spanning 5000 SF.
- High visibility and prominent storefronts.
- Ample parking and easy accessibility.
- Ideal for retail, office, or showroom use.
- Versatile open floor plans suitable for various business needs.
- Retail spaces can be combined for a total 2,400 SF.
- Garage space perfect for auto storage.

OFFERING SUMMARY

Lease Rate:	\$12.00 - 25.00 SF/yr (MG)
Number of Units:	3
Available SF:	1,000 - 5,000 SF
Lot Size:	22,807 SF
Building Size:	7,040 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	337	1,131	4,794
Total Population	803	2,690	11,058
Average HH Income	\$116,800	\$116,408	\$117,829

Rafael Cerulo
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COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LEASE INFORMATION

Lease Type:	MG
Total Space:	1,000 - 5,000 SF

Lease Term:	Negotiable
Lease Rate:	\$12.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
463 Bridgeport Ave	Available	1,000 - 2,400 SF	Modified Gross	\$25.00 SF/yr	-
465 Bridgeport Ave	Available	1,400 - 2,400 SF	Modified Gross	\$25.00 SF/yr	-
461 Bridgeport Ave	Available	5,000 SF	Modified Gross	\$12.00 SF/yr	-

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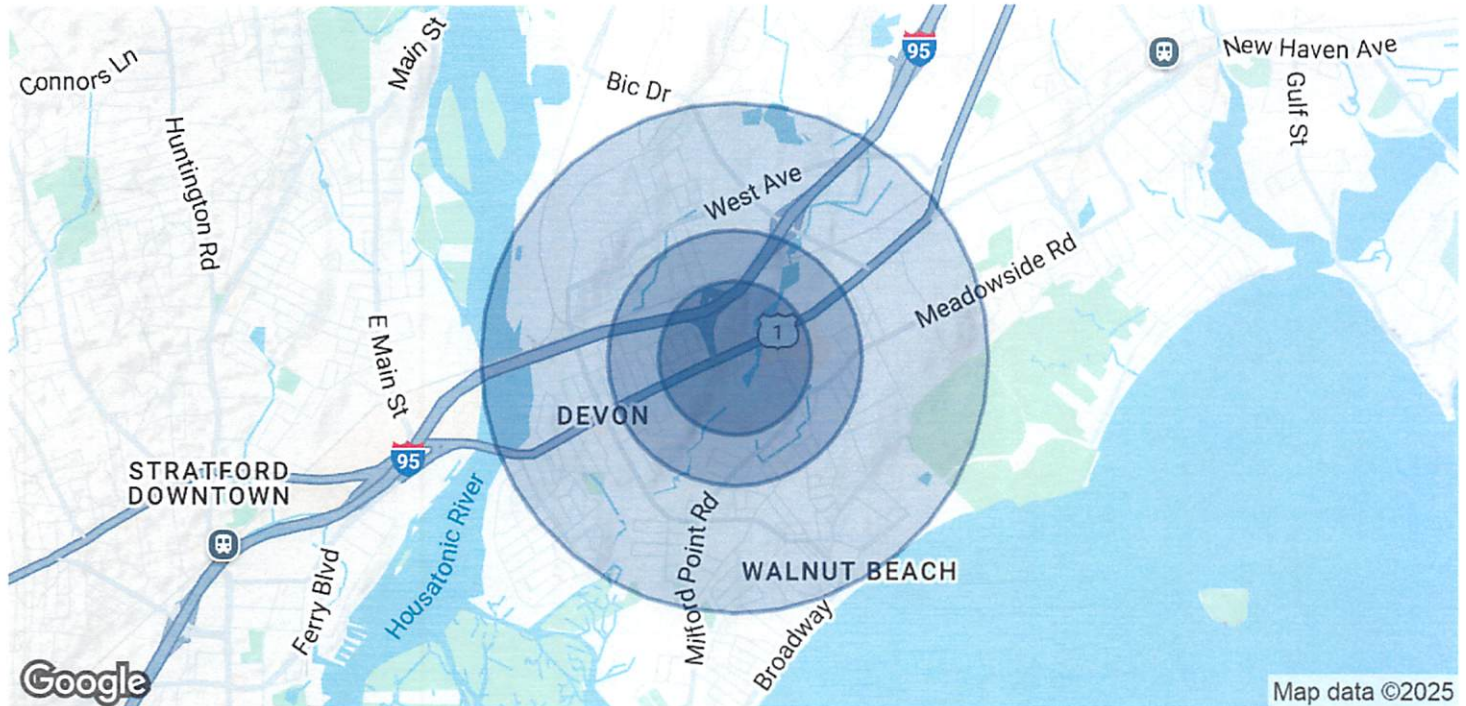
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	803	2,690	11,058
Average Age	44	44	45
Average Age (Male)	43	43	43
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	337	1,131	4,794
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$116,800	\$116,408	\$117,829
Average House Value	\$350,157	\$354,306	\$385,903

Demographics data derived from AlphaMap

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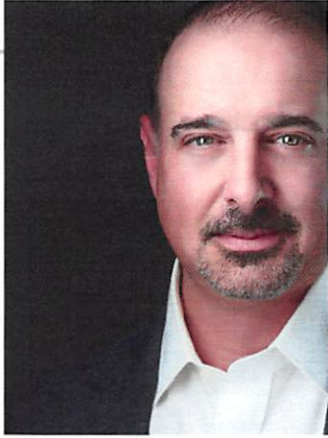


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