



# RETAIL BUILDING FOR SALE

## Owner / User Opportunity

1379 BOSTON AVENUE, BRIDGEPORT, CT



To arrange a tour contact:  
Silvester Garza | 203-226-7101 Ext 8  
[silvester@vidalwettenstein.com](mailto:silvester@vidalwettenstein.com)

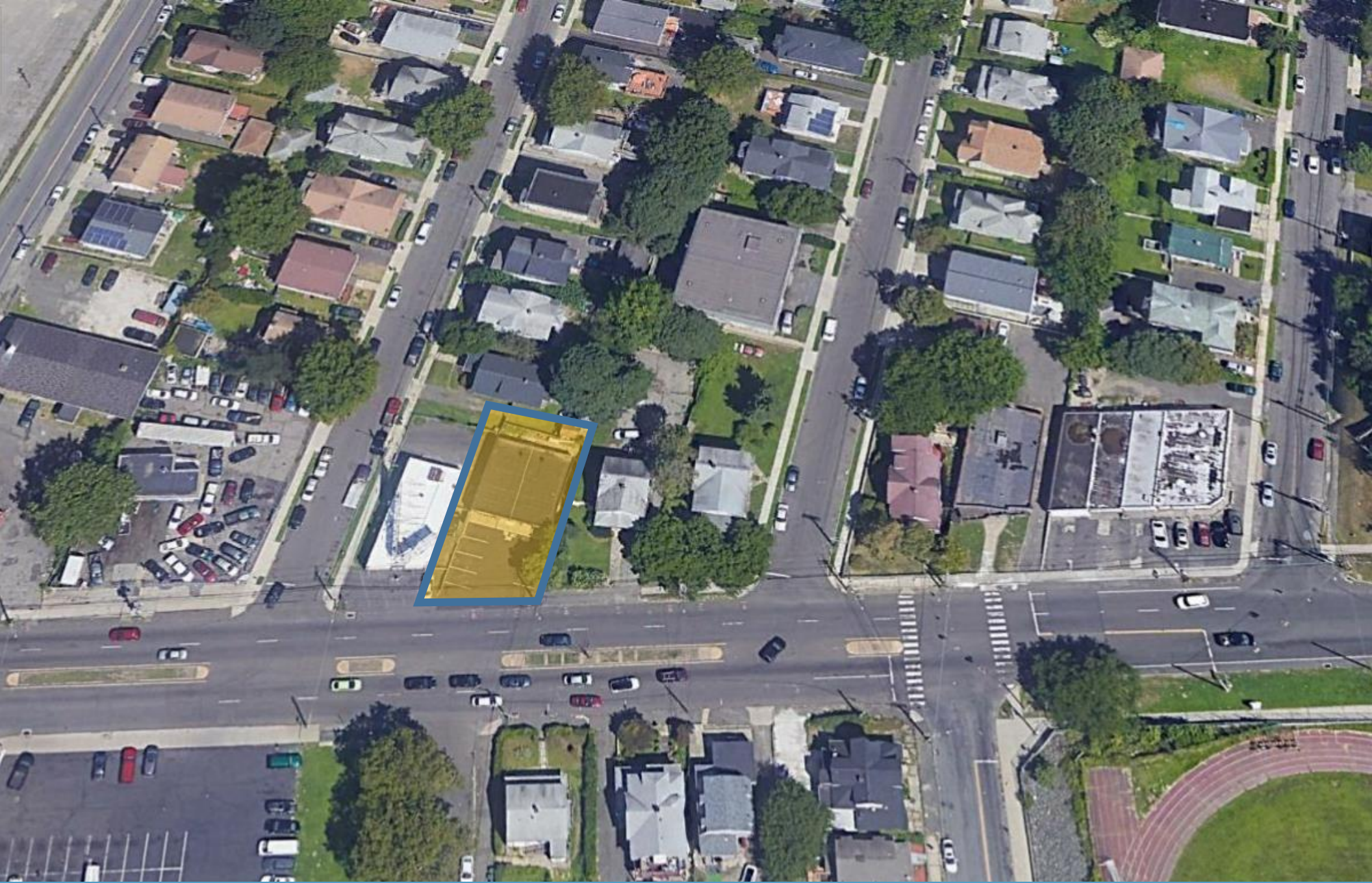



**VIDAL/WETTENSTEIN, LLC**



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

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



  
**SIOR** Individual Members  
Society of Industrial & Office Realtors

