

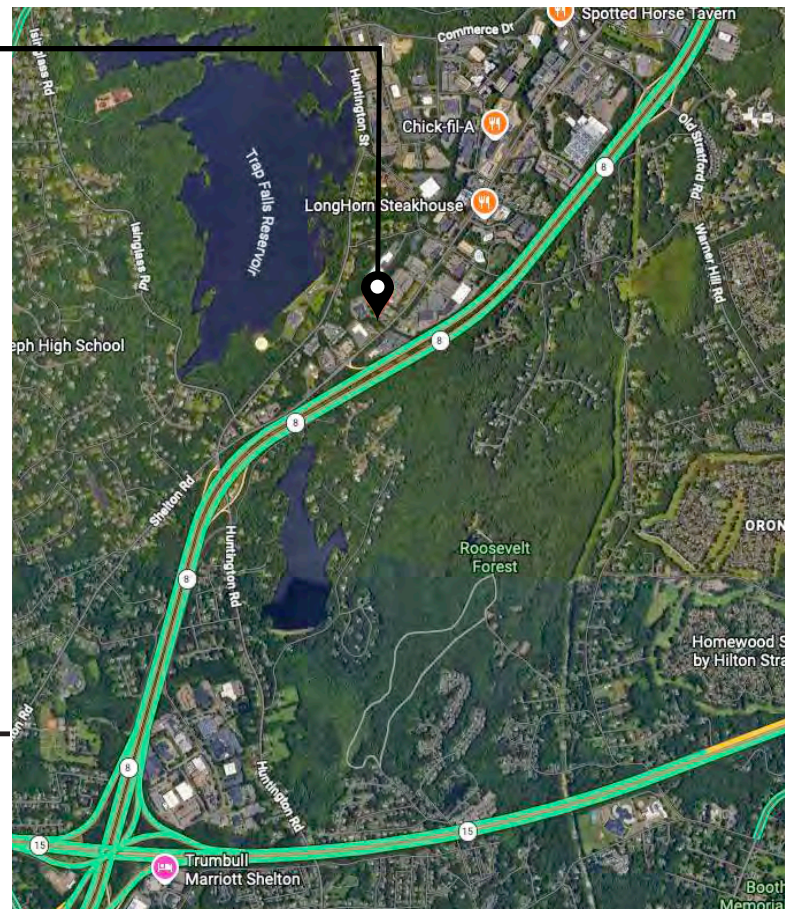
887 BRIDGEPORT AVE SHELTON, CT



EAC Properties as exclusive broker presents approximately 5,968 SF of former urgent care space available on Bridgeport Avenue in Shelton's Huntington section. Built in 2000, the existing medical-oriented layout includes three waiting areas, numerous private offices/exam rooms, six half bathrooms, and approximately 31 parking spaces reducing fit out cost for any future medical user including dental, wellness, physical therapy or professional offices, conversion to daycare and or other uses permitted by applicable zoning. Ownership may consider build-out assistance in reconfiguration from current four suites based on lease terms. Excellent visibility, Route 8 access, and proximity to restaurants, shopping, and services. Inquire for more details!

AVAILABLE FOR LEASE

- Approx. 5,968 SF Currently Office/Medical w/ additional 2,000 SF 2nd Floor Vanilla Shell
- 106' Frontage Bridgeport Avenue on .72 acres 1 Story Building
- Zoning: IA2 - Existing Non-Confirming Lot / Conversion to retail possible by right - Bldg FAR .19
- Parking: 31 spaces (5.19/1,000 SF)
- Built 2000 | Wood Frame Construction Above standard Medical finishes through-out
- Traffic Count: 14,000+ Average Daily Vehicle Traffic on Bridgeport Ave & Greenwich Place
- Highway Access: Route 15 & Route 8 feeding I95
- Nearby Amenities: Restaurants, retail, and daily-needs shopping
- Flexibility to reconfigure for single tenant or multi tenant.
- Owner flexible on use and terms including ground lease
- Inquire for owner users



