

SALE / LEASE BEECHMONT PROFESSIONAL CENTER

3180 Main Street Bridgeport, CT 06606



PROPERTY DESCRIPTION

This is your chance to own a majority stake in a hassle-free, income-generating medical office portfolio. With long-term leases in place, minimal involvement, and a prime location in the thriving healthcare sector, this investment offers stability and growth potential in the heart of Bridgeport. Conveniently located near St. Vincent Medical Center, I-95 and Route 15. Contact us today to learn more!

PROPERTY HIGHLIGHTS

- Professional Medical Office Building
- Updated Reception/Lobby Area
- 1/2 Mile from St. Vincent Medical Center
- Excellent Parking

OFFERING SUMMARY

Sale Price:	\$3,750,000
Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	12
Available SF:	1,767 - 2,061 SF
Lot Size:	1.86 Acres
Building Size:	26,596 SF
NOI:	\$246,427.90
Cap Rate:	6.57%
Zoning:	DBD1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,885	67,484	103,564
Total Population	33,457	173,731	267,978
Average HH Income	\$64,776	\$70,361	\$90,620

Rafael Torres
203 770 6155

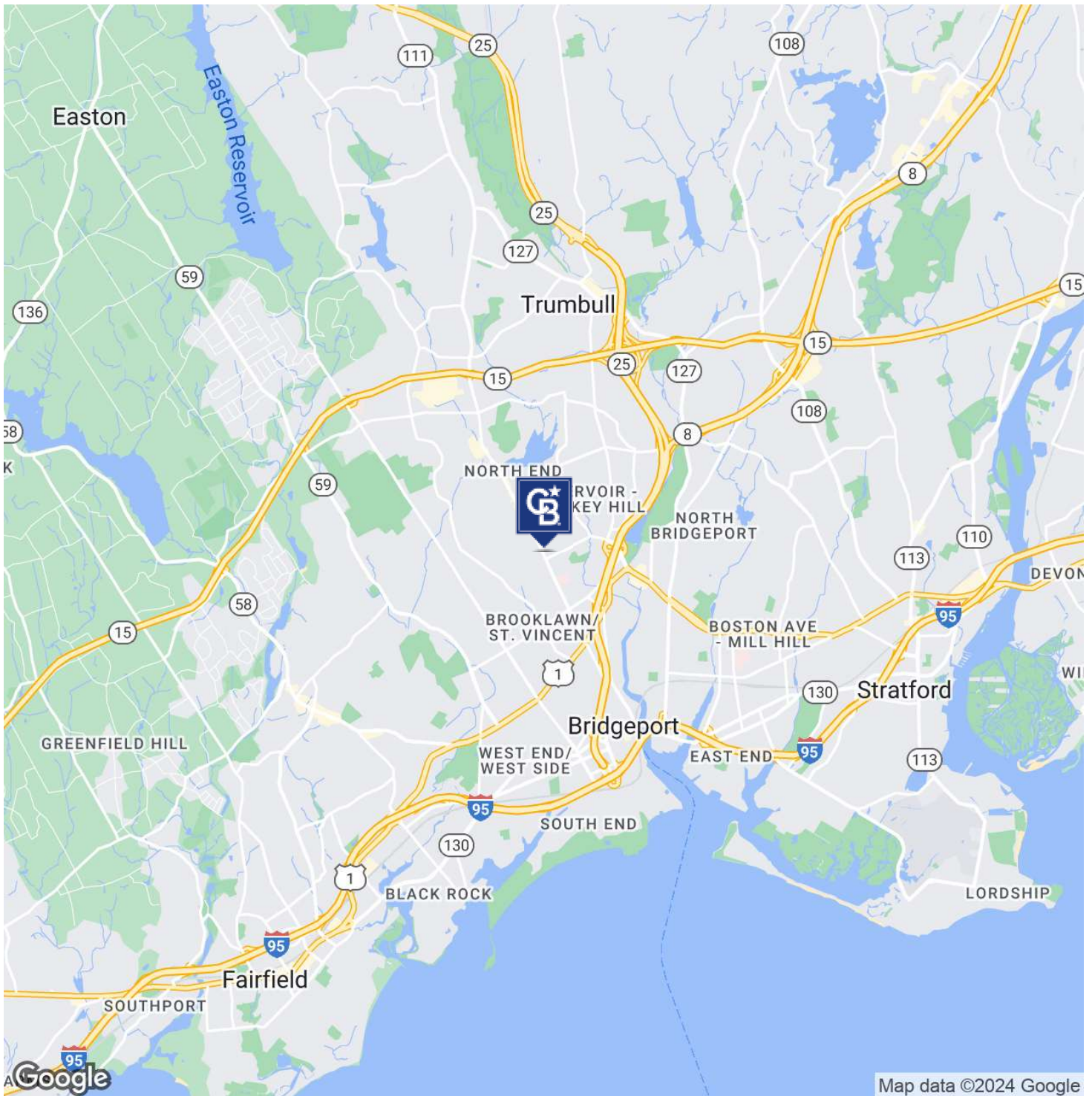
Dan Sousa
203 948 7870



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INVESTMENT OVERVIEW

Price	\$3,750,000
Price per SF	\$141
