

REDEVELOPMENT OPPORTUNITY | BOSTON POST ROAD, MILFORD

FOR SALE: 2.1± ACRES AT SIGNALIZED CORNER INTERSECTION

801 Boston Post Road, Milford, CT 06460

SALE PRICE: \$2,500,000

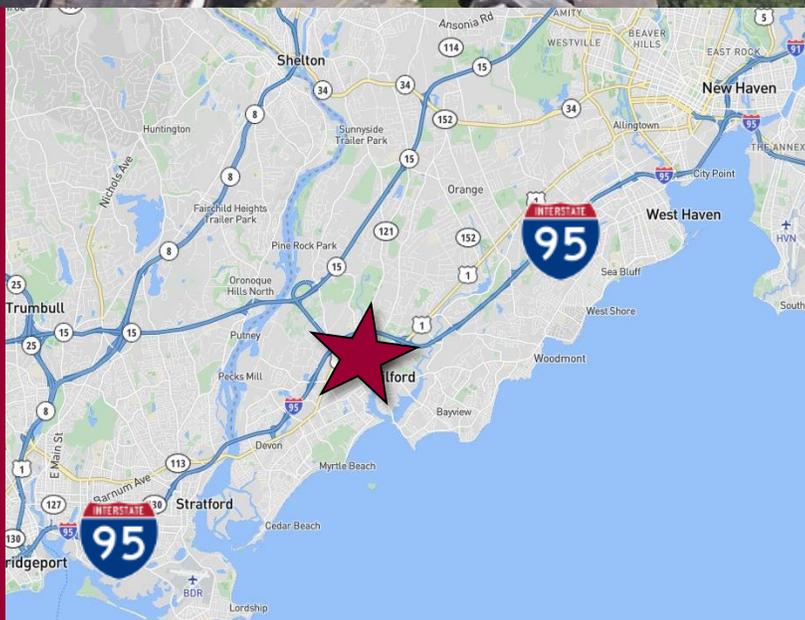


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Redevelopment Opportunity
- 2.1± Acres for Sale
- Great visibility on Route 1
- Corner signalized intersection Boston Post Rd | Orange Ave
- 382' Frontage – Route 1
- 185' Frontage – Orange Ave
- ADT: 22,217± – Route 1
- Zoning: CDD-1 (Corridor Design Development District)
- Located between 2 Exits off I-95 (Exits 38 & 39)
- Close proximity to CT Post Mall & many national retailers
- Adjacent to new Urgent Care

For more information contact: Toby Brimberg | 203-640-5575 (Cell) 203-643-1116 (Office) | tbrimberg@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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PROPERTY INFORMATION

BUILDING/MAP ADDRESS 801 Boston Post Rd
TOTAL SITE AREA 2.1± Acres
NUMBER OF LOTS 1
WETLANDS None
EXISTING BUILDINGS 5 totaling 8,435± SF

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

DIRECTIONS I-95 to Exit 38 or 39 to the Boston Post Rd

SITE INFORMATION

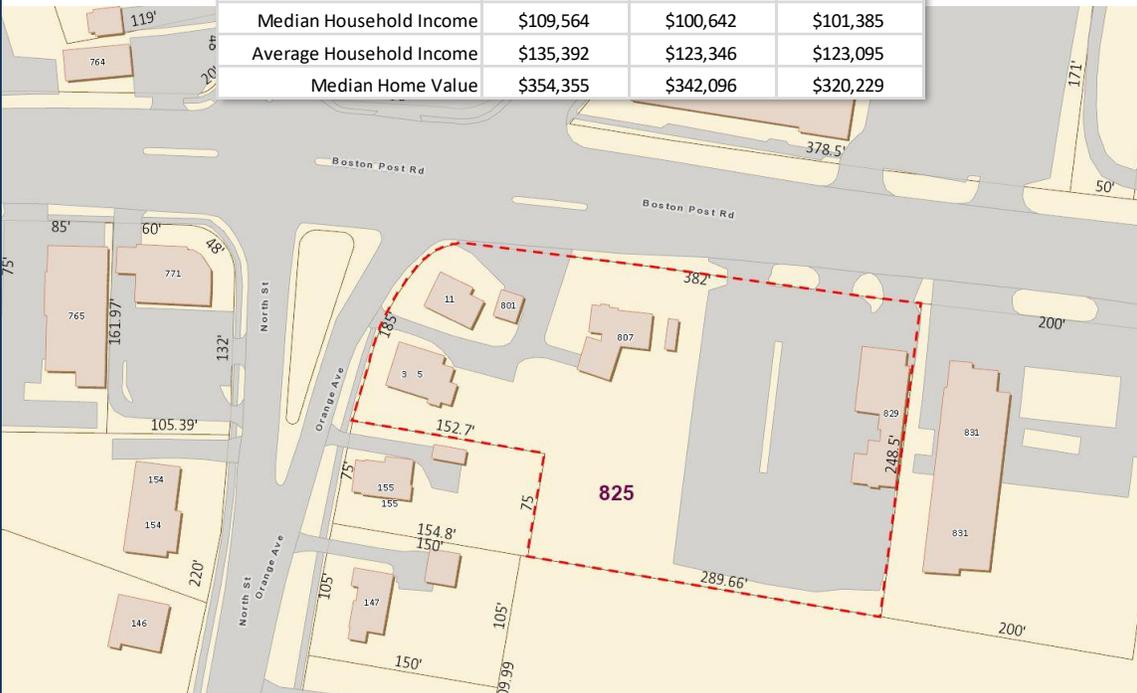
TOPOGRAPHY Level
ZONING CDD-1
 Corridor Design Development
VISIBILITY Excellent
 382' - Boston Post Rd / Route 1
FRONTAGE 185' - Orange Ave
HWY ACCESS I-95 (Exits 38 & 39)
TRAFFIC COUNT 22,217± ADT

TAXES

ASSESSMENT \$1,510,930
MILL RATE 27.17
TAXES \$41,051.96

COMMENTS O,R&L Commercial is pleased to present a Redevelopment Opportunity located at the signalized intersection of the Boston Post Rd / Route 1 and Orange Ave in Milford, CT. The location has excellent visibility with average daily traffic of 22,176± and frontage on Route 1 of 382 feet and 185 feet on Orange Ave. This is one of the last remaining large parcels available for development in Milford. The property is located between two exits off I-95 (Exits 38 & 39), is directly adjacent to a new Yale New Haven Urgent Care building and is in close proximity to the CT Post Mall and many national retailers. The Boston Post Road is the premier retail corridor for the area.

DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
2023 Total Population	7,491	46,471	112,278
Median Age	45.50	45.80	46.10
2023 Total Households	3,093	19,062	45,357
Median Household Income	\$109,564	\$100,642	\$101,385
Average Household Income	\$135,392	\$123,346	\$123,095
Median Home Value	\$354,355	\$342,096	\$320,229



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CDD-1 Permitted Uses

- Retail Sales / Services
- Restaurants
- Professional Offices
- Mixed-Use Residential & Commercial
- Multi-family Residential
- Hotels / Motels
- Automotive Dealerships
- Other commercial uses

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