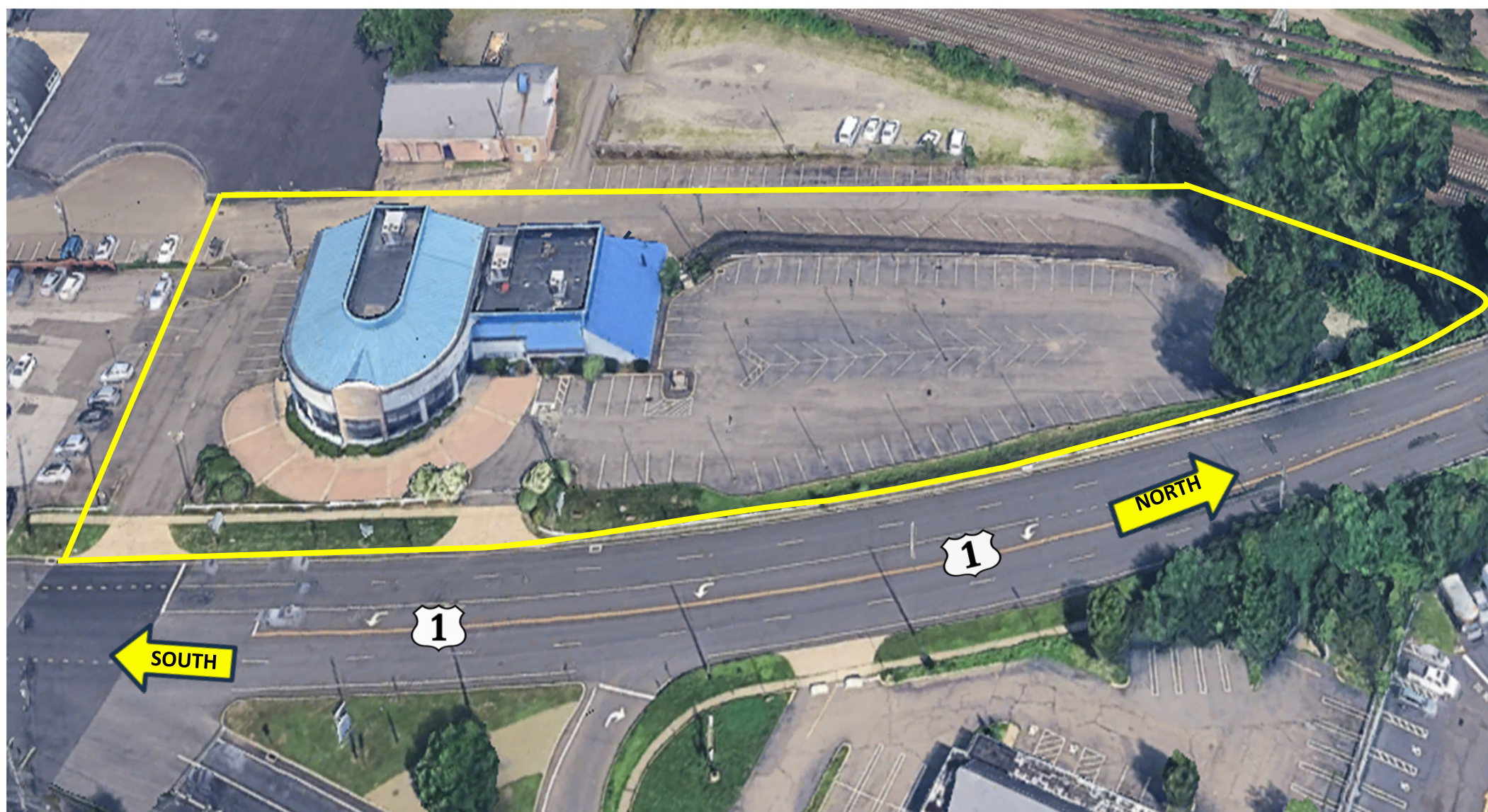




1 BOSTON POST ROAD | MILFORD, CT

**HIGH-VISABILITY LOCATION
23,300 VEHICLES DAILY**

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PROPERTY HIGHLIGHTS

- **Prominent** Route 1 frontage with exposure to approximately 23,300 vehicles daily.
- **Rare Owner-User Opportunity:** Acquire and control a prominent commercial property along Milford's established Route 1 corridor.
- **Existing Operational Facility:** The showroom, office and service configuration may substantially reduce the time and expense required to establish a new operation.
- **Flexible Two-Level Design:** Customer-facing and administrative areas are efficiently separated from service, storage and operational functions.
- **Exceptional Site Capacity:** Extensive parking accommodates customers, employees, company vehicles, equipment and potential inventory storage.
- **High-Visibility Commercial Setting:** Prominent roadway presence provides valuable exposure for businesses that depend on visibility and convenient customer access.
- **Versatile Industrial Zoning:** Ideal for office, warehouse/distribution, light manufacturing, research, vocational training, building-supply, restaurant and mixed-use concepts. Former automotive dealership use may provide additional repositioning potential, subject to municipal approval.
- **Adaptive-Reuse Potential:** Existing infrastructure provides opportunities for automotive service, equipment sales, building trades, repair operations, distribution or other compatible uses.
- **Strategic Long-Term Positioning:** Well suited for an owner-user seeking operating flexibility, future expansion potential and long-term control of its real estate.