Price per Unit	\$312,500
CAP Rate	6.57%
Cash-on-Cash Return (yr 1)	6.57%
Total Return (yr 1)	\$246,428

OPERATING DATA

Total Scheduled Income	\$543,823
Gross Income	\$543,823
Operating Expenses	\$297,396
Net Operating Income	\$246,428
Pre-Tax Cash Flow	\$246,428

FINANCING DATA

Down Payment	\$3,750,000
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INCOME SUMMARY

G1-G3B - KALEIDOSCOPE	\$70,043
G2 - DAY PHYSICAL THERAPY	\$74,719
G3A - OPTION CARE	\$25,200
G3C -	\$0
100 - QUEST DIAGNOSTICS	\$50,748
105 - UTOPIA HOME CARE	\$38,865
106 - NE ADVANCED SPINE & PAIN CENTER	\$5,257
202 - CORE MEDICAL GROUP	\$76,798
303	\$0
304	\$0
305 - FELIX MPUKU MD	\$18,000
Recoveries	\$184,193

GROSS INCOME **\$543,823**

EXPENSES SUMMARY

RE Taxes	\$118,067
Association Fees	\$179,329

OPERATING EXPENSES **\$297,396**

NET OPERATING INCOME **\$246,428**

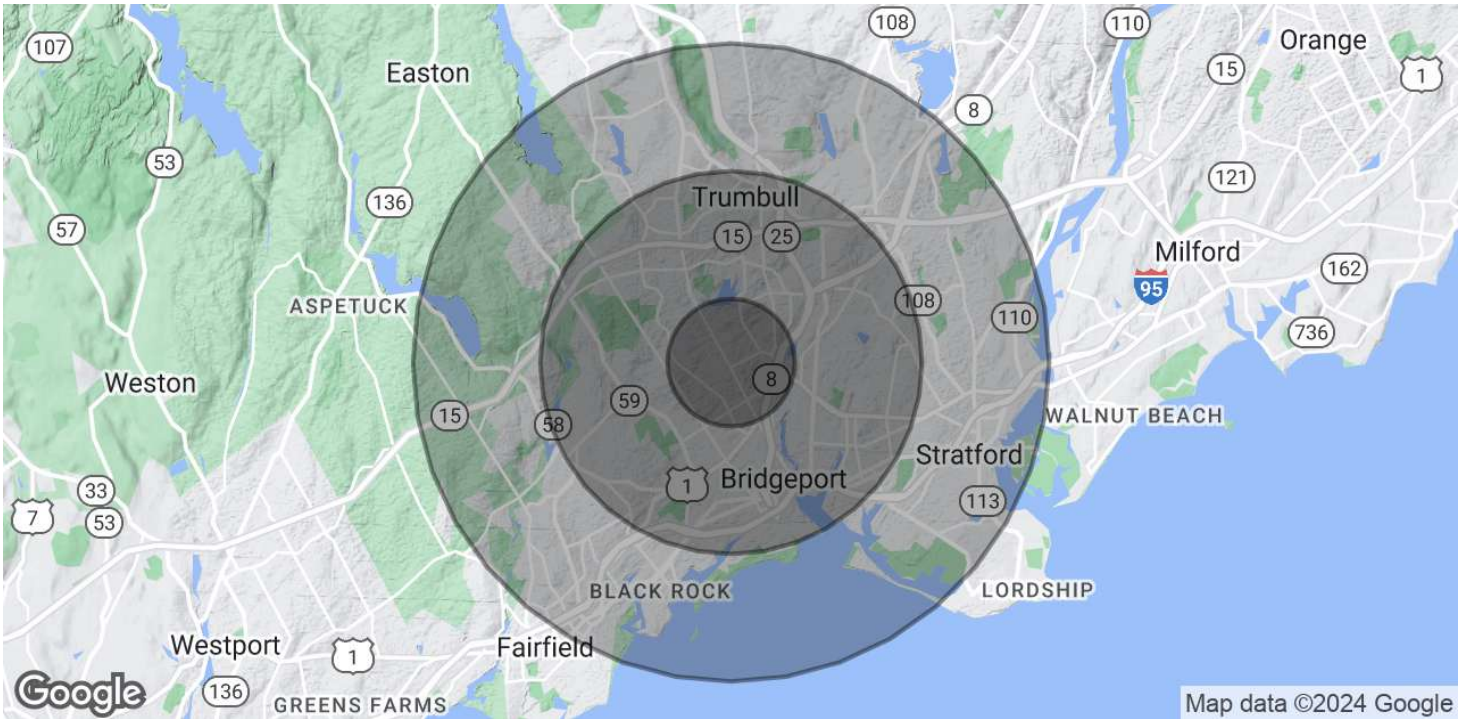
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,457	173,731	267,978
Average Age	38.7	36.9	38.2
Average Age (Male)	35.6	35	36.6
Average Age (Female)	40.5	38.4	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,885	67,484	103,564
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$64,776	\$70,361	\$90,620
Average House Value	\$205,655	\$219,186	\$289,046