Demographics >>

	1 mile	3 miles
Population	2,498	38,398
Households	1,126	15,254
Median Age	46.20	49.80
Median HH Income	\$111,136	\$122,656
Daytime Employees	11,406	34,578
Population Growth '25 - '30	↑ 4.12%	↑ 3.66%
Household Growth '25 - '30	↑ 4.26%	↑ 3.89%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Bridgeport Avenue	Greenwich Pl SW	13,048	2026	0.08 mi
Huntington Street	Bridgeport Ave SE	3,242	2026	0.17 mi
	Avalon Dr NW	1,789	2026	0.18 mi
Bridgeport Ave	Avalon Dr W	1,245	2026	0.19 mi
Bridgeport Ave	Avalon Dr NW	1,245	2026	0.20 mi

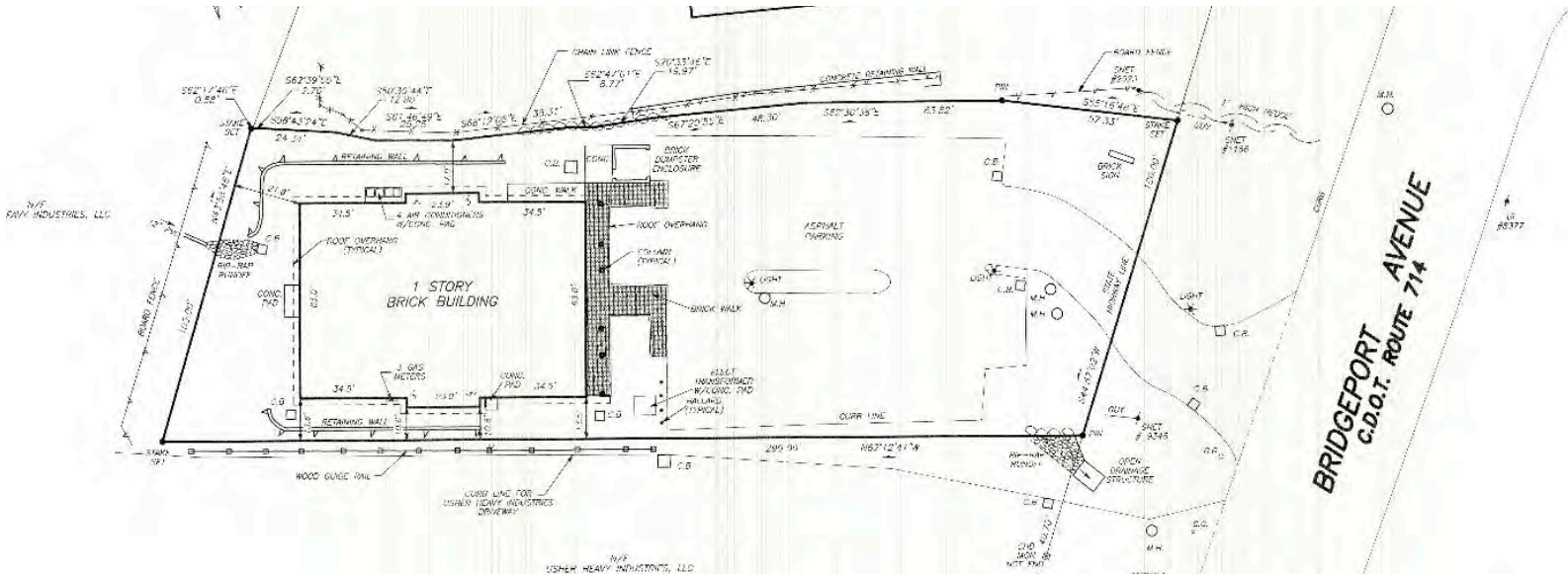
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887 BRIDGEPORT AVENUE



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