



TRUE
COMMERCIAL REAL ESTATE LLC

51 BOSTON AVENUE | BRIDGEPORT, CT

AVAILABLE

LEASING: 5,279 SF
(DIVISIBLE)

- Rare opportunity available for the first time in over 20 years.
- Stand-alone building with great presence on Boston Ave (Rt. 1).
- Traffic counts greater than 33,000 VPD on Boston Ave .
- Easily accessible from I-95 and the Merritt Parkway via the Rt. 25 Connector.

JOIN AREA RETAILERS: Price Rite, Modell's, Eblens, BMW, Chase Bank, MadRag, Sprint, AFC Urgent Care, Sherwin Williams, Burger King, McDonald's, Popeye's and many more.

**A TRUE EXCLUSIVE...
CALL FOR THE DETAILS!**

AGENTS:

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DEMOGRAPHICS

POPULATION

1 mile: 32,267
 3 miles: 185,914
 5 miles: 277,481

HOUSEHOLDS

1 mile: 10,990
 3 miles: 67,818
 5 miles: 102,378

AVG. HOUSEHOLD \$

1 mile: \$61,493
 3 miles: \$73,727
 5 miles: \$94,906



SITE

