213-223 BENNETT STREET BRIDGEPORT, CT 06605

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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1,200 SF Contractor Building & Lot with Secure Fenced Parking for Sale at $649,000 or for Lease at $3,000/Month NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present **213–223 Bennett Street in Bridgeport, Connecticut**. Offered **for sale at $649,000** or **for lease at $3,000 per month NNN**, this versatile **0.22-acre** commercial property is ideally located in the **desirable Black Rock neighborhood**.

Subject to zoning approval**,** the property is well suited for contractors, tradespeople, service businesses, and owner-users seeking secure vehicle, equipment, and material storage. It also offers buyers a compelling redevelopment opportunity in one of Bridgeport's most sought-after neighborhoods.

PROPERTY HIGHLIGHTS

- **Secure Fenced Lot:** The fully fenced and gated yard provides valuable outdoor space for commercial vehicle parking, equipment staging, and construction material storage.
- **1,200 SF Commercial Garage:** The clear-span garage features two 10' x 10' drive-in doors, a 12' clear ceiling height, a private office, and a restroom.
- **Additional Storage:** An adjacent storage shed with an overhead door provides convenient space for tools, supplies, and day-to-day operational needs.
- **Prime Black Rock Location:** The property is approximately one mile from I-95, and steps from the Fairfield–Black Rock Metro-North station, offering convenient access throughout Fairfield County and the New York metropolitan area.
- **Redevelopment Potential:** Flexible RX1 Residential-Office Corridor zoning may support future residential, office, or mixed-use improvements, subject to municipal approvals and applicable zoning requirements.

Whether used as a contractor yard, commercial garage, or future redevelopment site, 213–223 Bennett Street offers functionality, accessibility, and long-term potential in Bridgeport's vibrant Black Rock neighborhood.

PROPERTY DETAILS & PARCEL MAP

FINANCIAL INFORMATION

Sale Price:	$649,000	
Lease Rate:	$3,000/Month NNN	
2026 Real Estate Taxes:	#213:	$2,571.68
	#223:	$4,132.98
	Total:	**$6,704.66**

THE SITE

Space Available:	1,200 SF
Total Building Size:	1,200 SF
Total Land:	0.22 Acres
Zoning:	Residential-Office Corridor (RX1)
Year Built:	1985
Construction:	Pre-Fab Metal
Stories:	One
Tenancy:	Single

FEATURES

Parking:	Ample
Loading:	Two 10' W x 10' H Drive-In Doors
Ceiling Height:	12' Clear
Amenities:	Fully Gated Lot, Shed with Overhead Door

