



Bokum Center | Essex, CT



FOR SALE

Bokum Center, 125 Westbrook Road, Essex, CT 06426
42,719± SF Recently Upgraded Retail Strip Center with 85% Occupancy

2026 NOI: \$402,576 | 85% Leased



INVESTMENT HIGHLIGHTS

- 42,719± SF Supermarket Anchored Retail Center built in 1985 and extensively renovated in 2024/2025
- 3.87± acres
- 85% Occupancy (2/3 leased to National Tenants) DG Market, Walgreens, Subway, SNAP Fitness
- E-commerce and recession resistant tenants
- Free Standing Building Available on front Pad
- Signalized intersection
- WALT = 7 years, 2 months
- 151 parking spaces

[Click here to sign the Confidentiality Agreement](#)

CONTACT

Frank Hird, SIOR, **SIOR**
 O: (203) 643-1033 | C: (203) 494-6302
fhird@orlcommercial.com
J. Richard Lee
 O: 203-488-1555
rlee@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | 📞 (203) 488-1555 | 📠 (203) 315-4046
 2430 Silas Deane Highway, Rocky Hill, CT 06067 | 📞 (860) 721-0033 | 📠 (860) 721-7882
 Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300



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**Bokum Center, 125 Westbrook Rd, Essex, CT
42,719± SF Recently Upgraded Retail Strip Center**

BUILDING INFORMATION

GROSS BLD. AREA: 42,719± SF Total
39,919± SF Center + 2,800± SF Bank
OCCUPANCY: 85%
AVAILABLE AREA: 3,323± SF Endcap Store
2,800± SF Free Standing Bank
LOADING DOCKS: 2
CONSTRUCTION: Masonry
ROOF TYPE: 55% Ballasted roof (2012),
45% EPDM (2024)
YEAR BUILT: 1985

MECHANICAL EQUIPMENT

AIR CONDITIONING: Multiple Rooftop Units
HEAT: Propane – Rooftop Units
SPRINKLERED: Yes (New Fire Panel 2024)
ELECTRIC/POWER: All stores separately metered

SITE INFORMATION

SITE AREA: 3.87 acres
ZONING: CML Commercial
PARKING: 151 surface spaces
SIGNAGE: On-building and new monument sign on Westbrook Road (Rt. 153)
VISIBILITY/FRONTAGE: Rt. 153, Westbrook Rd and Bokum Rd
HWY ACCESS: CT-9 Exit 3, I-95 Exit 65
TRAFFIC COUNT: 16,000± ADT at signalized intersection

UTILITIES

WATER: Municipal
SEWER: 5 septic tanks and 3 grease trap tanks
GAS: Propane

TAXES

ASSESSMENT: \$1,738,000
MILL RATE: 18.63
TAXES: \$32,379 (2025)



2,800± SF FREE-STANDING BUILDING WITH DRIVE-THRU



DIRECTIONS/LOCATION

From Hartford/Middletown: CT-9 exit 3 to CT-153 S for 1.1 miles, the destination is on the left.

From NYC: I-95 exit 65 to CT-153 N for 3.9 miles, the destination is on the right.

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*Principals in O,R&L Commercial also have ownership interests in Bokum Center LLC



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