

LEASE

1375 MADISON AVENUE , UNIT# 5 | BRIDGEPORT CT

IDEAL LOCATION FOR RETAIL, OFFICE, FITNESS BUSINESS



LEASE RATE

\$1,500 per month

Nick Mastrangelo

(203) 641-2100

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PROPERTY DESCRIPTION

Position your business for success in this well-located 700 sq ft end-cap commercial space in North Bridgeport. Set in a high-visibility area with an average daily traffic count of approximately 8,200 vehicles, this end-cap offers excellent exposure and accessibility for both retail and office use. Inside, the space features a flexible open layout, easily adaptable to a variety of business needs—from boutique retail to professional office. The end-unit placement allows for added natural light and a more private, standout presence within the property. A full basement with interior access provides valuable additional space, perfect for storage, inventory, or operational support. Offered with a minimum 2-year lease, this is an ideal opportunity for businesses seeking a strategic, high-traffic location. Tenant responsible for utilities; credit report and references required.

Lease Rate:	\$1,500 per month (Gross)
Number of Units:	5
Available SF:	700 SF
Lot Size:	0.28 Acres
Building Size:	2,729 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	980	4,693	13,964
Total Population	2,844	13,046	38,470

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PROPERTY HIGHLIGHTS

- Well-located 700 sq ft commercial space in North Bridgeport
- High-visibility area with approximately 8,200 daily vehicle traffic count
- End-unit with excellent exposure and accessibility for retail and office use
- Flexible open layout adaptable to various business needs
- Added natural light and standout presence within the property
- Full basement with interior access for valuable additional space
- Minimum 2-year lease ideal for businesses seeking high-traffic location
- Tenant responsible for utilities; credit report and references required