2020 American Community Survey (ACS)

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ABOUT BRIDGEPORT

Nestled along the scenic Connecticut coastline, Bridgeport offers a strategic location with convenient access to major transportation routes and an educated workforce. With a diverse economy and a rich history of innovation, this dynamic city presents an ideal environment for businesses to flourish. From state-of-the-art office spaces in bustling downtown areas to expansive industrial sites in well-established business parks, Bridgeport provides the perfect setting for companies seeking growth, success, and a vibrant community.

LOCATION DETAILS

County	Fairfield
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DAN SOUSA

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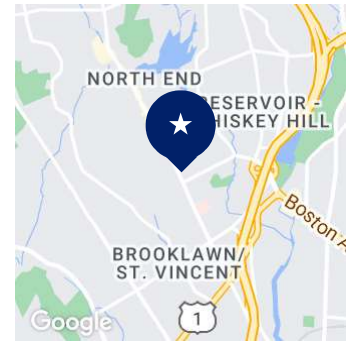
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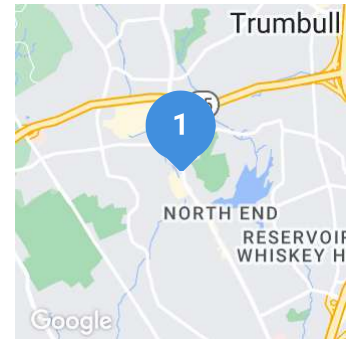
Price:	\$3,750,000	Bldg Size:	26,596 SF
Lot Size:	1.86 Acres	No. Units:	12
Cap Rate:	6.57%		



4637 MAIN STREET #7

Bridgeport, CT 06606

Price:	\$245,000	Bldg Size:	18,112 SF
Lot Size:	1.05 Acres		



14-22 WALNUT STREET

Danbury, CT 06811

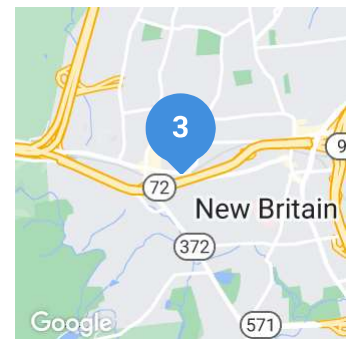
Price:	\$1,275,000	Bldg Size:	9,906 SF
Lot Size:	1.19 Acres		



538 WEST MAIN STREET

New Britain, CT 06053

Price:	\$775,000	Bldg Size:	15,287 SF
Lot Size:	1.07 Acres	No. Units:	8
Year Built:	1970		



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