**VIDAL/WETTENSTEIN, LLC**



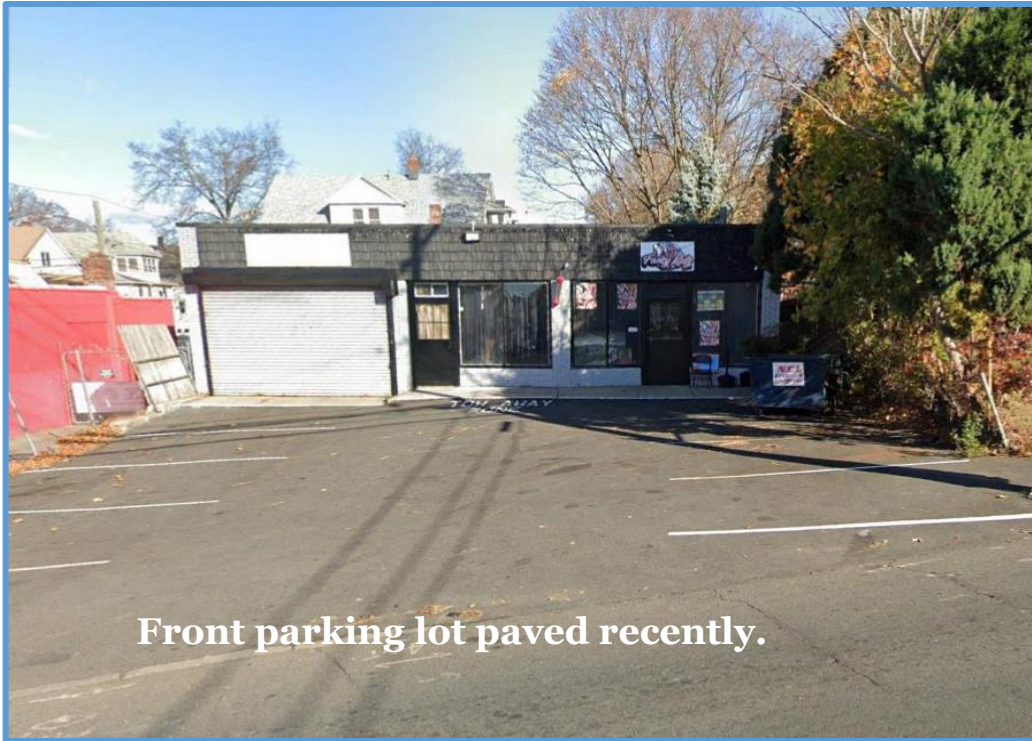
719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

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

# 1379 BOSTON AVENUE, BRIDGEPORT, CT

## FABULOUS VALUE ADDED RETAIL OPPORTUNITY

*Fully Leased- Month to Month Below Market Rents*



Front parking lot paved recently.



**Location:** Convenient to exit 29 of I-95  
Traffic count approx. 20,000 - 22,000 cars per day  
Superb visibility on Boston Avenue

### PROPERTY DETAILS

Building Area: 2,115± SF

Ceiling Height: 12'

