

OFFERING MEMORANDUM

Brand Newly Built- Prime Retail/Medical/Storage/Warehouse w/18-20ft Ceiling + Parking! !

FOR LEASE



Commercial



EXECUTIVE SUMMARY

Brand Newly Built- Prime Retail/Medical/Storage/Warehouse w/18-20ft Ceiling + Parking! | 937 State Street Bridgeport, CT 06605

Building Size:	7,300 SF	Lot Size:	21,930 SF
Available SF:	4,650 SF	Parking:	22+/- Spaces
Year Built:	2023	Zoning:	MU-LI - Retail/Office/Medical
		Lease Rate:	Negotiable

Property Overview

Premium Commercial Opportunity | Brand New Brick Construction Bridgeport, CT — Available for LEASE (Entire Property or Individual Units) Brand-new, all-brick commercial building on a high-traffic corridor.

- Unit 937-1 (Left Corner): 1,350 sq ft | Finished 2nd-floor office mezzanine |Over \$40k in premium upgrades | 400 Amp power, dedicated plumbing & hot water.
- Unit 937-4: 1,000 sq ft (Inline retail/office)
- Unit 937-5: 1,000 sq ft (Inline retail/office)
- Unit 937-6 (Right Corner): 1,300 sq ft premium end-cap space

Building Specifications

Total Size: Approx. 7,300 sq ft

Ceiling Height: 20' roof height (18.5' clearance to beam)

Parking & Taxes: 18+/- spaces | Annual Taxes: \$21,250

Utilities: Full fire sprinkler system | Individual water sub-meters | Gas & Electric ready

Whole-Building Lease: Available upon request

 **Note:** The Whole Property is available to be delivered VACANT (Super Market/fast food business owner is willing to sell including all equipments).

Exclusively represented by:

HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker
516.441.2646 Email: Hootan.Moeirzadeh@elliman.com

TOWN MARKET

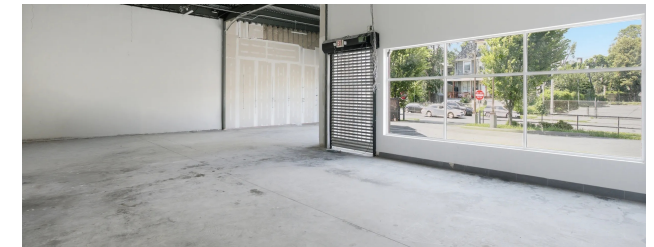


ONE WAY

ADDITIONAL PHOTOS



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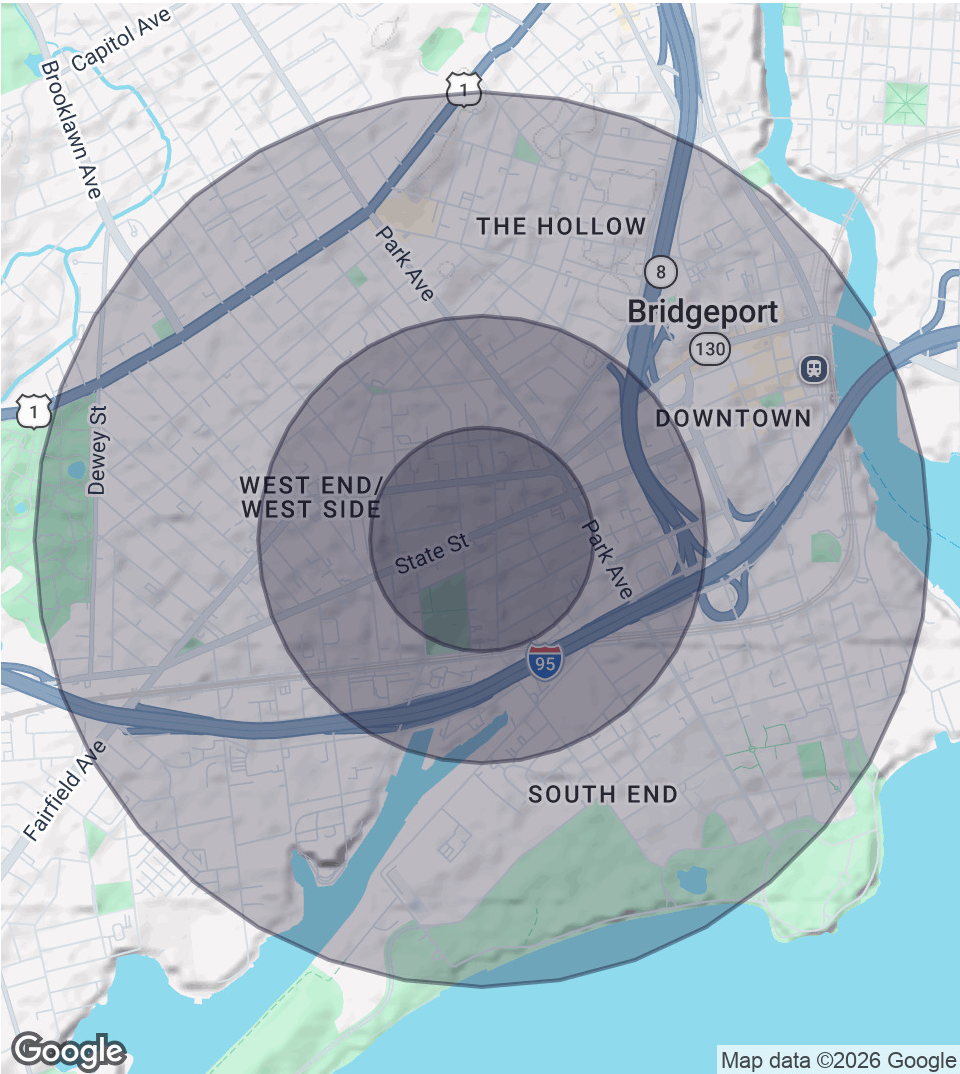
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DEMOGRAPHICS MAP & REPORT