PROPERTY OVERVIEW

List Price:	\$3,600,000
Total Building:	20,412 SF
First Floor:	10,874 SF
Second Floor:	9,538 SF
Site Area:	1.94 Acres
Year Built:	1990
Parking:	150 Spaces
Service Bays:	14
Overhead Doors:	3
Zoning:	ID
Taxes:	\$52,180

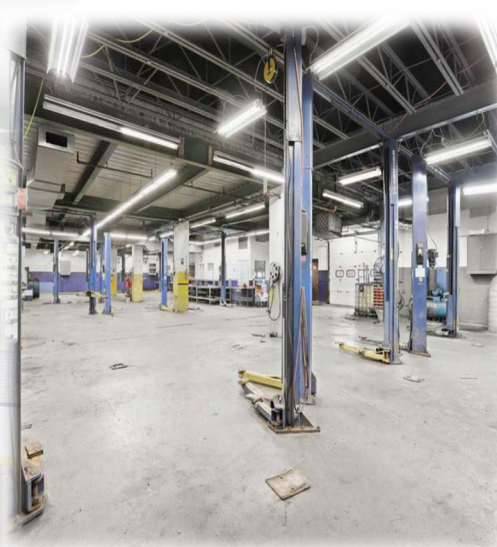


1 Boston Post Road combines prominent Route 1 visibility, convenient access to I-95 Exits 35 & 36, and an established operational layout within one well-positioned commercial property. The building and site offer the flexibility to accommodate an existing business operation or a thoughtfully planned adaptive reuse.

