

OFFERING MEMORANDUM

Brand Newly Built- Prime Retail/Medical/Storage/Warehouse w/18-20ft Ceiling + Parking! !

FOR SALE



Commercial



EXECUTIVE SUMMARY



Brand Newly Built- Prime Retail/Medical/Storage/Warehouse w/18-20ft Ceiling + Parking! | 937 State Street Bridgeport, CT 06605

Building Size:	7,300 SF	Lot Size:	21,930 SF
Available SF:	7,300 SF	Parking:	22+/- Spaces
Year Built:	2023	Zoning:	MU-LI - Retail/Office/Medical
		Sale Price:	\$2,800,000
		Tax:	\$30,786

**enter disclaimer here...*

Property Overview

Prime Commercial Investment | Brand New 2023 Construction
937 State Street, Bridgeport, CT — Available for Sale & Lease

Seize a premier investment opportunity at 937 State Street, a high-performance commercial asset perfectly positioned in the thriving heart of Bridgeport, CT. Completed in 2023, this impressive 7,300 SF building combines striking contemporary design, top-tier construction, and maximum street frontage on a high-traffic corridor—making it the ultimate destination for premier retail or street retail ventures seeking commanding area presence.

Major Investment Highlight: 100% Vacant Delivery Available.

Unparalleled Flexibility for Owner-Users & Investors: The entire property can be delivered 100% VACANT upon request. The current supermarket and fast-food business owner is ready to exit and willing to sell the business including all existing equipment. This offers a truly turn-key, revenue-ready opportunity from day one.

Property Highlights & Technical Specifications

Building Size: Approx. 7,300 SF of premium, modern construction (Built in 2023)

Strategic Location: Coveted high-visibility corner boasting excellent foot traffic and exposure

Versatile Canvas: Spacious layout and contemporary design, highly adaptable for diverse retail, showroom, or commercial configurations

Strategic Positioning: Engineered to capitalize on Bridgeport's dynamic market with seamless connectivity for customers and logistics

Acquisition & Leasing Options

Whether you are looking to acquire a flagship asset for your portfolio or position your enterprise in a high-growth commercial hub, this property delivers the perfect mix of functionality, style, and location.

Sale Price & Whole-Building Lease Rates: Available upon request.

The Whole Property is available to be delivered VACANT (Market business owner is willing to sell/exist).

Exclusively represented by:
HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker
516.441.2646 Email: Hootan.Moeirzadeh@elliman.com

PROPERTY DESCRIPTION

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Property Description

Premium Investment Opportunity | 937 State Street, Bridgeport, CT

Introducing 937 State Street, an impressive 7,300 SF commercial building completed in 2023. Perfectly positioned in a thriving area, this modern property boasts excellent visibility, high foot traffic, and contemporary design—making it the ideal canvas for retail ventures seeking maximum exposure and a commanding market presence.

Key Advantage: The Whole Property can be delivered 100% **VACANT**. The current market business owner is willing to exit and sell, including all existing equipment, offering a perfect turn-key opportunity.

Size: 7,300 SF (Built in 2023)

Pricing & Lease Rates: Available upon request

Location Description

Nestled in the heart of Bridgeport, CT, this vibrant area is brimming with opportunities for retail and street retail investors. With its dynamic mix of shops, dining, and entertainment, the location draws in a steady flow of visitors and locals alike. Nearby attractions such as the Bridgeport Downtown Special Services District, The Bijou Theatre, and the Bridgeport Arts Trail contribute to the area's energetic atmosphere and offer potential for synergy with retail establishments. The property's prime location also benefits from its proximity to public transportation and major roadways, ensuring convenient access for customers. Embrace the potential of this thriving retail hub and secure your space in Bridgeport's bustling commercial landscape.

