OFFERING MEMORANDUM

582 Boston Post Road Milford, CT 06460

Retail Plaza

FOR SALE

$769,000

THE MARTIN AGENCY

The Martin Agency

2874 Main Street Suite
2A Stratford, CT 06614

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RETAIL BUILDING FOR SALE

Multi-Tenant Storefront

Cap Rate 8.13% | Milford, CT

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INTRODUCTION

This Offering Memorandum presents a fully leased retail property for sale at 582 Boston Post Road, Milford, CT. Located along one of the most active commercial corridors in the region, the property delivers stable income and investment security with renewed leases in place. This document outlines key financials, property highlights, and market context for qualified buyers.

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PROPERTY OVERVIEW

The Martin Agency is pleased to present 582 Boston Post Road, a ±4,700 square-foot, fully leased retail property in Milford, Connecticut. Located along a high-traffic commercial corridor with excellent visibility and easy access to I-95, this well-maintained property offers ample parking (1.52 spaces per 1,000 SF) and a diverse tenant mix, ensuring stable income.

Built in 1940 and updated over the years, the property features renewed leases and a limited availability of retail space in the area. With an 8.13% cap rate and steady cash flow, it presents an attractive investment opportunity for long-term growth or a 1031 exchange.

This offering is a turn-key investment in a prime location with strong market fundamentals, ideal for investors seeking reliable income.

KEY FEATURES & HIGHLIGHTS

- For Sale: $769,000
- 8.13% Cap Rate
- $69,000 Annual Net Operating Income
- 3 Retail Units, All Leased
- Excellent Visibility on Boston Post Road
- NDA Required for Detailed Financials
- Near Major Commuter Rail Stations and Highways

Proudly Presented By |Raymond Martin - The Martin Agency | (203) 900-9875 | ray@theraymartinagency.com | www.theraymartinagency.com

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PROPERTY DETAILS

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PROPERTY FACTS

FACTS	DETAILS
Sale Type	Investment
Sale Condition	1031 Exchange
Property Type	Retail
Property Subtype	Storefront Retail/Office
Building Size	4,700 SF
Building Class	C
Year Built	1940
Price	$769,000
Price Per SF	$180.64

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PROPERTY FACTS

FACTS	DETAILS
Cap Rate	8.13%
NOI	$69,000
Lease Status	100% leased
Tenancy	Multiple
Building Height	1 Story
FAR	0.29
Lot Size	0.37 AC
Zoning	CA
Parking	7 Spaces (1.52 per 1,000 SF Leased)
Frontage	84’ on Boston Post Road

AMENITIES

- **Corner Lot**
- **Air Conditioning**

INVESTMENT DETAILS

582 Boston Post Road

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PROPERTY

PROPERTY TYPE	Retail
PROPERTY NAME	582 Boston Post Road
ADDRESS	582 Boston Post Road
CITY. STATE	Milford, CT 06460

INCOME & EXPENSE

GROSS OPERATING INCOME	$69,000
MONTHLY GOI	$5,750
TOTAL ANNUAL EXPENSES	NDA required for detailed financials
MONTHLY EXPENSES	NDA required for detailed financials

PURCHASE INFORMATION

PURCHASE PRICE	$769,000
UNITS	3 Rental Units
TOTAL RENTABLE SF	4,700 SF

FINANCIAL INFORMATION

AVAILABLE UPON REQUEST WITH NDA

LOANS

TYPE	DEBT	TERM	AMORT	RATE	PAYMENT	LO COSTS

PROPERTY PHOTOS

PROPERTY PHOTOS

Property Location Overview

Strategically located along U.S. Route 1, the property offers excellent visibility and accessibility. It's just 0.5 miles from I-95 and provides convenient access to the Merritt Parkway, making it ideal for both local and regional traffic.

