

Prime US-1 Development Site 3611 Post Road, Southport, CT *Fairfield County*



Location: Prominent location for offices, bank or retail. Located on busy Post Road in Southport close to Exit 19, I-95.

Land Size: 0.5 acre +/- with possible expansion

Zoning: DID – Design Industrial District; current use is retail

Sewer: Site is connected to sewer line.

Demographics:	Radius:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
	Income:	\$121,940	\$125,182	\$96,002
	Population:	1,902	12,446	34,440

Traffic Count: 24,300 +/- cars per day

Asking Rent: \$7,500/mo. NNN

Taxes: \$21,000 +/-

Contact: Ralph Michel
Vice President

Franco Fella
Executive Vice President

203-454-8700

Exclusive Agent