

1546 BOSTON POST ROAD
MILFORD, CT 06460



Residential & Commercial Development Opportunity on Route 1 for Sale at \$6,500,000

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer a residential and commercial development opportunity on 5.47 acres at **1546 Boston Post Road in Milford, CT**, for sale. With prominent signage, the property is highly visible and easily accessible, with three curb cuts and 318' linear feet of frontage on Boston Post Road (Route 1).

The one-story 8,660 SF building has been the site of Q-Gardens Patio and Garden Center for over 50 years. With 4.17 acres in a Corridor Design Development District (CDD-5) Zone, the property extends to Red Bush Lane with 1.3 acres in a One Family Residential (R - 12.5) Neighborhood. This location makes the property ideally suited for residential and commercial development.

1546 Boston Post Road is one mile from I-95 (Exit 40), and 2.8 miles from the Milford Parkway Connector to the Merritt Parkway (Route 15). It is 2.3 miles from the Milford Metro-North Train Station and is on a Greater Bridgeport Transit Bus Line. The property is next to Wren Kitchens and PC Richard & Son, and minutes from big-box retailers including Home Goods, Walmart, Costco, and Lowe's Home Improvement.





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Financial Information

Sale Price:	\$6,500,000
Real Estate Taxes:	\$68,635.98 (2026)

The Site

Space Available:	8,660 SF
Building Size:	8,660 SF
Land:	5.47 Acres
Zoning:	Corridor Design Development District (CDD-5) & One Family Residential 12.5 (R - 12.5)
Year Built:	1960
Construction:	Concrete / Cinder Block
Stories:	One
Tenancy:	Single

Features

Traffic Count:	24,000 Average Daily Volume
Parking:	Abundant
Amenities:	Prominent Signage, Fenced Lot

Utilities

Water/Sewer:	City/City
Heat:	Gas

Demographics	3 Miles	5 Miles
Population:	69.9k	178k
Median HH Income:	\$108k	\$93.6k



CONVENIENT LOCATION WITH NEARBY AMENITIES



Amenities include restaurants, retail stores, banks, fitness gyms, and hotels.



Minutes from I-95 - Exit 40, 2.3 miles to the Milford Metro-North Train Station, and on a Greater Bridgeport Transit Bus Line.

