



THE BALLOU TEAM
AT HOULIHAN LAWRENCE
WARECK D'OSTILIO

177 Boston Post Rd, Westbrook

FOR SALE
\$1,975,000



Shoreline Commercial Investment Opportunity



CASEY FISHER

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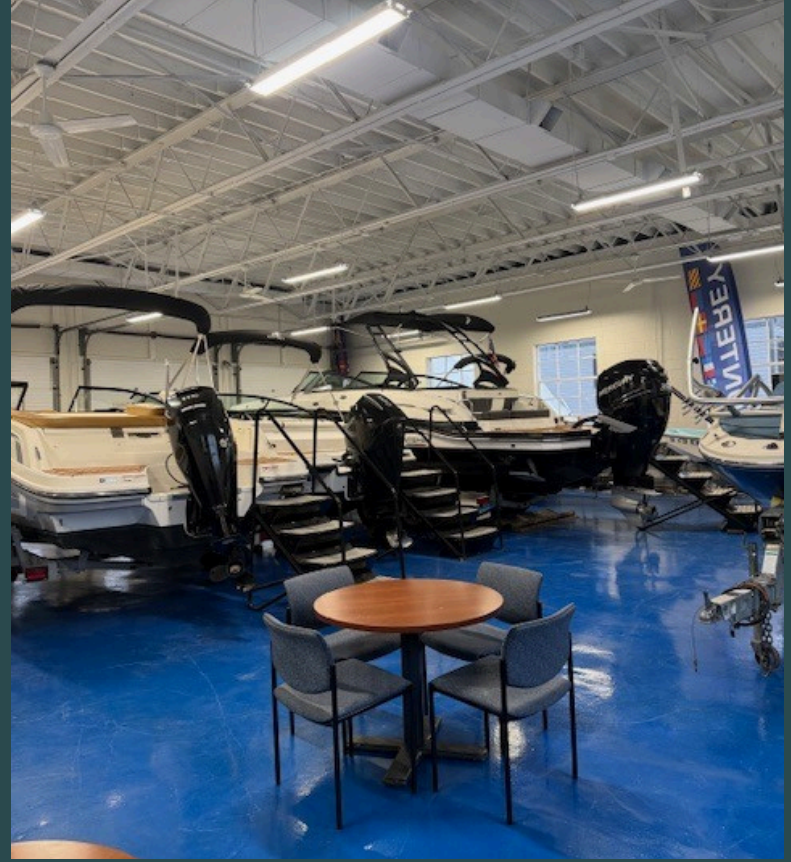
The Ballou Team | Houlihan Lawrence Wareck D'Ostilio
117 River Street, Milford, CT 06460



Investment Highlights



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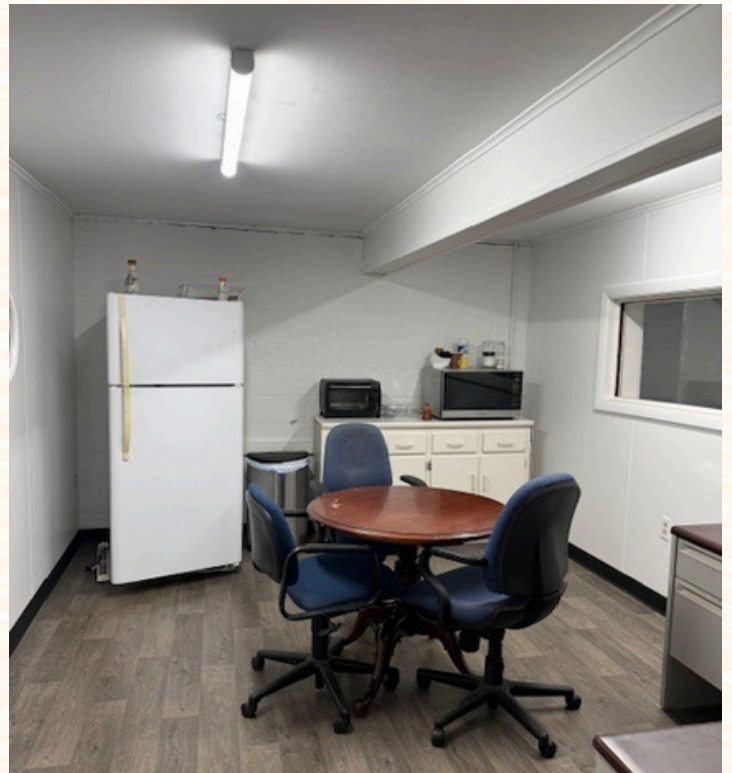
- Prime Route 1 Location with strong visibility, traffic counts, and signage exposure along Boston Post Road.
- $\pm 4,300$ SF building with multiple drive-in doors.
- ± 0.96 -acre parcel with approximately 30% developable area for expansion or redevelopment.
- Paved lot with wide curb cuts and ample circulation for service vehicles and equipment.
- Located in a supply-constrained coastal corridor supported by marine, tourism, and local commercial activity.
- Minutes to I-95, connecting to New Haven and New London.
- Suitable for immediate occupancy or long-term hold in a high-barrier-to-entry market.