UTILITIES

Water/Sewer:	Public Water / Public Sewer
Heating:	Gas

OPERATIONAL SITE SPECIFICATIONS

1,200 SF Garage with Two Drive-In Doors

Fully Fenced Gated Lot

12' Clear Ceiling Height

Storage Shed with Overhead Door

Ample Parking on 0.22 Acres

LOCAL AMENITIES & ESSENTIALS

Morning Fuel
Dunkin', Sound Coffee & Tasty Yolk

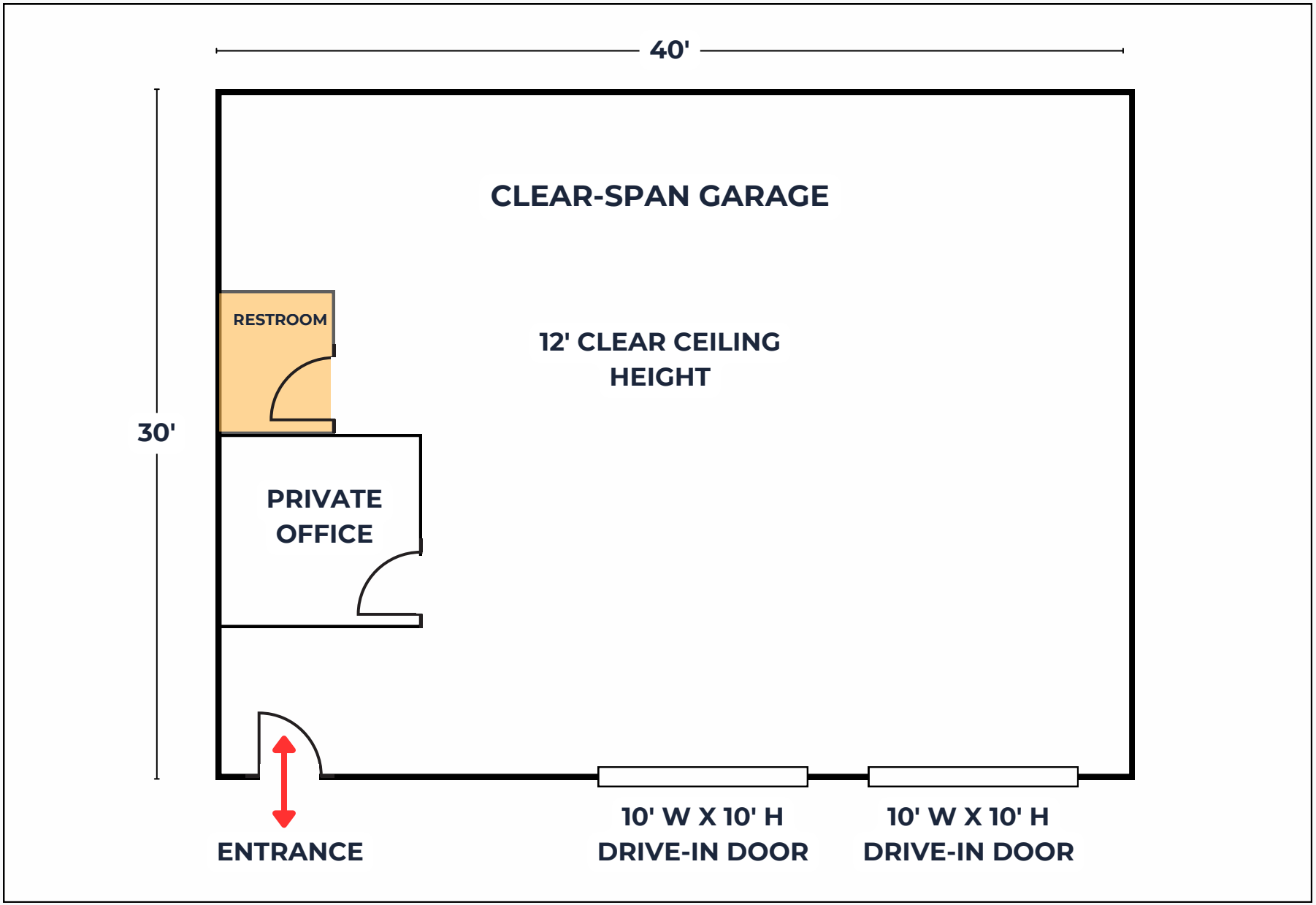
Daily Errands
Whole Foods, Petco & CVS

Trade & Logistics
Home Depot, BJ's Wholesale & United States Postal Service

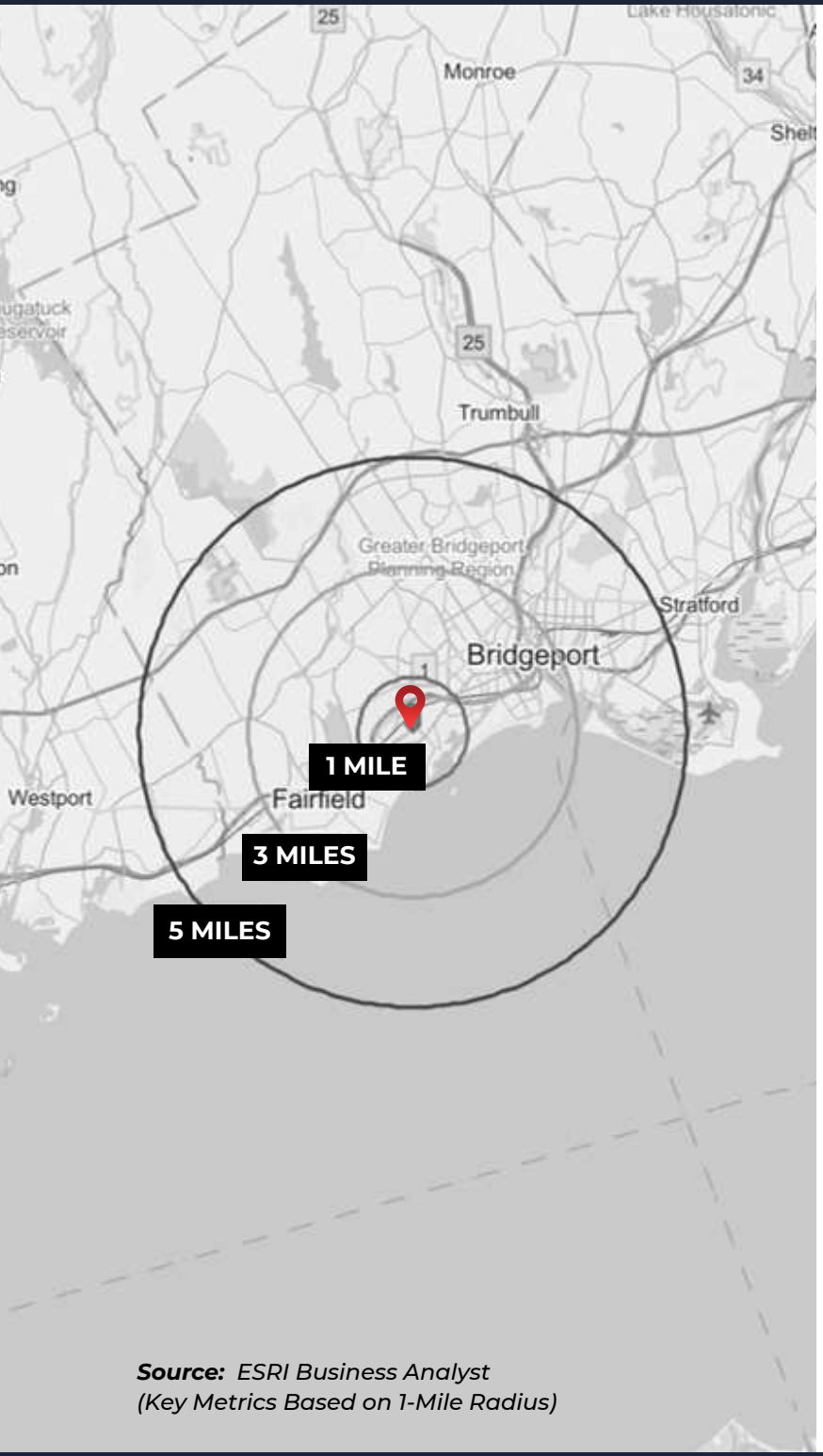
Fitness & Recreation
Fitness Edge & Black Rock Fitness

FLOOR PLAN

1,200 SF



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.



Source: *ESRI Business Analyst*
(Key Metrics Based on 1-Mile Radius)

DEMOGRAPHIC EXECUTIVE SUMMARY

Positioned in Bridgeport, **213-223 Bennett Street** is supported by a strong local demographic profile. The immediate **1-mile radius** features an **average household income of $149,970**. With a **daytime population of 16,989,** the area provides a robust environment for industrial and commercial operations, benefiting from a significant daily influx of workers and professionals.

METRIC	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	17,976	109,022	225,175
Daytime Population	**16,989**	104,570	207,515
Total Households	8,071	40,954	82,691
Average Household Income	**$149,970**	$145,714	$135,939
Median Household Income	$95,192	$82,479	$78,016

EDUCATION & WORKFORCE

Educational Attainment: 54% of residents hold a bachelor's, graduate, or professional degree, reflecting a highly sophisticated local workforce capable of supporting management, R&D, and specialized industrial sectors.