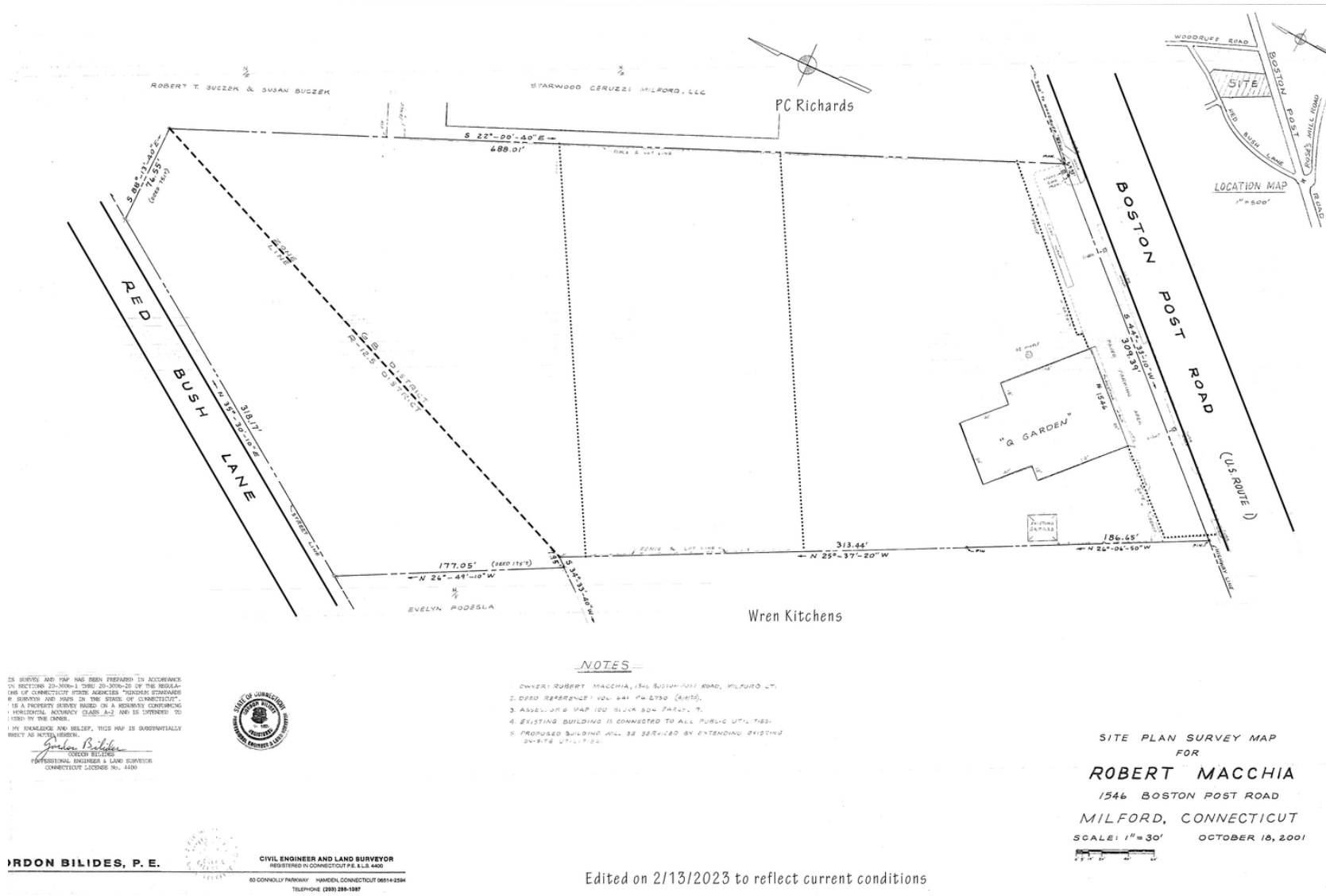
PARCEL MAP

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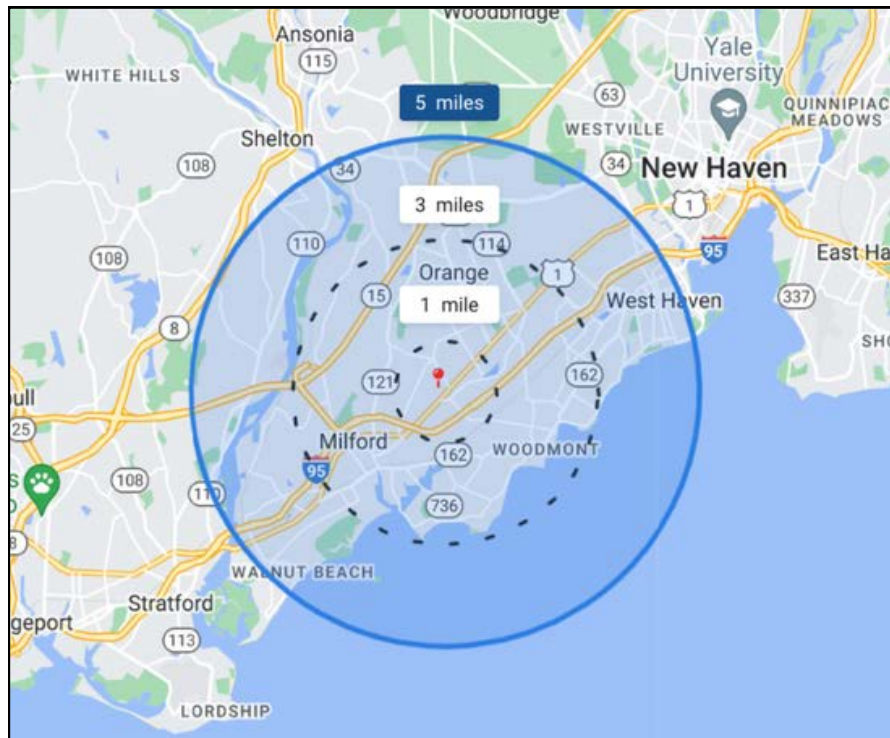
SITE PLAN

5.4 Acres



DEMOGRAPHICS

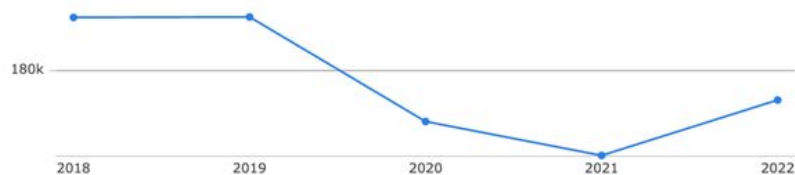
FIVE MILES



Population

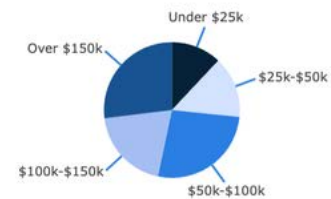
178k

↑ 1% Compared to 175k in 2021 ↓ -2% Compared to 182k in 2018



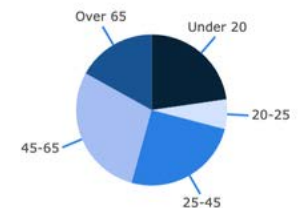
Household Income

\$93.6k Median Income \$99.9k 2028 Estimate ↑ 7% Growth Rate



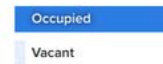
Age Demographics

42 Median Age 45 2028 Estimate ↑ 7% Growth Rate



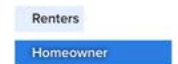
Housing Occupancy Ratio

13:1 16:1 predicted by 2028



Renter to Homeowner Ratio

1:2 1:2 predicted by 2028



Number of Employees

149k

Top Employment Categories



NEXT STEPS

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REGULATIONS



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