A Functional Asset in a Prime Corridor



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Executive Summary



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The Ballou Team is pleased to present the offering for 177 Boston Post Road, Westbrook, Connecticut, a versatile commercial property positioned along one of Connecticut's most heavily travelled shoreline corridors. Located at a signalized intersection on Route 1, the property benefits from exceptional visibility, strong traffic exposure, and convenient regional access.

The $\pm 4,300$ square foot building sits on an approximately ± 0.96 -acre parcel and is ideal for redevelopment to mixed-use or residential repositioning, while also well-suited for a wide range of commercial uses. The asset features multiple drive-in doors, wide curb cuts, and a fully paved lot, allowing for efficient vehicle circulation and operational flexibility. Approximately 30% of the site offers potential development or expansion upside, enhancing long-term value.

Situated minutes from I-95 and surrounded by marinas, shoreline businesses, and year-round commercial activity, the property is located in a supply-constrained coastal market with durable demand drivers. Zoned NCD (Neighborhood Commercial District), the site supports a range of commercial uses and appeals to both owner-users and investors seeking a functional asset with land value and future optionality.

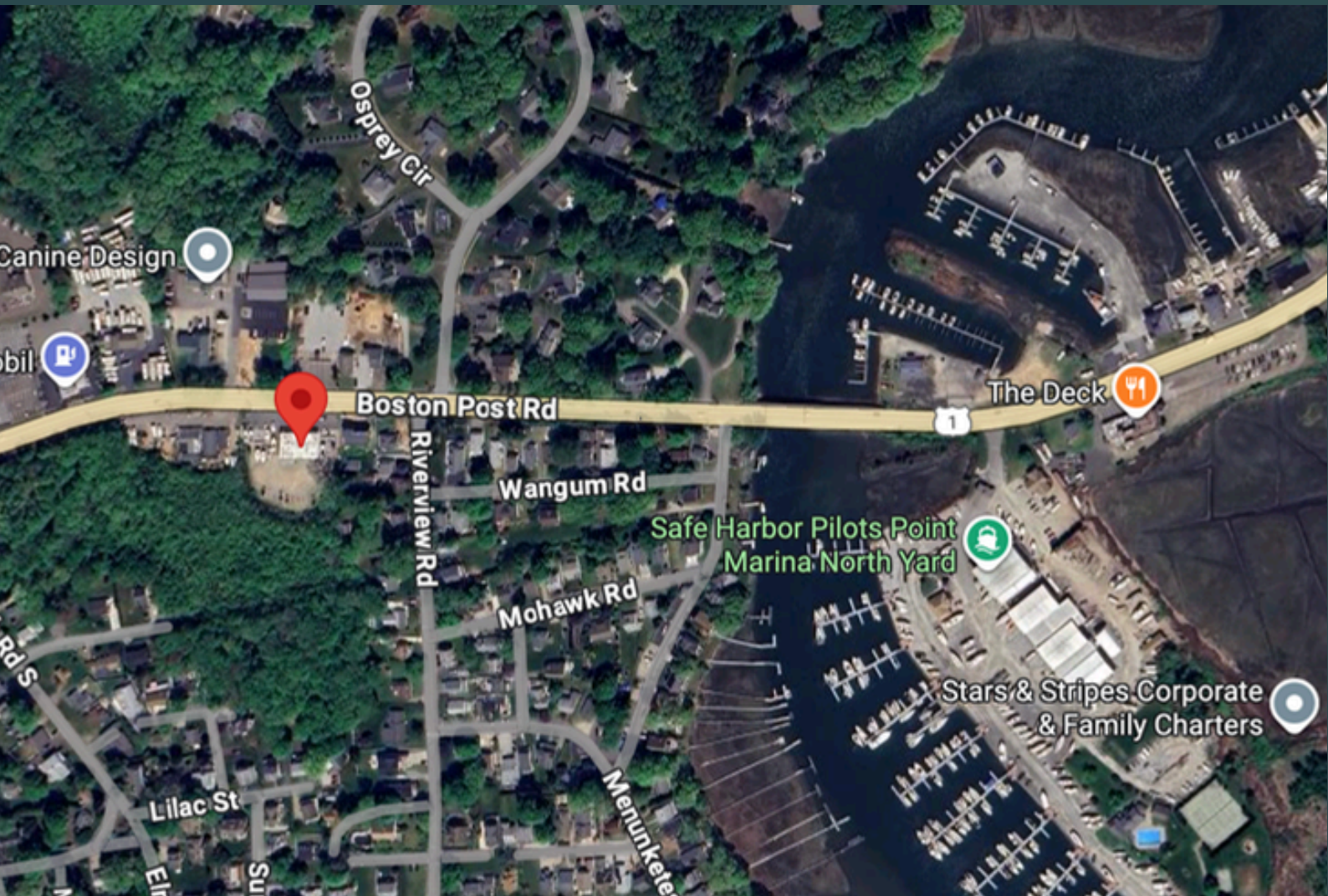
This offering represents a rare opportunity to acquire a highly visible Route 1 commercial property in a high-barrier-to-entry Connecticut shoreline market.



Unlock Value in a Proven Growth Market



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READY TO BUY?

At The Ballou Team, we are more than just a commercial real estate team; we are your strategic partners, dedicated to achieving your real estate goals with precision, integrity, and excellence. Based in the heart of Connecticut, we bring together a dynamic team of industry experts, each possessing a unique set of skills and a shared commitment to delivering unparalleled service to our clients.



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