Zoning: ORS – Office / Retail Zone

Parking: 9 cars

Construction: Masonry

Age: 1956±

Air Conditioning: Yes

Heating: Oil

Water/ Sewer: City

Taxes: \$9,500

Sale Price: \$350,000

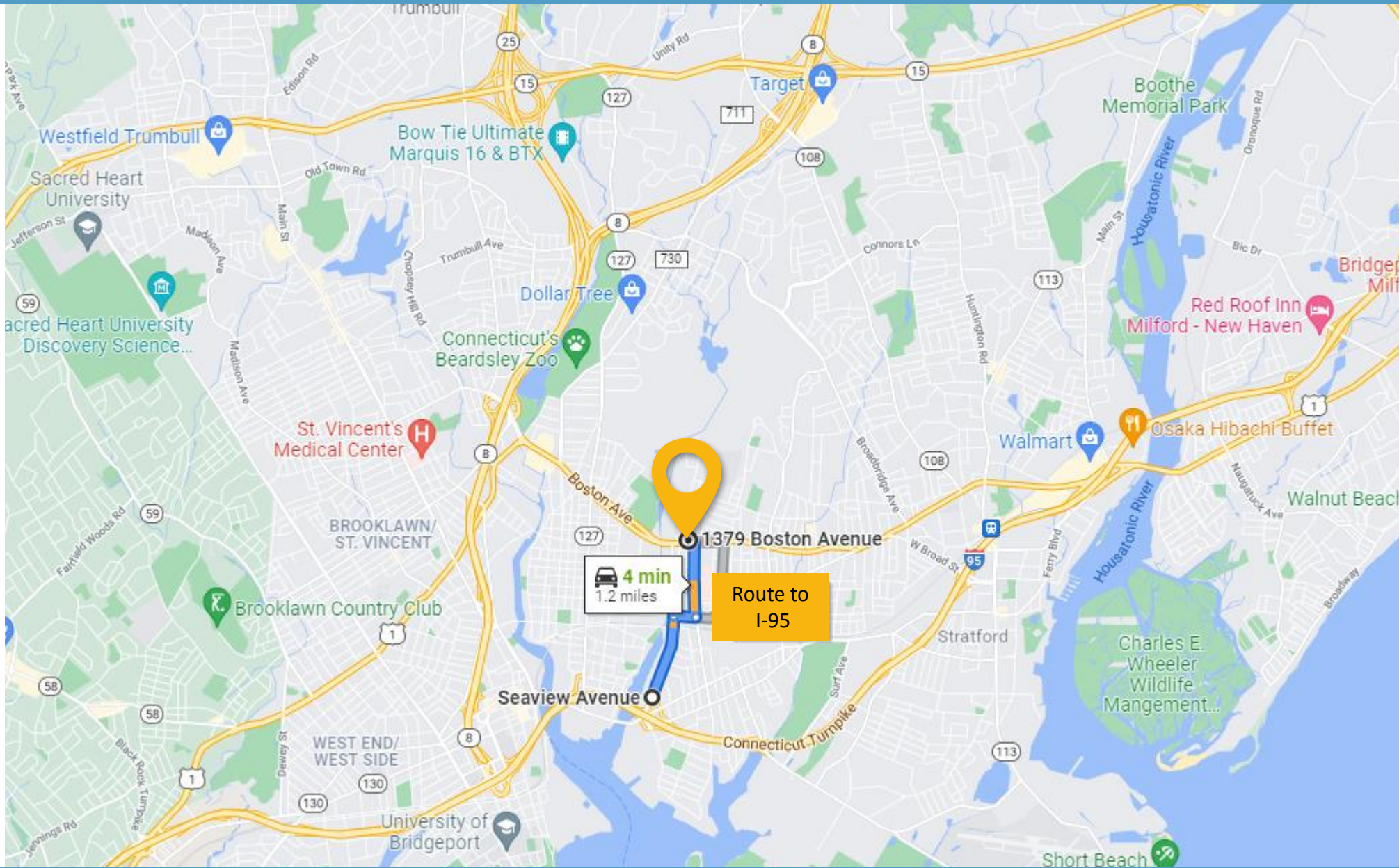
## FINANCIAL DETAILS

<b>Nail Salon:</b>	\$1,400/mo
<b>Apparel Store:</b>	\$ 800 /mo
<b>Barbershop:</b>	<u>\$1,200 /mo</u>
<b>Total Income:</b>	\$40,800 Annually

## Expenses (Approximate)

<b>Taxes:</b>	\$9,500
<b>Insurance:</b>	\$1,650
<b>Water and Sewer:</b>	\$1,000
<b>Garbage Bin:</b>	\$ 960
<b>Total Expenses:</b>	<u>\$13,110</u>
<b>Profit:</b>	\$27,690

