

RETAIL BUILDING FOR SALE

1379 BOSTON AVENUE, BRIDGEPORT, CT



To arrange a tour contact:
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VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

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FABULOUS VALUE ADDED RETAIL OPPORTUNITY

Fully Leased- Month to Month Below Market Value



Front parking lot paved recently.



Location: Convenient to exit 29 of I-95
Traffic count approx. 20 - 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

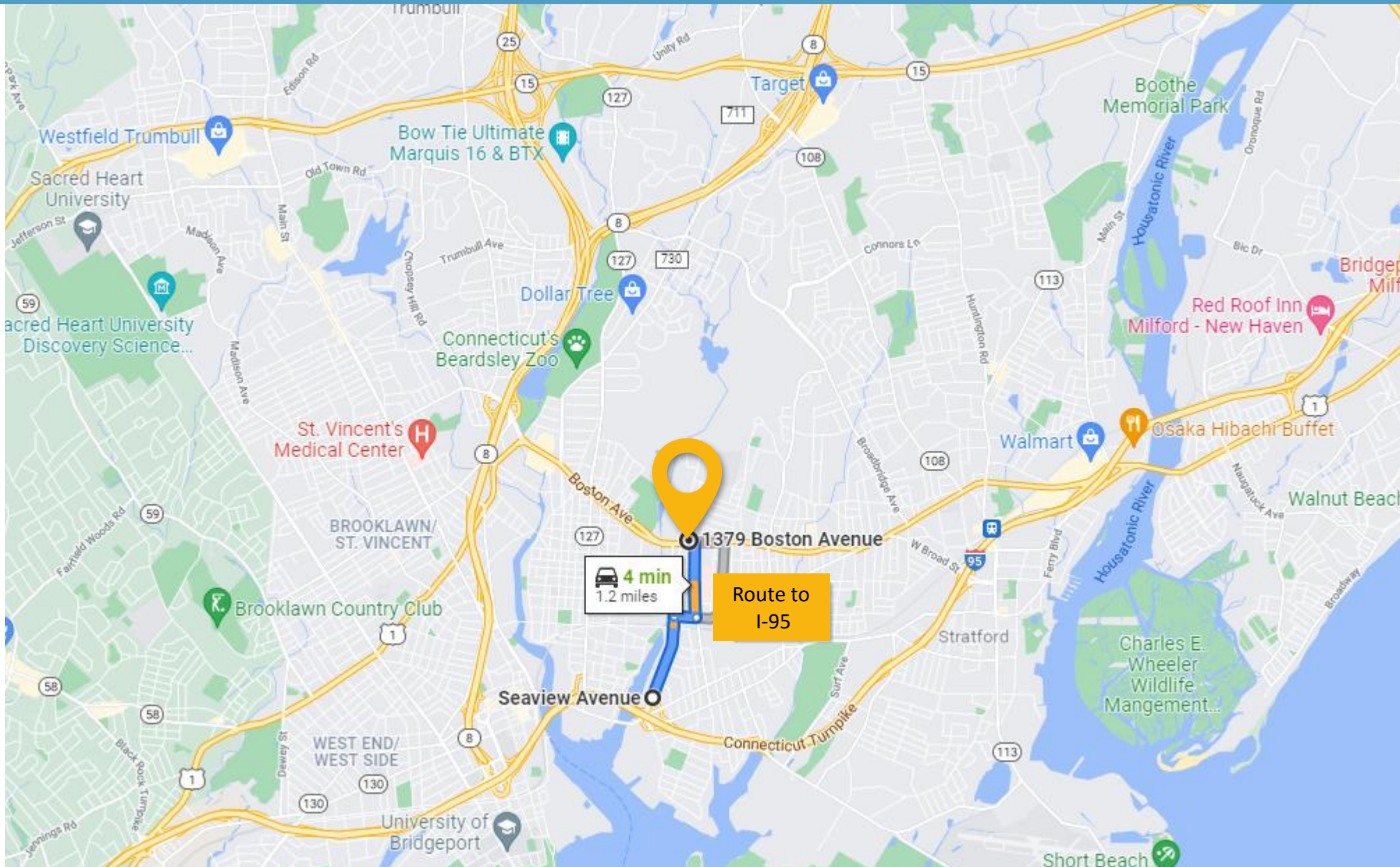
FINANCIAL DETAILS

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

Expenses (Approximate)

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

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SIOR Individual Members
Society of Industrial & Office Realtors

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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
Population			
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%
2021 Population by Age			
	34,814	168,432	261,874
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%
Median Age	35.60	36.40	38.20
Average Age	36.70	37.20	38.60

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population By Race	34,814		168,432		261,874	
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%
Population by Hispanic Origin	34,814		168,432		261,874	
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%
2021 Median Age, Male	34.00		35.20		36.80	
2021 Average Age, Male	35.30		36.00		37.40	
2021 Median Age, Female	37.00		37.50		39.40	
2021 Average Age, Female	38.00		38.30		39.80	
2021 Population by Occupation Classification	27,086		132,340		208,574	
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%
Households by Marital Status						
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	
2021 Population by Education	24,425		119,468		188,749	
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%

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	31,140		154,750		246,028	
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%
2021 Worker Travel Time to Job	15,979		78,059		122,594	
<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%
2010 Households by HH Size	12,320		59,950		94,864	
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%
2021 Average Household Size	2.70		2.70		2.70	
Households						
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

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Radius	1 Mile	3 Mile	5 Mile
2021 Households by HH Income	12,530	59,841	95,914
<\$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%
2021 Avg Household Income	\$55,131	\$73,328	\$91,464
2021 Med Household Income	\$40,264	\$54,270	\$66,931
2021 Occupied Housing	12,531	59,838	95,917
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%
2010 Housing Units	14,127	66,940	105,550
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%
2021 Housing Value	4,864	30,602	57,440
<\$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%
2021 Median Home Value	\$140,386	\$215,241	\$269,314
2021 Housing Units by Yr Built	14,157	66,984	105,625
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%
2021 Median Year Built	1949	1952	1954