

SALE

THE DECK

359 Boston Post Rd Westbrook, CT 06498



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for sale 359 Boston Post Road, Westbrook, CT. This investment & development opportunity consists of a well-known restaurant, with additional acreage available for multi-family or retail development. Located on 4.27 acres with spectacular views overlooking the Long Island Sound inlet and marsh. The current space could be modified to accommodate many different retail uses.

PROPERTY HIGHLIGHTS

- Prime Shoreline Restaurant Site
- Additional Vacant Lot
- Possible Multi-Family or Condo Unit Approval on Lot
- Heavy Summertime Traffic Counts
- 400 Amp 3-Phase Power
- Public Water/Septic
- Spectacular Setting Between Marinas and Long Island Sound

OFFERING SUMMARY

Sale Price:	\$1,075,000
Lot Size:	4.27 Acres
Building Size:	7,372 SF
Frontage:	300 Feet
Traffic Count:	9,000 VPD
Zoning:	CB

James McCall
203 376 9650



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LOCATION OVERVIEW

547 Feet of Frontage on Boston Post Road

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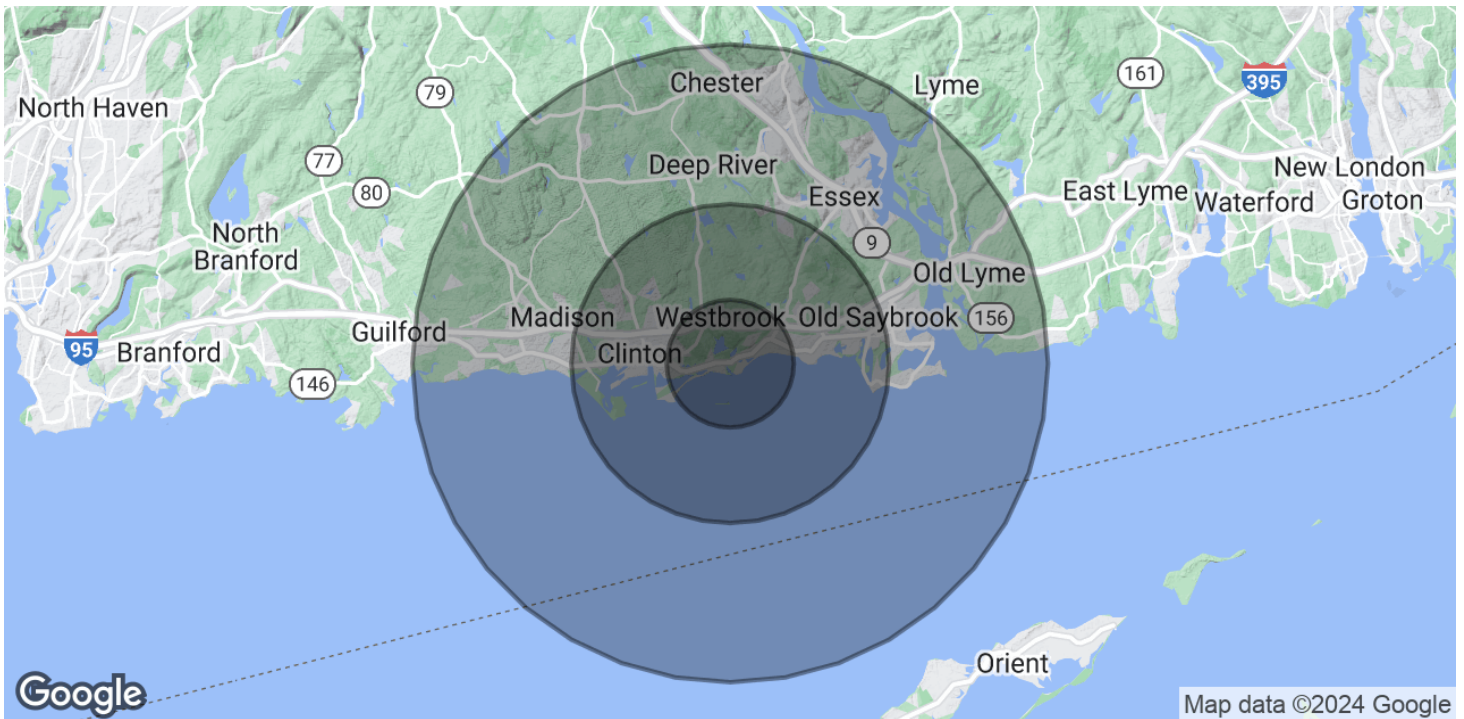
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	4,939	26,610	69,340
Average Age	55.4	49.6	50.2
Average Age (Male)	48.8	45.8	47.9
Average Age (Female)	58.2	51.5	51.6

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	3,657	14,827	35,419
# of Persons per HH	1.4	1.8	2
Average HH Income	\$76,860	\$88,390	\$110,030
Average House Value	\$415,258	\$362,676	\$421,839

* Demographic data derived from 2020 ACS - US Census

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