# 1379 BOSTON AVENUE, BRIDGEPORT, CT



**SIOR** Individual Members  
Society of Industrial & Office Realtors

## VIDAL/WETTENSTEIN, LLC



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

# Demographic Detail Report

1379 Boston Ave, Bridgeport, CT 06610

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: -      % Leased: **100%**  
 GLA: **1,888 SF**      Rent/SF/Yr: -  
 Year Built: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	34,690	167,314	260,933
2021 Estimate	34,814	168,432	261,874
2010 Census	34,380	169,070	259,112
Growth 2021 - 2026	-0.36%	-0.66%	-0.36%
Growth 2010 - 2021	1.26%	-0.38%	1.07%
<b>2021 Population by Age</b>			
	<b>34,814</b>	<b>168,432</b>	<b>261,874</b>
Age 0 - 4	2,313 6.64%	10,923 6.49%	15,896 6.07%
Age 5 - 9	2,396 6.88%	11,217 6.66%	16,467 6.29%
Age 10 - 14	2,509 7.21%	11,608 6.89%	17,368 6.63%
Age 15 - 19	2,533 7.28%	11,676 6.93%	17,770 6.79%
Age 20 - 24	2,447 7.03%	11,413 6.78%	17,233 6.58%
Age 25 - 29	2,416 6.94%	11,551 6.86%	17,001 6.49%
Age 30 - 34	2,502 7.19%	12,312 7.31%	17,725 6.77%
Age 35 - 39	2,497 7.17%	12,520 7.43%	18,099 6.91%
Age 40 - 44	2,245 6.45%	11,279 6.70%	16,849 6.43%
Age 45 - 49	2,179 6.26%	10,963 6.51%	17,054 6.51%
Age 50 - 54	2,189 6.29%	10,982 6.52%	17,647 6.74%
Age 55 - 59	2,164 6.22%	10,754 6.38%	17,729 6.77%
Age 60 - 64	1,862 5.35%	9,192 5.46%	15,532 5.93%
Age 65 - 69	1,414 4.06%	6,862 4.07%	11,864 4.53%
Age 70 - 74	1,142 3.28%	5,379 3.19%	9,460 3.61%
Age 75 - 79	835 2.40%	3,908 2.32%	6,976 2.66%
Age 80 - 84	539 1.55%	2,609 1.55%	4,810 1.84%
Age 85+	632 1.82%	3,285 1.95%	6,395 2.44%
Age 65+	4,562 13.10%	22,043 13.09%	39,505 15.09%
<b>Median Age</b>	<b>35.60</b>	<b>36.40</b>	<b>38.20</b>
<b>Average Age</b>	<b>36.70</b>	<b>37.20</b>	<b>38.60</b>

## Demographic Detail Report

1379 Boston Ave, Bridgeport, CT 06610

Radius	1 Mile		3 Mile		5 Mile	
<b>2021 Population By Race</b>	<b>34,814</b>		<b>168,432</b>		<b>261,874</b>	
White	18,638	53.54%	96,116	57.07%	174,421	66.60%
Black	13,975	40.14%	59,422	35.28%	67,491	25.77%
Am. Indian & Alaskan	361	1.04%	1,650	0.98%	1,967	0.75%
Asian	841	2.42%	6,139	3.64%	11,023	4.21%
Hawaiian & Pacific Island	69	0.20%	395	0.23%	464	0.18%
Other	930	2.67%	4,710	2.80%	6,507	2.48%
<b>Population by Hispanic Origin</b>	<b>34,814</b>		<b>168,432</b>		<b>261,874</b>	
Non-Hispanic Origin	16,554	47.55%	101,607	60.33%	181,913	69.47%
Hispanic Origin	18,260	52.45%	66,824	39.67%	79,961	30.53%
<b>2021 Median Age, Male</b>	<b>34.00</b>		<b>35.20</b>		<b>36.80</b>	
<b>2021 Average Age, Male</b>	<b>35.30</b>		<b>36.00</b>		<b>37.40</b>	
<b>2021 Median Age, Female</b>	<b>37.00</b>		<b>37.50</b>		<b>39.40</b>	
<b>2021 Average Age, Female</b>	<b>38.00</b>		<b>38.30</b>		<b>39.80</b>	
<b>2021 Population by Occupation Classification</b>	<b>27,086</b>		<b>132,340</b>		<b>208,574</b>	
Civilian Employed	16,269	60.06%	80,723	61.00%	127,820	61.28%
Civilian Unemployed	2,226	8.22%	9,231	6.98%	11,983	5.75%
Civilian Non-Labor Force	8,585	31.70%	42,327	31.98%	68,665	32.92%
Armed Forces	6	0.02%	59	0.04%	106	0.05%
<b>Households by Marital Status</b>						
Married	3,608		22,133		40,383	
Married No Children	1,956		11,758		21,961	
Married w/Children	1,652		10,375		18,422	
<b>2021 Population by Education</b>	<b>24,425</b>		<b>119,468</b>		<b>188,749</b>	
Some High School, No Diploma	6,350	26.00%	22,759	19.05%	28,120	14.90%
High School Grad (Incl Equivalency)	8,025	32.86%	37,046	31.01%	52,454	27.79%
Some College, No Degree	5,525	22.62%	28,874	24.17%	44,358	23.50%
Associate Degree	1,810	7.41%	7,874	6.59%	11,609	6.15%
Bachelor Degree	2,014	8.25%	14,429	12.08%	31,015	16.43%
Advanced Degree	701	2.87%	8,486	7.10%	21,193	11.23%

