

Well Established Neighborhood Retail Center For Sale

Huntington Turnpike & Broadbridge Road, Bridgeport, CT



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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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Huntington Tpk

TREELAND
GARDEN CENTER & NURSERY
Family Owned & Operated Since 1954

Broadbridge Rd

541-559 Broadbridge Rd



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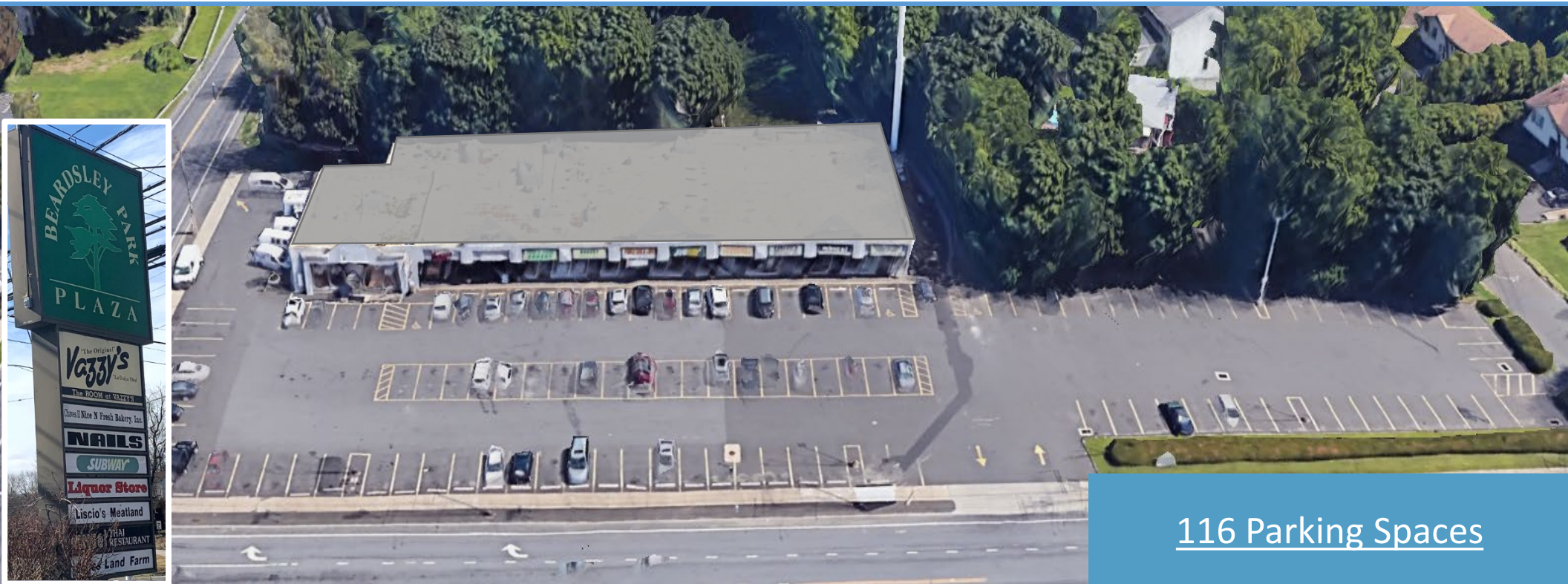
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Vidal/Wettenstein, is pleased to offer 541-559 Broadbridge Road in Bridgeport, for sale. The 16,384 square foot Center is in a High-Traffic intersection of Broadbridge Road and Huntington Turnpike, directly across from Treeland Garden Center & Nursery. Current tenants include Vazzy's Restaurant, Nice-n-Fresh Bakery, Subway, King and I Restaurant, Prisca Best Nails and Swissland Farms, Liscio's Meat Land, and a Liquor Store. There is also a Verizon Cell Tower on the property.

Built in 1966 and renovated three times, the building has a partial basement for tenant storage, and has 116 surface parking spaces. The parcel consists of 1.65 acres in a ORN zone.

The center is approximately 9/10ths of a mile to the Route 8/25 connector and a one-minute walk to the Huntington Turnpike bus stop.



116 Parking Spaces

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Current tenants include Vazzy's Restaurant, Nice-n-Fresh Bakery, Subway, and many more

Site Details	
Center Size:	16,384 sq/ft
Land:	1.65 acres
Real Estate Taxes:	\$80,947
Zoning:	ORN zone
Year Built:	1966, renovated; 1997, 2013, 2016
Construction:	Concrete with stucco facade
Stories:	One story & partial basement
Tenancy:	Multiple, 100% leased

Utilities	
Water/Sewer:	City water and sewer
Heating:	Natural gas
A/C:	Separate individual units

Demographics	3 Mile	5 Mile	10 Mile
Population:	138,127	267,410	468,225
Median HH Income:	63,530	68,134	82,520

Features	
Traffic Count:	7,600 average daily volume
Parking:	116 surface spaces
Roof:	Replaced in 2016

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3-5-7 Mile Radius to Surrounding Towns, Trumbull, Stratford, Easton, Monroe, Milford

