



For Lease – Prime retail on busy Main Street

4016 Main Street

Bridgeport, CT

Fairfield County

Executive Summary

4016 Main Street represents a unique opportunity to lease a freestanding building in the most active business area of Bridgeport.

Neighbors include CVS, Walgreens, Dunkin, McDonalds, Red Lobster, AutoZone, Stop & Shop, Petco, Marshall's, Hartford Healthcare, Advance Auto Parts and the Westfield Trumbull mall.

The building has great frontage, visibility, a large pylon sign directly on Main Street and good parking available on site. A drive-in door makes supplying the store very easy.

The car traffic in front of 4016 Main is 19,100 cars per day according to the CT DOT.

The zoning is OR-R, a flexible zoning district that allows a variety of office and retail uses.

All information is subject to errors and omissions.



About the Property

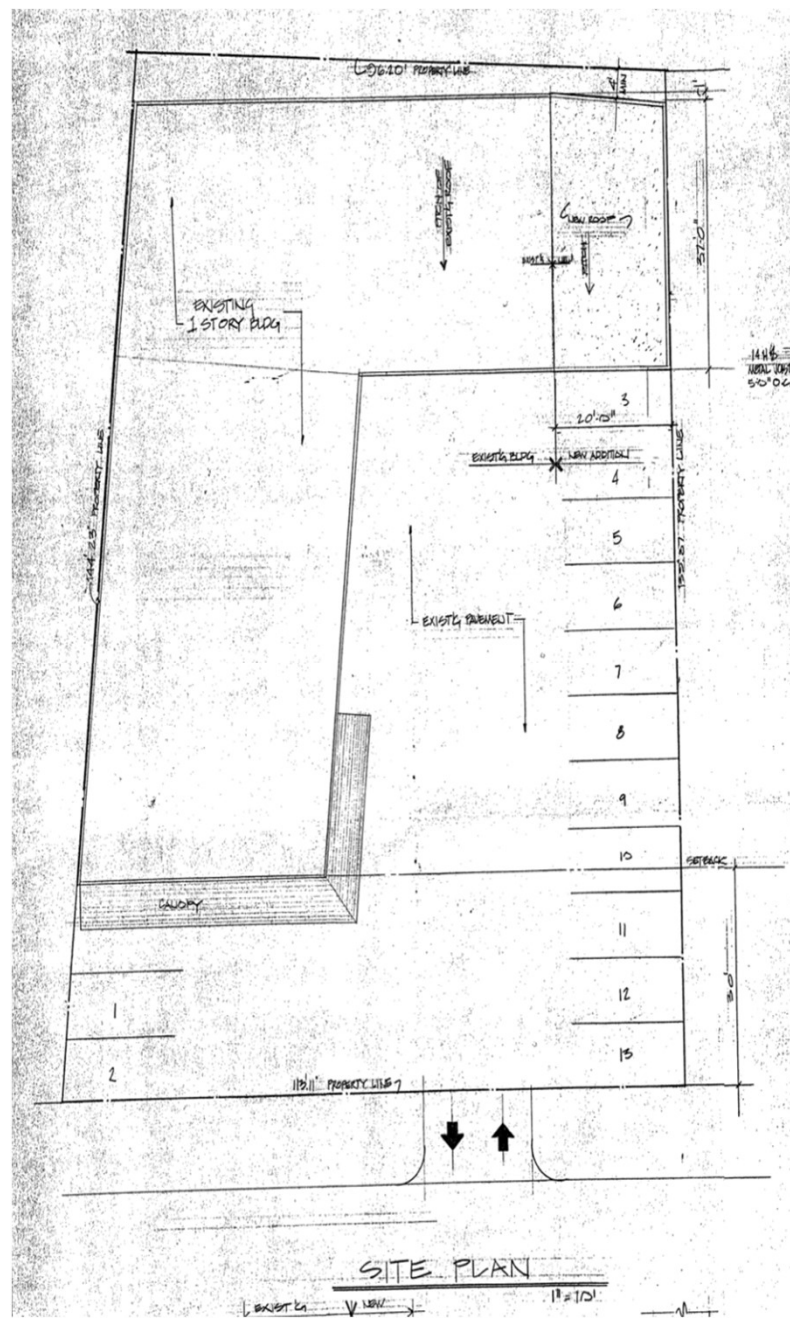
Address:	4016 Main Street, Bridgeport
Type:	Freestanding Building
Land size:	0.34 Acres +/-
Building size:	6,760 SF +/-
Frontage:	114' on Main Street
Zoning:	OR-R – Office/Retail Regional Zone - allows a variety of commercial, retail, medical and office uses
Asking rent:	\$20 SF triple net
RE Taxes:	\$27,718.50 per year
Insurance:	\$8,438 per year
Snow Plowing:	Tenant to self-maintain the property
Signage:	Building signage available Large pylon sign installed directly on Main Street
Parking:	13 parking spaces on site
Loading:	One 10'x10' drive in door
HVAC:	Gas fired – Retail space is air conditioned, about 5,400 SF
Electric:	200 AMP service
Traffic count:	19,100 cars per day (CT DOT)