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0.25 Miles Radius

Population
3,660
Households
1,159
Average HH Income
\$46,006

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

0.5 Miles Radius

Population
10,564
Households
3,834
Average HH Income
\$54,184

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

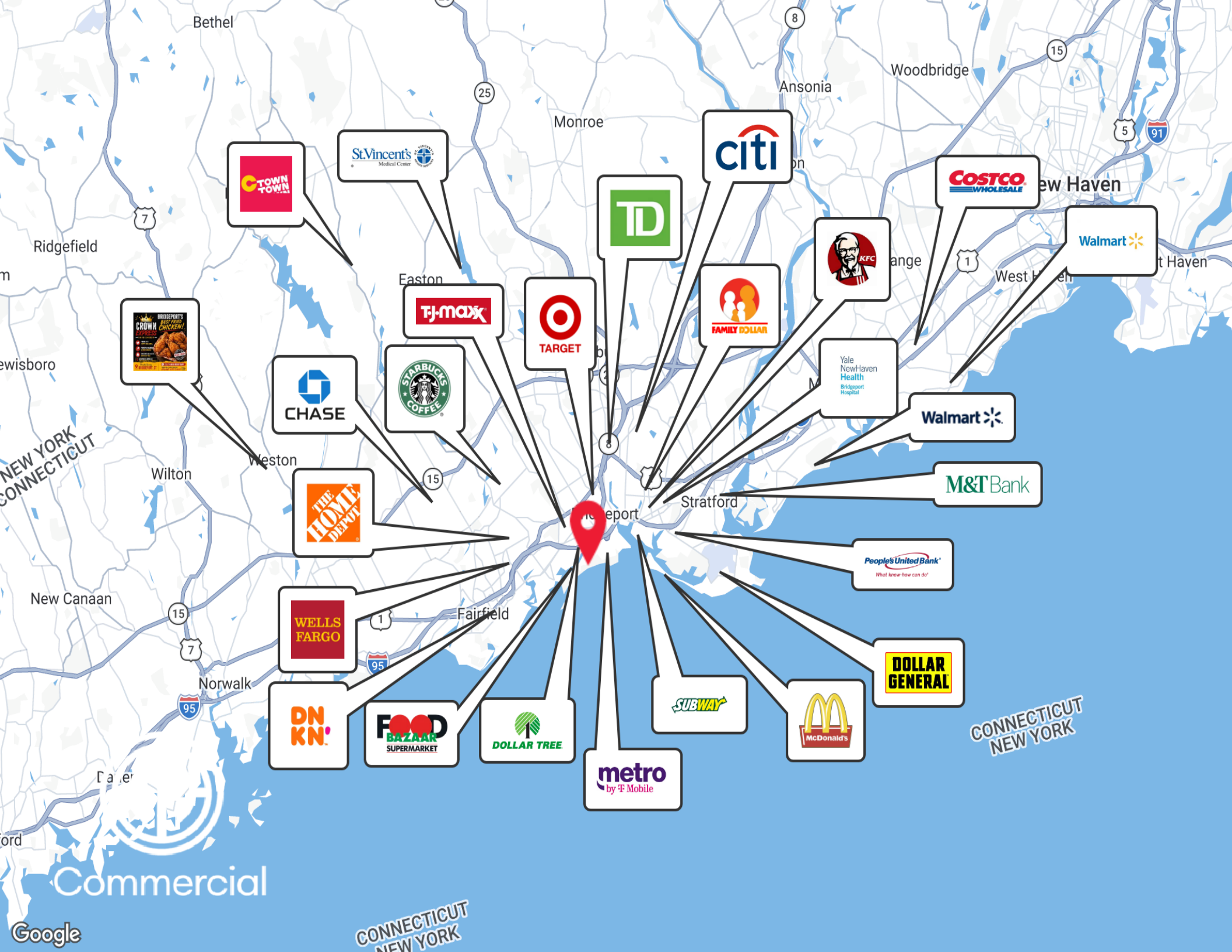
1 Mile Radius

Population
31,489
Households
11,470
Average HH Income
\$57,496

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

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15

5 91

New Haven

West Haven

Ridgefield

7

Easton

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Wilton

Weston

New Canaan

15

7

Norwalk

95

Fairfield

Bridgeport

Stratford

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