Professional Workforce: The area features a **76% white-collar** employment rate, providing a deep talent pool of administrative and executive professionals alongside a skilled labor force (11% blue-collar, 13% services).

HOUSING CHARACTERISTICS

Home Ownership: 42.7% of housing units in the immediate 1-mile radius are owner-occupied, representing a balanced mix of residential stability and renter mobility within the community.

Household Density: The area is characterized by a dense residential base with **8,071 total households** in the immediate 1-mile radius, providing a deep local consumer and labor pool for neighborhood commercial operations.

RESIDENTIAL DEVELOPMENTS IN BRIDGEPORT, CT

Canfield Park at Fairfield Metro

(306 Canfield Avenue)

Located immediately adjacent to the Bennett Street intersection in the Black Rock neighborhood, this six-story, 300-unit luxury apartment community was completed in 2023. The 5-acre complex sits along Ash Creek and features resort-style amenities (including a pool, rooftop deck, and golf simulator) positioned just a 5-minute walk from the Fairfield–Black Rock Metro-North Station.

1427 Kings Highway

(Fairfield)

Situated just across the town line and 0.2 miles from the Fairfield–Black Rock Metro-North Station, this transit-oriented site recently secured approvals for a new four-story, 18-unit residential apartment building. The plans include ground-level parking and designate two of the units for affordable housing.

The August at Steelpointe Harbor

(Bridgeport Waterfront):

While located further east along the downtown harbor, this is the most significant residential construction project currently driving the Bridgeport market. The 6.5-acre mixed-use development is actively delivering 420 luxury residential units and 25,000 square feet of commercial space.

A HUB FOR COMMERCE AND TALENT

A Prime Location
Ideally situated along the Long Island Sound and just 60 miles from Manhattan, Bridgeport is Connecticut's most populous city. Its strategic coastal location along the I-95 corridor gives businesses direct access to the dense NYC metropolitan market and the greater New England region.

Thriving Business Environment
As a commercial hub, Bridgeport is home to a diverse array of enterprises spanning healthcare, finance, and services. Major regional employers like St. Vincent's Medical Center, Bridgeport Hospital, and M&T Bank contribute to a dynamic economic environment where businesses can prosper.

Excellent Infrastructure
Bridgeport's robust transportation infrastructure is a major asset for commercial operations. It is anchored by the I-95 corridor, the Bridgeport & Port Jefferson Steamboat Company ferry, and the city-owned Sikorsky Memorial Airport, which provides convenient regional aviation access just minutes away.

Top-Tier Talent Pool
Anchored by the University of Bridgeport and Connecticut State Community College Housatonic, the city provides a steady stream of educated and skilled graduates. Alongside other nearby institutions, this pipeline supplies a highly capable workforce well-equipped to support management, healthcare, administrative, and specialized industrial sectors.

A CATALYST FOR BUSINESS GROWTH

Quality of Life
Bridgeport offers a dynamic urban lifestyle that helps attract and retain employees. The city's Parks and Recreation Department maintains extensive coastal green spaces like Seaside Park, complementing a vibrant local culture that includes premier entertainment venues like the Hartford HealthCare Amphitheater.

Supportive Government
Bridgeport's local government is actively committed to fostering economic growth. The city features designated Enterprise Zones and Targeted Investment Communities, providing eligible commercial and industrial businesses with valuable tax incentives and streamlined development support.

Business Incubators and Networking Opportunities
The Bridgeport Regional Business Council (BRBC) serves as a powerful catalyst for economic development, offering advocacy and resources for local enterprises. This supportive ecosystem aids business growth, networking, and operational success.

Strategic Industrial Base
Bridgeport offers a rich history of manufacturing and industrial resilience. With a highly capable labor force and strategic commercial zoning, the city provides the ideal environment for warehousing, logistics, and neighborhood commercial operations to scale efficiently.

NEXT STEPS

213-223 BENNETT STREET BRIDGEPORT, CT 06605

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