## Demographic Detail Report

1379 Boston Ave, Bridgeport, CT 06610

Radius	1 Mile		3 Mile		5 Mile	
<b>2021 Population by Occupation</b>	<b>31,140</b>		<b>154,750</b>		<b>246,028</b>	
Real Estate & Finance	624	2.00%	3,992	2.58%	8,115	3.30%
Professional & Management	4,038	12.97%	30,177	19.50%	59,622	24.23%
Public Administration	404	1.30%	2,674	1.73%	4,234	1.72%
Education & Health	4,384	14.08%	21,622	13.97%	34,285	13.94%
Services	5,061	16.25%	22,233	14.37%	29,484	11.98%
Information	174	0.56%	1,577	1.02%	2,876	1.17%
Sales	3,602	11.57%	16,939	10.95%	27,943	11.36%
Transportation	1,587	5.10%	7,455	4.82%	10,582	4.30%
Retail	2,528	8.12%	10,137	6.55%	14,897	6.06%
Wholesale	323	1.04%	1,231	0.80%	2,611	1.06%
Manufacturing	2,038	6.54%	7,984	5.16%	12,425	5.05%
Production	3,110	9.99%	11,529	7.45%	15,036	6.11%
Construction	1,445	4.64%	7,902	5.11%	10,703	4.35%
Utilities	1,047	3.36%	4,530	2.93%	6,089	2.47%
Agriculture & Mining	8	0.03%	86	0.06%	149	0.06%
Farming, Fishing, Forestry	0	0.00%	38	0.02%	62	0.03%
Other Services	767	2.46%	4,644	3.00%	6,915	2.81%
<b>2021 Worker Travel Time to Job</b>	<b>15,979</b>		<b>78,059</b>		<b>122,594</b>	
<30 Minutes	10,065	62.99%	48,490	62.12%	74,393	60.68%
30-60 Minutes	3,590	22.47%	18,924	24.24%	30,622	24.98%
60+ Minutes	2,324	14.54%	10,645	13.64%	17,579	14.34%
<b>2010 Households by HH Size</b>	<b>12,320</b>		<b>59,950</b>		<b>94,864</b>	
1-Person Households	3,621	29.39%	16,113	26.88%	25,890	27.29%
2-Person Households	3,002	24.37%	15,549	25.94%	26,668	28.11%
3-Person Households	2,203	17.88%	10,812	18.04%	16,459	17.35%
4-Person Households	1,710	13.88%	8,837	14.74%	14,036	14.80%
5-Person Households	976	7.92%	4,829	8.06%	6,945	7.32%
6-Person Households	446	3.62%	2,195	3.66%	2,871	3.03%
7 or more Person Households	362	2.94%	1,615	2.69%	1,995	2.10%
<b>2021 Average Household Size</b>	<b>2.70</b>		<b>2.70</b>		<b>2.70</b>	
<b>Households</b>						
2026 Projection	12,495		59,456		95,579	
2021 Estimate	12,531		59,838		95,916	
2010 Census	12,320		59,950		94,864	
Growth 2021 - 2026	-0.29%		-0.64%		-0.35%	
Growth 2010 - 2021	1.71%		-0.19%		1.11%	