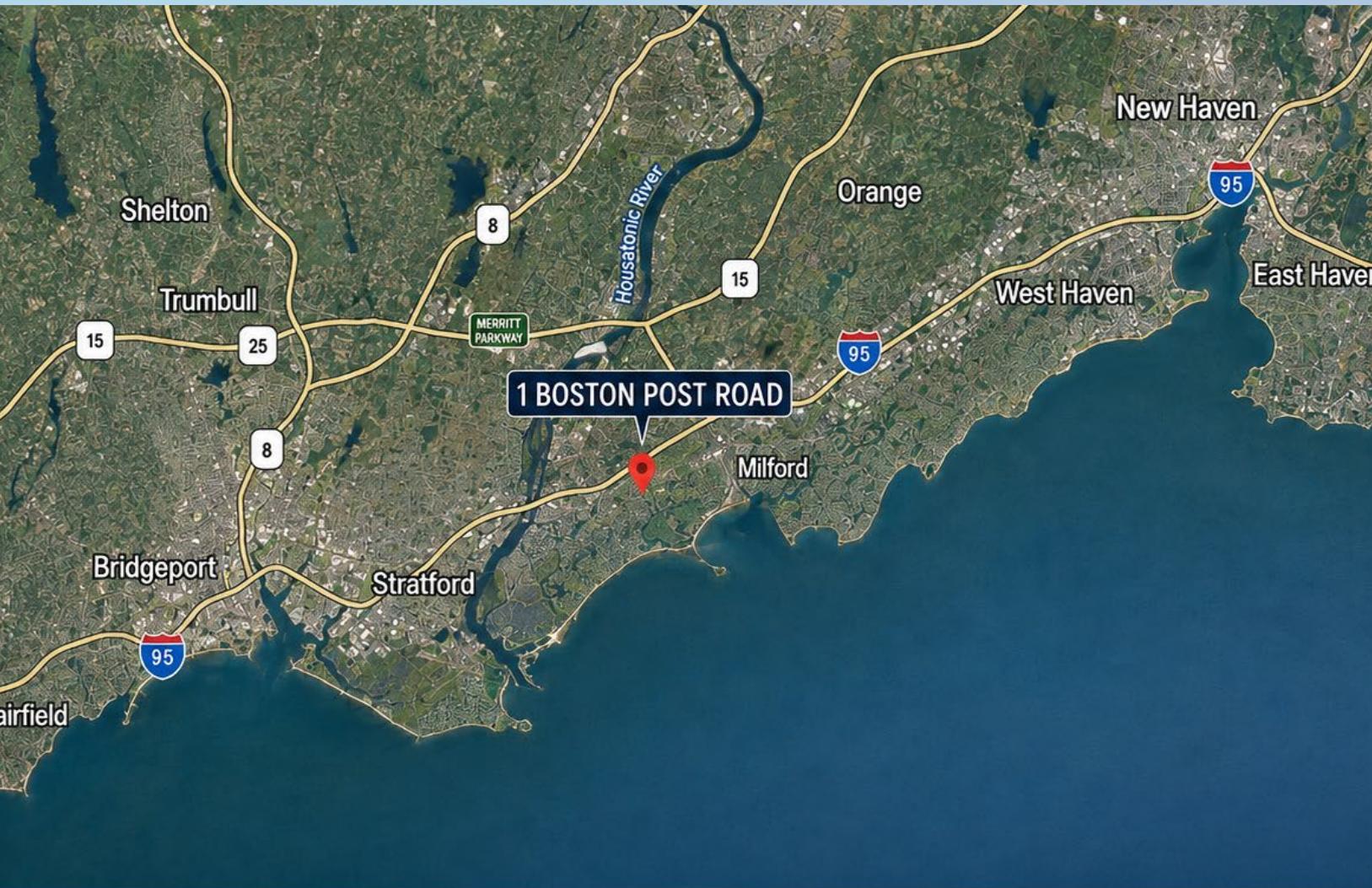
BUILDING & SITE FEATURES



- **Distinctive Building Presentation:** Recognizable curved façade, expansive glass line and prominent customer-facing entrance.
- **Bright Showroom Environment:** Large windows provide abundant natural light and create an open, welcoming display area.
- **Defined Customer & Work Areas:** Showroom, reception, offices and service functions are arranged as separate but connected working environments.
- **Adaptable Interior Configuration:** Open customer-facing and administrative areas provide flexibility for a future owner-user's layout and branding requirements.
- **Established Site Circulation:** Paved areas surrounding the building support customer access, vehicle movement and service operations.
- **Prominent Branding Opportunity:** The building's façade and highly visible roadside position offer strong potential for exterior identification and signage.



STRATEGIC LOCATION



DRIVE TIMES

	I-95 (EXITS 35 & 36)	APPROX. 3-5 MINUTES
	BOSTON POST ROAD (US-1)	IMMEDIATE
	MERRITT PARKWAY	APPROX. 8-10 MINUTES
	DOWNTOWN MILFORD	APPROX. 5 MINUTES
	MILFORD METRO-NORTH	APPROX. 5 MINUTES
	STRATFORD	APPROX. 10-12 MINUTES
	BRIDGEPORT	APPROX. 15 MINUTES
	NEW HAVEN	APPROX. 18 MINUTES
	BRADLEY INTERNATIONAL AIRPORT	APPROX. 65-75 MINUTES
	MANHATTAN, NY	APPROX. 75-90 MINUTES

KEY DISTANCES

I-95 (EXITS 35 & 36)	APPROX. 1-2 MILES
BOSTON POST ROAD (US-1)	ON-SITE
MERRITT PARKWAY	APPROX. 5 MILES
DOWNTOWN MILFORD	APPROX. 1.5 MILES
MILFORD METRO-NORTH	APPROX. 1.5 MILES
STRATFORD	APPROX. 4-6 MILES
BRIDGEPORT	APPROX. 8-9 MILES
NEW HAVEN	APPROX. 11 MILES
BRADLEY INTERNATIONAL AIRPORT	APPROX. 58 MILES
MANHATTAN, NY	APPROX. 60-65 MILES

LOCATION OVERVIEW

Located at the gateway to Milford, 1 Boston Post Road offers direct frontage on U.S. Route 1 and quick access to I-95. The nearby Route 1/Washington Bridge corridor carries approximately 23,300 vehicles daily, providing outstanding visibility and convenient connections to Bridgeport, New Haven and major regional markets.

23,300 VEHICLES DAILY



EXCELLENT ACCESS

Direct frontage on Boston Post Road (US-1) with convenient access to I-95.



HIGH-VISIBILITY LOCATION

Prominent position along Milford's established commercial corridor.



REGIONAL CONNECTIVITY

Convenient to Metro-North, Bridgeport, New Haven, and major highways.



OWNER-USER OPPORTUNITY

Central location supporting showroom, service, retail, and commercial uses.

Area & Demographics



Milford, Connecticut, is a thriving coastal city located along Connecticut's Gold Coast, strategically positioned between New Haven and Bridgeport with direct access to Interstate 95, the Merritt Parkway, and Metro-North rail service. Recognized for its strong local economy and exceptional quality of life, Milford is home to a diverse mix of national employers, healthcare institutions, advanced manufacturers, and professional service firms. The city combines a highly educated workforce with strong household incomes, abundant retail and dining options, and more than 17 miles of coastline, creating an attractive environment for both businesses and residents. Its strategic location, modern infrastructure, and established commercial market continue to make Milford a premier destination for corporate investment and long-term growth.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	43,650	135,980	297,575
Total Population 2029	44,116	137,262	303,800
Median Age	44.8	43.9	42.7
Average Household Size	2.3	2.4	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,975	55,240	120,535
Average HH Income	\$135,900	\$134,600	\$120,290
Median House Value	\$361,800	\$339,400	\$417,000
Consumer Spending	\$1.15 B	\$3.45 B	\$7.60 B