LOCATION MAPS

LOCATION MAPS

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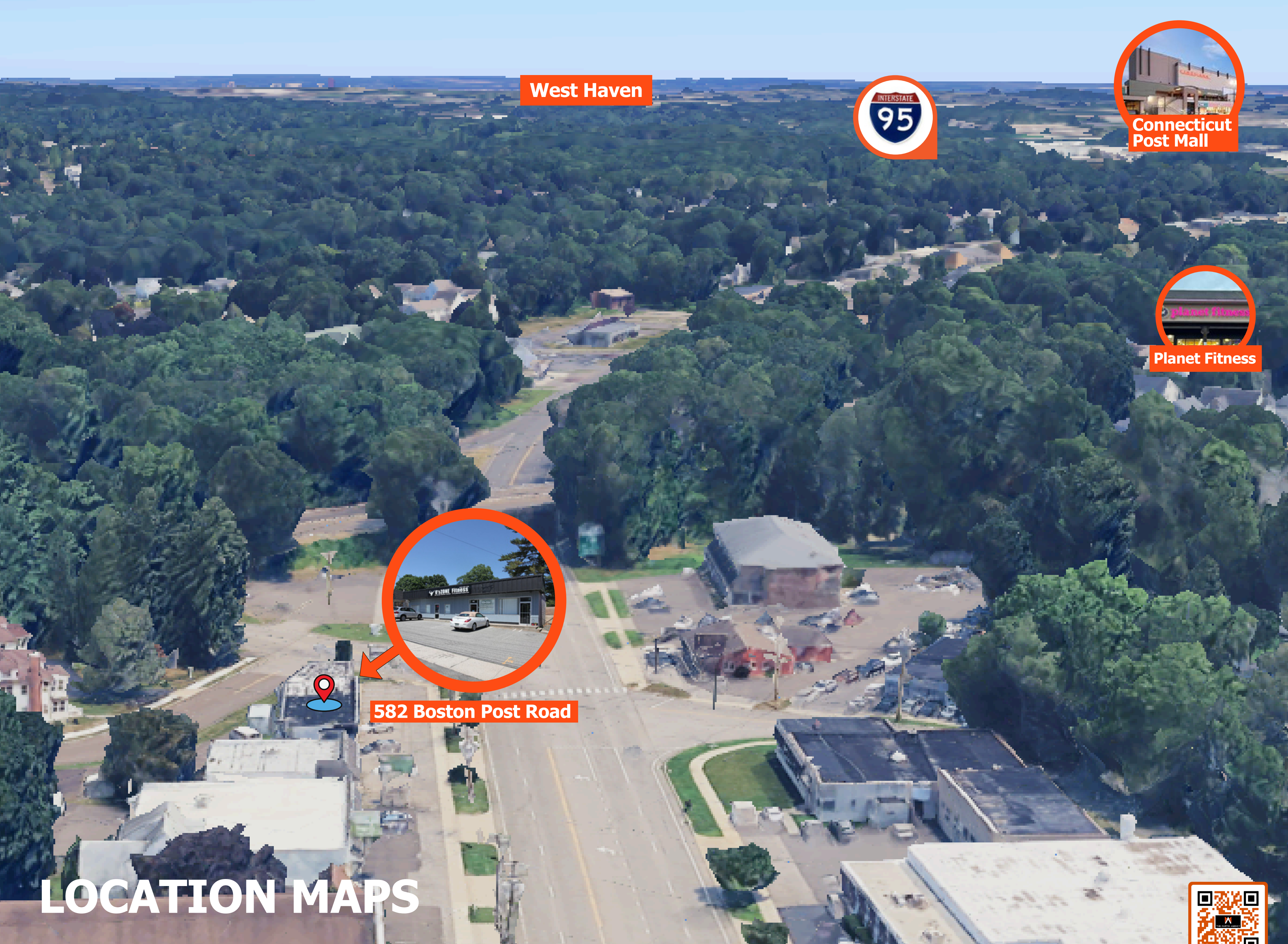
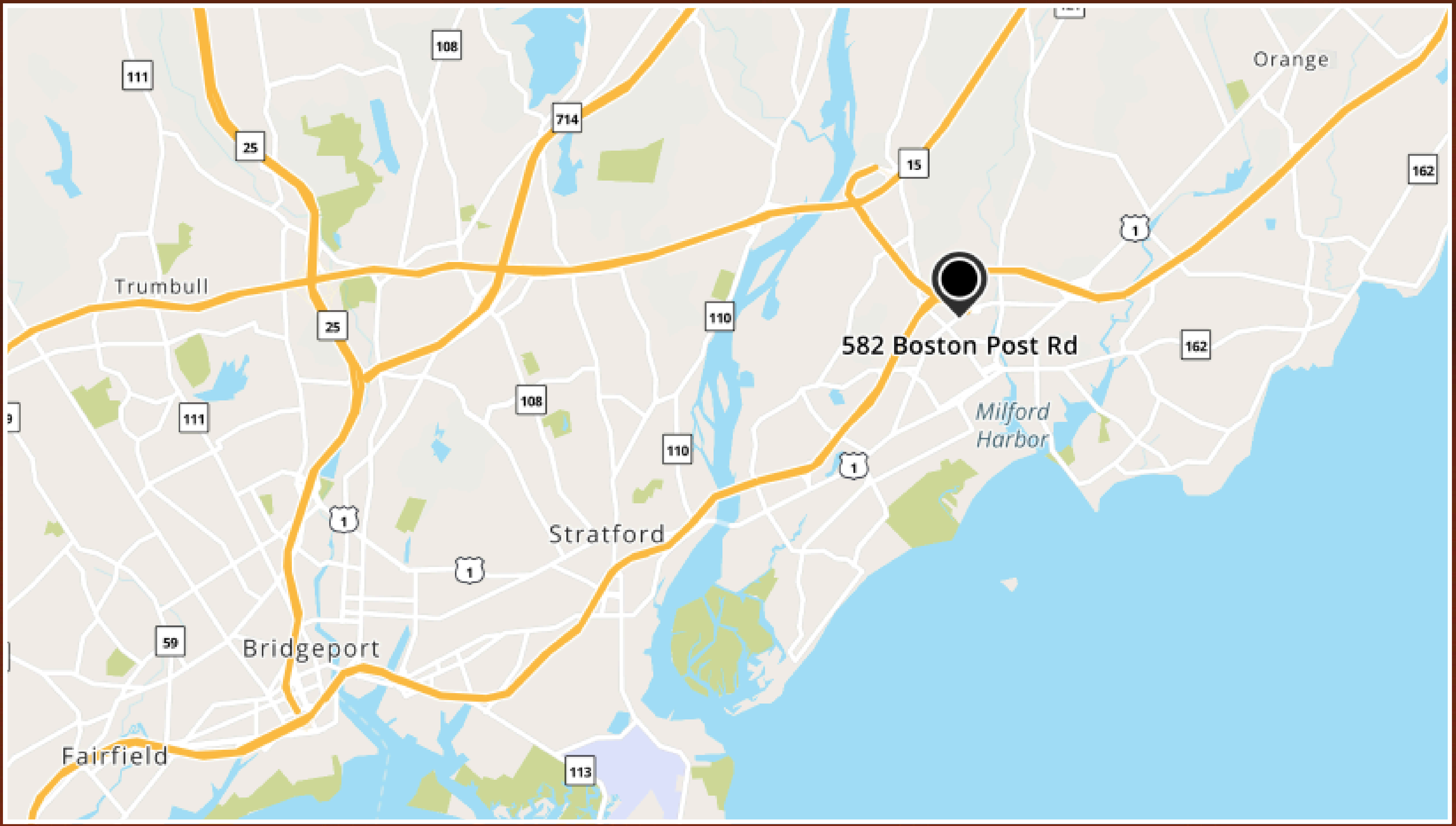