# Demographic Detail Report

1379 Boston Ave, Bridgeport, CT 06610

Radius	1 Mile	3 Mile	5 Mile
<b>2021 Households by HH Income</b>	<b>12,530</b>	<b>59,841</b>	<b>95,914</b>
<\$25,000	4,075 32.52%	15,787 26.38%	20,789 21.67%
\$25,000 - \$50,000	3,301 26.34%	12,437 20.78%	17,196 17.93%
\$50,000 - \$75,000	2,156 17.21%	10,393 17.37%	15,044 15.68%
\$75,000 - \$100,000	1,347 10.75%	7,170 11.98%	11,553 12.05%
\$100,000 - \$125,000	804 6.42%	4,597 7.68%	8,649 9.02%
\$125,000 - \$150,000	287 2.29%	2,941 4.91%	5,670 5.91%
\$150,000 - \$200,000	330 2.63%	3,826 6.39%	8,471 8.83%
\$200,000+	230 1.84%	2,690 4.50%	8,542 8.91%
<b>2021 Avg Household Income</b>	<b>\$55,131</b>	<b>\$73,328</b>	<b>\$91,464</b>
<b>2021 Med Household Income</b>	<b>\$40,264</b>	<b>\$54,270</b>	<b>\$66,931</b>
<b>2021 Occupied Housing</b>	<b>12,531</b>	<b>59,838</b>	<b>95,917</b>
Owner Occupied	4,864 38.82%	30,602 51.14%	57,440 59.89%
Renter Occupied	7,667 61.18%	29,236 48.86%	38,477 40.11%
<b>2010 Housing Units</b>	<b>14,127</b>	<b>66,940</b>	<b>105,550</b>
1 Unit	3,408 24.12%	28,099 41.98%	55,841 52.90%
2 - 4 Units	6,571 46.51%	22,714 33.93%	27,706 26.25%
5 - 19 Units	2,805 19.86%	7,297 10.90%	10,095 9.56%
20+ Units	1,343 9.51%	8,830 13.19%	11,908 11.28%
<b>2021 Housing Value</b>	<b>4,864</b>	<b>30,602</b>	<b>57,440</b>
<\$100,000	1,701 34.97%	4,146 13.55%	4,863 8.47%
\$100,000 - \$200,000	1,810 37.21%	9,457 30.90%	11,998 20.89%
\$200,000 - \$300,000	918 18.87%	11,141 36.41%	17,109 29.79%
\$300,000 - \$400,000	313 6.44%	3,949 12.90%	11,022 19.19%
\$400,000 - \$500,000	85 1.75%	1,013 3.31%	5,118 8.91%
\$500,000 - \$1,000,000	25 0.51%	716 2.34%	6,574 11.44%
\$1,000,000+	12 0.25%	180 0.59%	756 1.32%
<b>2021 Median Home Value</b>	<b>\$140,386</b>	<b>\$215,241</b>	<b>\$269,314</b>
<b>2021 Housing Units by Yr Built</b>	<b>14,157</b>	<b>66,984</b>	<b>105,625</b>
Built 2010+	449 3.17%	1,667 2.49%	3,596 3.40%
Built 2000 - 2010	808 5.71%	3,650 5.45%	4,982 4.72%
Built 1990 - 1999	487 3.44%	2,436 3.64%	4,472 4.23%
Built 1980 - 1989	713 5.04%	3,771 5.63%	6,829 6.47%
Built 1970 - 1979	989 6.99%	5,988 8.94%	10,681 10.11%
Built 1960 - 1969	1,178 8.32%	7,131 10.65%	12,546 11.88%
Built 1950 - 1959	2,502 17.67%	12,644 18.88%	21,276 20.14%
Built <1949	7,031 49.66%	29,697 44.33%	41,243 39.05%
<b>2021 Median Year Built</b>	<b>1949</b>	<b>1952</b>	<b>1954</b>