

NEW CONSTRUCTION RETAIL/OFFICE SPACE AVAILABLE FOR LEASE



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VIDAL/WETTENSTEIN, LLC

METRO  STAR

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

NEW CONSTRUCTION RETAIL/OFFICE SPACE FOR LEASE

PROPERTY DETAILS

Space: 1,319± SF

Great visibility and signage

Occupancy coming soon

77 parking spaces on the upper deck and 120 parking spaces as a municipal garage opening to the public below the deck.

Downtown Milford amenities; walking distance to bank, shops, boutiques, restaurants and train station

Ideal for mid size grocery/market

Retail & General Office

Traffic count is 9,076 cars per day

Zoning: MCDD

Lease Rate: \$30. PSF gross + utilities, includes limited Build to Suit



Location: Convenient to exit 1B of Milford Parkway, Boston Post Road.

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Milford, Connecticut

General

ACS, 2019–2023	Milford	State
Current Population	52,340	3,598,348
Land Area <i>mi</i> ²	22	4,842
Population Density <i>people per mi</i> ²	2,360	743
Number of Households	22,098	1,420,170
Median Age	47	41
Median Household Income	\$109,580	\$93,760
Poverty Rate	4%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance	5,153	
<i>Ambulatory Health Care Services</i>		49%
2 Retail Trade	4,777	
<i>Food and Beverage Stores</i>		22%
3 Accommodation and Food Services	2,598	
<i>Food Services and Drinking Places</i>		87%
4 Manufacturing	2,387	
<i>Fabricated Metal Product Mfg</i>		23%
6 Wholesale Trade	1,629	
<i>Merchant Wholesalers, Durable Goods</i>		66%
Total Jobs, All Industries	26,959	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	546	741	728	721	728

Total Active Businesses 5,736

Key Employers

Data from Municipalities, 2025

- 1 Servicom LLC
- 2 Milford Hospital
- 3 Schick-Wilkinson Sword
- 4 Subway World Headquarters
- 5 Doctor's Associates Inc

Demographics

ACS, 2019–2023

Age Distribution

	Milford	State
Under 10	4,392	10%
10 to 19	5,530	13%
20 to 29	5,592	13%
30 to 39	6,543	13%
40 to 49	6,012	12%
50 to 59	8,572	14%
60 to 69	8,551	13%
70 to 79	4,627	8%
80 and over	2,521	4%

Race and Ethnicity

	Milford	State
Asian	5%	5%
Black	3%	10%
Hispanic or Latino/a	9%	18%
White	80%	63%
Other	3%	5%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

	Milford	State
English	77	87%
Spanish	4	13%

Educational Attainment

	Milford	State
High School Diploma Only	25	26%
Associate Degree	8	8%
Bachelor's Degree	23	29%
Master's Degree or Higher	19	20%

Housing

ACS, 2019–2023

	Milford	State
Median Home Value	\$379,300	\$343,200
Median Rent	\$1,822	\$1,431
Housing Units	23,893	1,536,049

	Milford	State
Owner-Occupied	66	77%
Detached or Semi-Detached	65	76%
Vacant	8	8%

Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Milford School District	PK-12	5,218	220	91%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Milford School District	53%	56%
Statewide	44%	49%

Milford, Connecticut

Labor Force

CT Department of Labor, 2024

	Milford	State
Employed	29,925	1,842,285
Unemployed	977	67,181

Unemployment Rate

Self-Employment Rate*

*ACS, 2019–2023



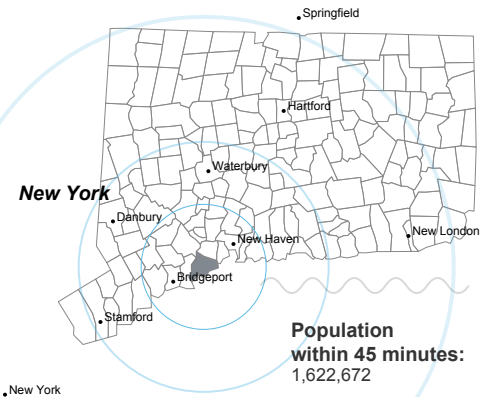
Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts

Providence •

Rhode Island

New York



Population
within 45 minutes:
1,622,672

Access

ACS, 2019–2023

	Milford	State
Mean Commute Time *	26 min	26 min
No Access to a Car	4%	9%
No Internet Access	6%	7%

Commute Mode

Public Transport	3%
Walking or Cycling	3%
Driving	78%
Working From Home *	14%

Public Transit

CT <i>transit</i> Service	New Haven metro, Stamford metro
Other Public Bus Operations	Milford Transit District
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$231,788,000
Property Tax Revenue	\$187,069,000
per capita	\$3,551
per capita, as % of state avg.	108%
Intergovernmental Revenue	\$29,149,000
Revenue to Expenditure Ratio	98%

Municipal Expenditure

Total Expenditure	\$235,427,000
Educational	\$156,076,000
Other	\$79,351,000

Grand List

Equalized Net Grand List	\$11,507,150,449
per capita	\$218,439
per capita, as % of state avg.	122%
Commercial/Industrial Share of Net Grand List	20%
Actual Mill Rate	27.65
Equalized Mill Rate	16.27

Municipal Debt

Moody's Rating (2024)	Aa1
S&P Rating (2024)	AA+
Total Indebtedness	\$185,178,000
per capita	\$3,515
per capita, as % of state avg.	120%
as percent of expenditures	79%
Annual Debt Service	\$18,723,000
as % of expenditures	8%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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