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Retail Map



Site Plan



Store Front



Main Space - Interior



Back of the store



Pylon Sign – Directly on Main Street



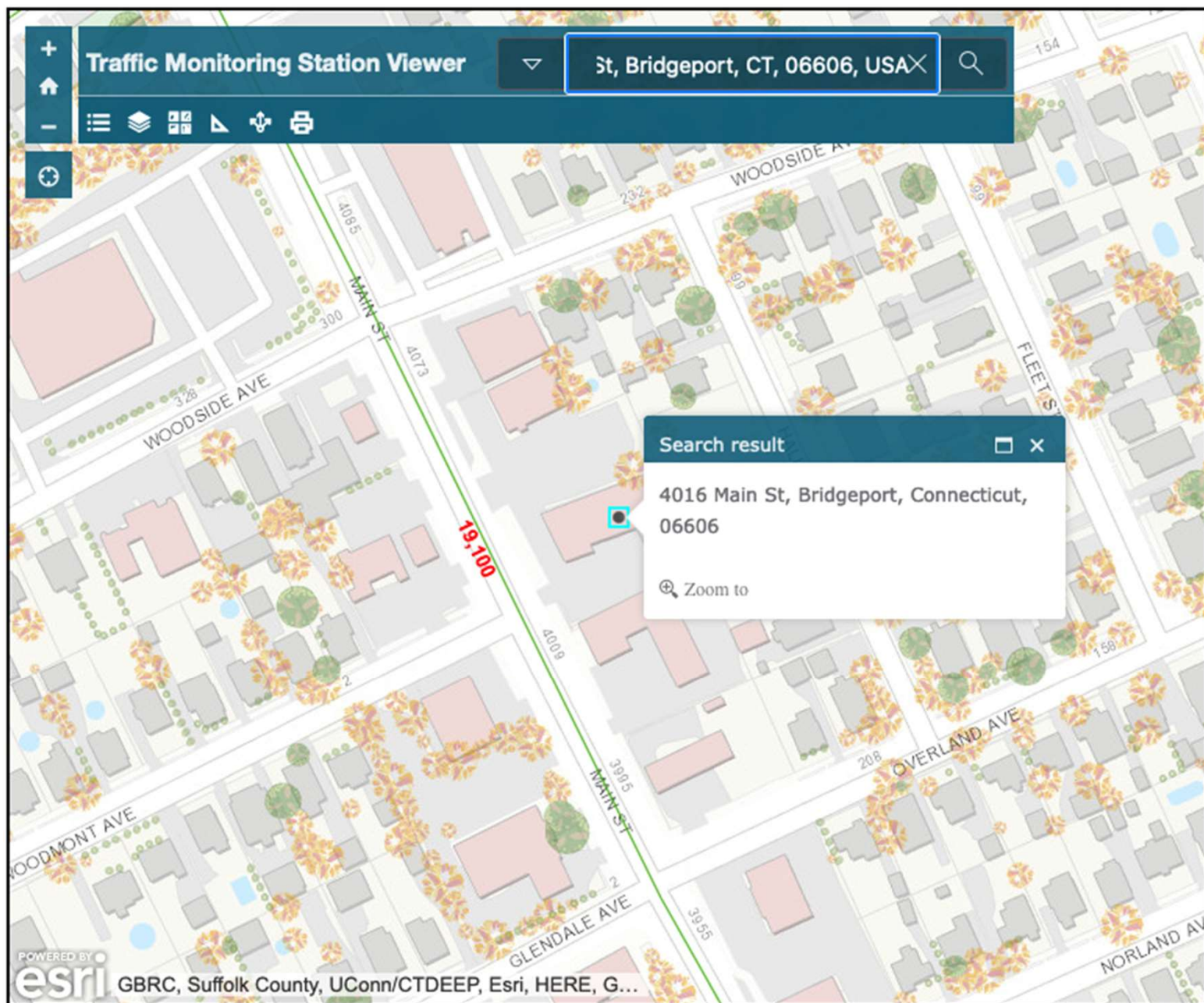
Drive-In Door to Warehouse Area



Warehouse Area



Warehouse Area



All information is subject to errors and omissions.

Traffic Count



For additional information, please contact:

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