LOCATION MAPS

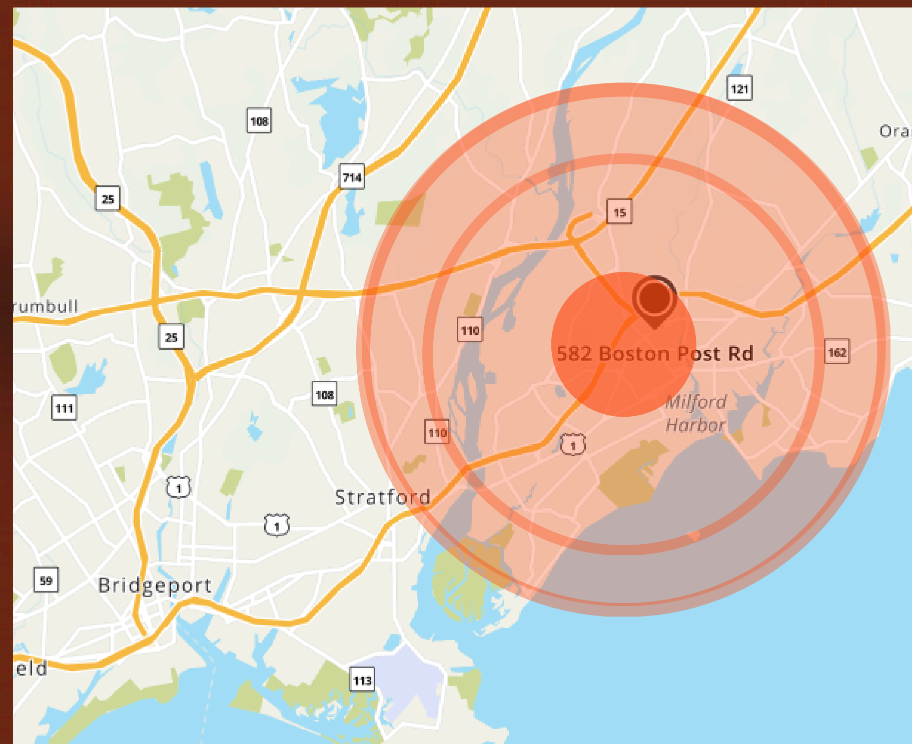
REGIONAL MAPS



582 Boston Post Road is centrally located in Milford, CT, with quick access to I-95 and U.S. Route 1, offering strong regional connectivity. The property sits between major cities like New Haven and Bridgeport, making it easily accessible to surrounding towns including Stratford and Orange. This prime location supports both local and regional traffic, ideal for retail visibility and customer reach.

DEMOGRAPHICS

582 Boston Post Road



POPULATION

RADIUS	2024 Total Population	2029 Projected Population	Growth Rate (2024-2029
1 MILE	8,833	8,931	+1.11%
3 MILES	50,583	51,002	+0.83%
5 MILES	121,924	122,532	+0.50%

Average Age: 44–45 years across all radii

HOUSEHOLDS

RADIUS	2024 Total Population	2029 Projected Population	Growth Rate (2024-2029
1 MILE	3,876	3,916	+1.03%
3 MILES	21,595	21,779	+0.85%
5 MILES	49,908	50,163	+0.51%

Average Household Size: 2.2–2.4 persons

INCOME

RADIUS	Median Household Income
1 MILE	$94,215
3 MILES	$98,366
5 MILES	$100,221

HOUSING

RADIUS	Median Home Value
1 MILE	$370,896
3 MILES	$350,020
5 MILES	$332,975

EXECUTIVE SUMMARY

582 Boston Post Road

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Investment Information

ITEM	AMOUNT
TOTAL ACQUISITION COST	$769,000
INVESTMENT - CASH (DOWNPAYMENT)	$275,000

INCOME, EXPENSES & CASH FLOW

POTENTIL RENTAL INCOME	$78.780
OTHER INCOME	$12,300
TOTAL VACANCY AND CREDITS	($2,363)
OPERATING EXPENSE	($19,727)
NET OPERATING INCOME (NOI)	$68,990

