



PRIME FREESTANDING RETAIL OPPORTUNITY

High-Traffic Boston Post Road Corridor • Now Available

31,735 SF

Building Footprint

2.94 ACRES

Total Land Area

137 SPACES

On-Site Parking

25K / 135K

VPD Boston Post / I-95

A Corbin Holdings freestanding retail asset on Southern Connecticut's premier US Route 1 corridor.

[CONTACT BROKER FOR AVAILABILITY & TOUR SCHEDULING](#)

PROPERTY OVERVIEW

Exceptional freestanding retail flagship building located on the premier Boston Post Road (US Route 1) retail corridor in Milford, Connecticut. This 31,735 SF property on 2.94 acres offers outstanding visibility, excellent access, and ample on-site parking for 137 vehicles. Most recently home to a national home-furnishings flagship showroom, the building is now available for a new anchor tenant or owner-user seeking a high-profile presence in one of Southern Connecticut's strongest retail trade areas.

BUILDING & SITE FEATURES

- 31,735 SF freestanding retail building
- Standard flagship retail buildout
- 2.94 acre parcel with room for expansion
- 137 paved & striped parking spaces
- Strong pylon signage opportunity
- Multiple ingress/egress points
- Excellent loading & delivery access
- High ceilings & open floor plan potential

LOCATION HIGHLIGHTS

- Direct frontage on Boston Post Road (Rt 1)
- ~1 mile to I-95 (major regional artery)
- 25,000+ VPD on Boston Post Road
- 135,000+ VPD on I-95 corridor
- Strong 3-mile & 5-mile household incomes
- Dense residential support population
- Co-tenancy with national & regional retailers
- High visibility from multiple directions

NOW AVAILABLE — FORMER NATIONAL FLAGSHIP SHOWROOM

Turnkey opportunity for retail, showroom, or mixed-use conversion in a proven, high-performing location.

Contact broker for availability and tour scheduling.

EXCLUSIVELY PRESENTED BY

Esmail (Ishmel) Mobarak | 561-759-9929 | emobarak@corbinre.com

LOCATION & ACCESS

25,000+
VPD

Boston Post Road (Route 1)

135,000+
VPD

Interstate 95 Corridor

2.94
ACRES

Prime Retail Land



Aerial view showing strategic location along the Boston Post Road retail corridor with excellent regional access

STRATEGIC ACCESS & SURROUNDING AMENITIES

- Immediate proximity to I-95 (Exits 39/40 area) providing direct access for customers from New Haven, Bridgeport, Stamford, and throughout Fairfield County and beyond.
- Boston Post Road is the primary east-west retail artery serving the Milford trade area with strong daytime and evening traffic from local residents and pass-through commuters.
- Surrounding national and regional retailers create a proven retail destination with synergistic co-tenancy (Whole Foods, Target, Walmart, REI, Staples, Barnes & Noble, Orangetheory Fitness, Chase Bank, and more).
- Strong residential support base with high average household incomes in the primary and secondary trade areas.
- Easy access for delivery vehicles and customers with multiple curb cuts and a well-configured parking field.



Prominent pylon signage on Boston Post Road

KEY VISIBILITY ASSETS

- Prominent pylon sign with excellent sightlines from Boston Post Road
- Large building facade signage bands
- Well-lit parking field for evening appeal
- Corner positioning in retail node
- Clear views from I-95 feeder roads

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DEMOGRAPHICS & MARKET STRENGTH

TRADE AREA DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Average HH Income	\$108,000+	\$114,316+	\$122,352+
Median HH Income	\$95,000+	\$100,000+	\$105,000+
Total Population	~7,500	~46,500	~112,000+
Total Households	~3,100	~19,000	~45,000+

* Demographics estimated from multiple data sources; figures align with property marketing materials. Strong upward trend in the 5-mile trade area.

WHY THIS LOCATION WORKS FOR RETAIL

- High Traffic Counts:** Combined Boston Post Road + I-95 exposure delivers massive daily impressions and easy access for a broad customer base.
- Affluent Trade Area:** Average household incomes well above national averages support premium retail, home improvement, furniture, and experiential uses.
- Proven Retail Node:** The immediate area features successful national big-box and specialty retailers, validating the trade area's retail vitality.
- Freestanding Flexibility:** Full control over signage, hours, buildout, and customer experience — ideal for flagship or prototype stores.
- Parking & Access:** 137 dedicated spaces eliminate common customer pain points and support uses with higher parking demand (showrooms, medical, etc.).

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PROPERTY GALLERY

Exterior, aerial, and site views highlighting visibility, parking, access, and building presence.



Front Facade & Main Entrance



Angled View — Strong Curb Appeal



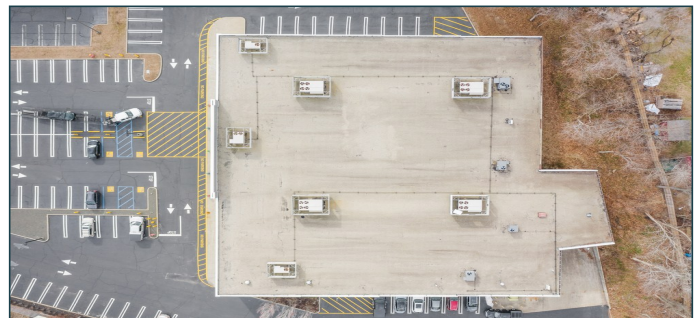
Wide Aerial — Context & Access



Aerial Overview — Retail Node



Elevated Front View — Parking Field



Rooftop Aerial — Site Layout

ADDITIONAL PHOTOS & VIRTUAL TOUR AVAILABLE UPON REQUEST

Drone footage, interior photos (if applicable), and floor plans can be provided for qualified prospects.

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CORBINHOLDINGS

NEXT STEPS

This prime freestanding retail asset represents a rare opportunity to secure a high-visibility, high-traffic location on one of Southern Connecticut's most successful retail corridors.

FOR AVAILABILITY & TOURS

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All information deemed reliable but not guaranteed. Property offered subject to prior lease, sale, or withdrawal. Demographics are estimates.

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