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Commercial

Google

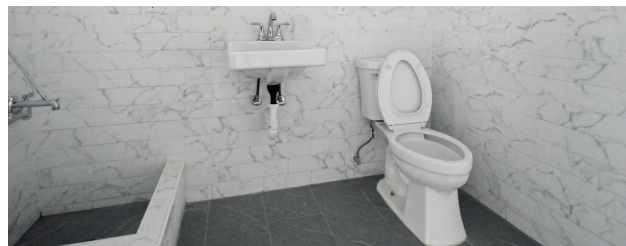
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ADDITIONAL PHOTOS



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Exclusively represented by:

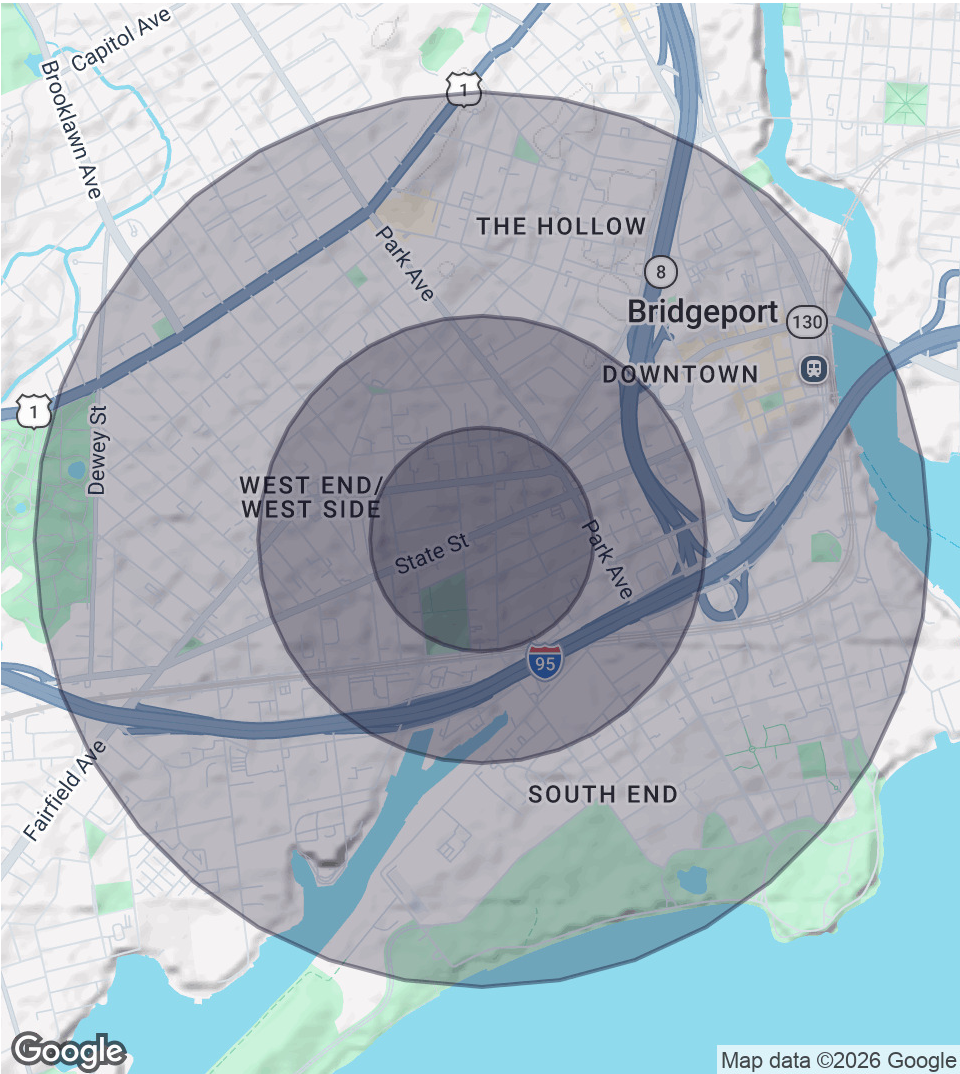
HOOTAN MOEIRZADEH

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DEMOGRAPHICS MAP & REPORT

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0.25 Miles Radius

Population
3,660
Households
1,159
Average HH Income
\$46,006

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

0.5 Miles Radius

Population
10,564
Households
3,834
Average HH Income
\$54,184

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

1 Mile Radius

Population
31,489
Households
11,470
Average HH Income
\$57,496

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

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AERIAL MAP

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Email: Hootan.Moeirzadeh@elliman.com



550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

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