Loan Information

RENTAL GROWTH RATE	4.00%
EXPENSE GROWTH RATE	1.50%
LOAN AMOUNT	$574,000 (67.61% of Asking Price)
INTEREST RATE	7.00%
TERM	30 years
MONTHLY PAYMENT	$3,819
DOWN PAYMENT	$275,000 (32.39% of Asking Price)

DEBT SERVICE

MORTGAGE	$574,000
DEBT SERVICE	($45,826)
CASH FLOW BEFORE TAXES	$23,164

Financial Measurements

YEAR	YEAR 1	YEAR 3	YEAR 7
CAP RATE	8.13%	8.91%	10.68%
CASH - ON - CASH RETURN	8.42%	10.84%	16.31%
INTERNAL RATE OF RETURN (IRR)	13.94%	17.07%	14.13%
GROSS RENT MULTIPLIER (GRM)	10.78	10.89	10.47

PRICING ANALYSIS

582 Boston Post Road

THE MARTIN AGENCY

INCOME

DESCRIPTION	ACTUAL	PER UNIT	PRO FORMA	PER UNIT
GROSS POTENTIAL RENT	$78,780	$26,260	$81,931	$27,310
LESS: VACANCY	($2,363)	($788)	($2,458)	($819)
OTHER INCOME	$12,300	$4,100	$12,792	$4,264
EFFECTIVE GROSS INCOME	$88,717	$29,570	$92,265	$30,854
OPERATING EXPENSES	($19,727)	($6,576)	($20,023)	($6,674)
NET OPERATING INCOME (NOI)	$68,990	$23,000	$72,242	$24,081

OPERATING EXPENSE

DESCRIPTION	ACTUAL	PER UNIT	PRO FORMA	PER UNIT
PROPERTY MANAGEMENT FEE	$5,305	$1,768	$5,514	$1,838
BUILDING INSURANCE	$3,200	$1,067	$3,296	$1,099
LANDSCAPE & SNOW REMOVAL	$2,400	$800	$2,472	$824
REPAIRS & MAINTENANCE	$2,800	$933	$2,884	$961
TAXES - REAL ESTATE	$5,522	$1,841	$5,688	$1,896
TRASH REMOVAL	$360	$120	$371	$124
UTILITY - ELECTICITY	$110	$37	$113	$38
UTILITY - WATER/SEWER	$90	$30	$93	$31
TOTAL EXPENSES	**$19,727**	**$6,576**	**$20,431**	**$6,810**
NET OPERATING INCOME	**$68,990**	**$22,997**	**$71,834**	**$23,945**

ANNUALIZED INCOME

DESCRIPTION	UNITS	ACTUAL TOTAL
Gross Potential Rent	$78,780	$82,227
Less: Vacancy	($2,363)	($2,458)
Other Income	$12,300	$12,792
Effective Gross Income	$88,717	$92,265
Less: Operating Expenses	($19,727)	($20,023)
Net Operating Income (NOI)	**$68,990**	**$72,242**

THE MARTIN AGENCY

ANNUALIZED EXPENSE

DESCRIPTION	ACTUAL	PRO FORMA
Total Expenses	$19,727	$20,023
Expenses per SF	$4.28	$4.35
Expenses per Unit	$6,576	$6,674

INVESTMENT SUMMARY

PRICE	$769,000
UNITS	2
PRICE/UNIT	$283,000
RSF (TOTAL SQ FT)	4,604
PRICE/RSF	$184
FLOOR	1
CAP RATE (YEAR 1)	8.13%
PRO FORMA CAP RATE (YEAR 1)	8.51%
GRM (GROSS RENT MULTIPLIER)	10.78
PRO FORMA GRM	10.55