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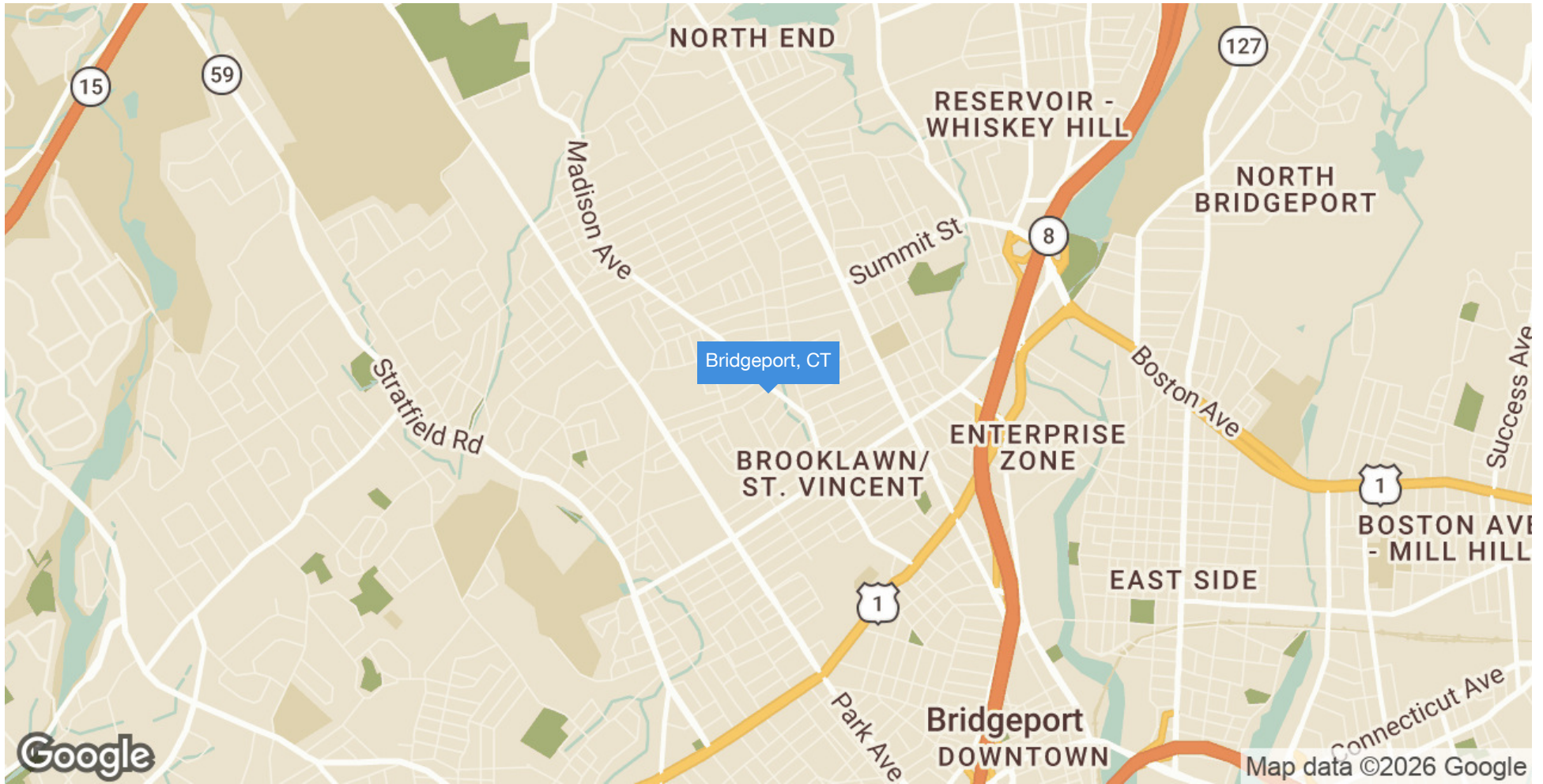
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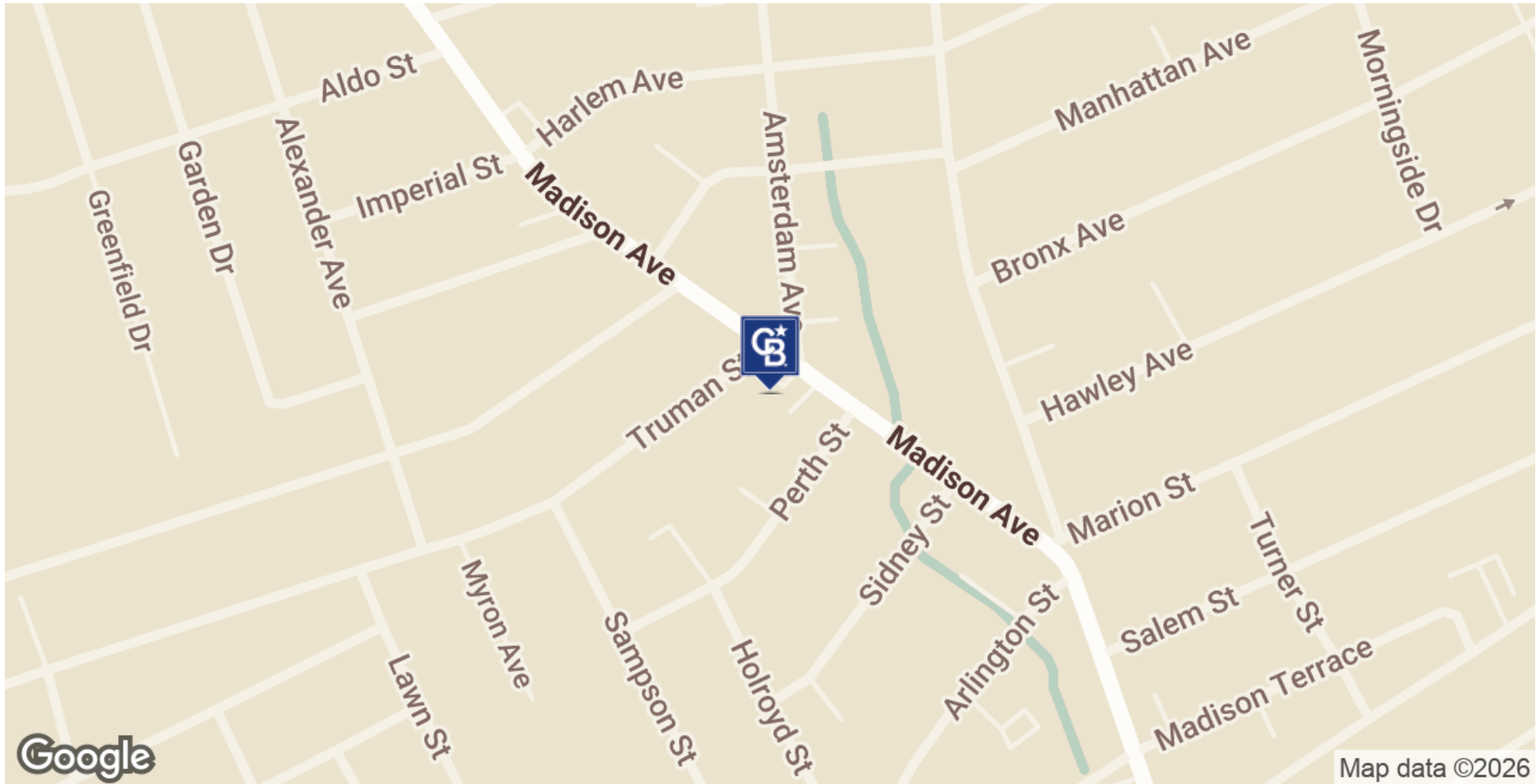
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NICK MASTRANGELO

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PROFESSIONAL BACKGROUND

Nick Mastrangelo is a licensed broker with nearly four decades of experience in the Connecticut real estate market. Since earning his license in 1986, Nick has built a respected reputation as a trusted advisor to hundreds of buyers, sellers, and investors—guiding them through residential, commercial, and investment transactions of every size and scope. A recognized expert in Connecticut's REO sector, Nick currently serves as Director of REO at Coldwell Banker Realty, where he is known for his hands-on approach, operational efficiency, and long-standing relationships with asset managers, servicers, and financial institutions nationwide. His client-first philosophy—"Bringing results that move my clients"—is the foundation of his success, blending strategy, service, and trust to achieve superior outcomes for every client.

Professional Achievements & Recognition

- New Haven Middlesex Association of Realtors CID "Deal of the Year," 2021, recognized for excellence in commercial transactions.
- Eight-Year Five Star Professional Award Recipient, honored for exceptional sales performance and client service.
- Top Coldwell Banker Connecticut Agent, 2024, ranked #21 in closed units statewide.

Coldwell Banker Commercial Realty

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