

0 & 990 NAUGATUCK AVENUE
MILFORD, CT
06461



HOUSATONIC RIVER



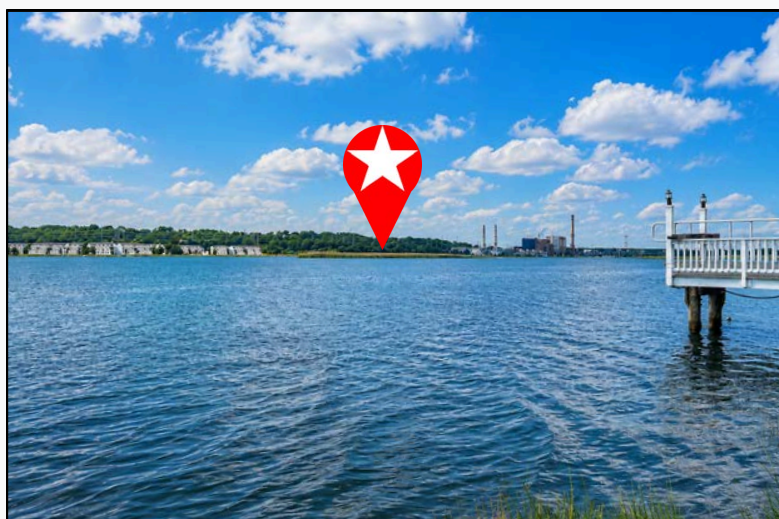
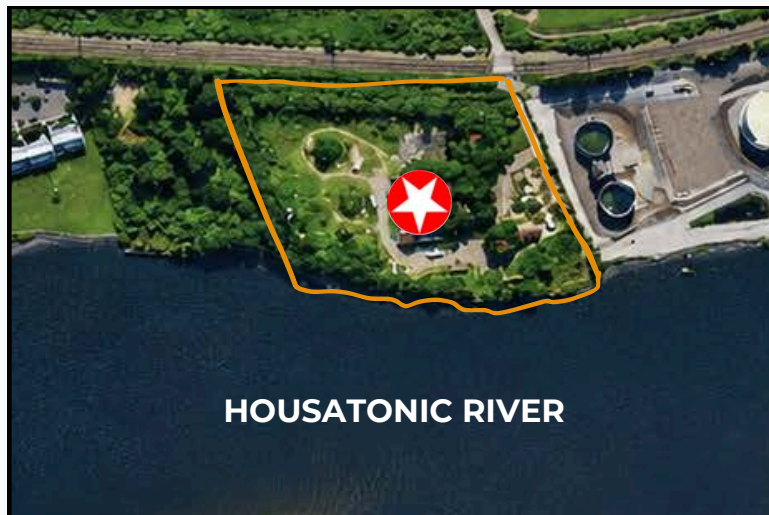
THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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BROKER

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One of Connecticut's Premier Waterfront Redevelopment Opportunities for Sale at \$8,030,000



Angel Commercial, LLC is pleased to exclusively offer **one of Connecticut's premier waterfront redevelopment opportunities—0 & 990 Naugatuck Avenue, Milford, Connecticut**—for sale at an asking price of **\$8,030,000**.

Comprising approximately **8.03 contiguous acres** with **520 feet of direct frontage along the Housatonic River**, this exceptional offering combines scale, strategic location, and flexible zoning to create a truly unique development opportunity within Fairfield and New Haven Counties.

Situated within **Milford's Housatonic Design District (HDD)**, the property supports a broad range of industrial, commercial, research, hospitality, and other business uses.

The offering includes **0 Naugatuck Avenue**, consisting of approximately **2.32 acres of vacant land**, together with **990 Naugatuck Avenue**, encompassing **5.71 acres improved by three commercial buildings totaling approximately 21,418 SF**. The existing improvements provide immediate utility while also presenting significant opportunities for adaptive reuse or comprehensive redevelopment.

Positioned just minutes from Interstate 95, Route 15, Metro-North rail service, and the Milford corporate corridor, the property provides exceptional regional accessibility while benefiting from one of Connecticut's most scenic waterfront settings.

Whether envisioned as a modern industrial campus, corporate headquarters, research and development facility, hospitality destination, self-storage project, or another commercial development, **0 & 990 Naugatuck Avenue represents a rare opportunity to control one of the largest commercially zoned waterfront development sites in Milford.**

PROPERTY DETAILS & PARCEL MAP

FINANCIAL INFORMATION

Sale Price:	\$8,030,000
Real Estate Taxes:	\$27,077.64 (2026)

THE SITE

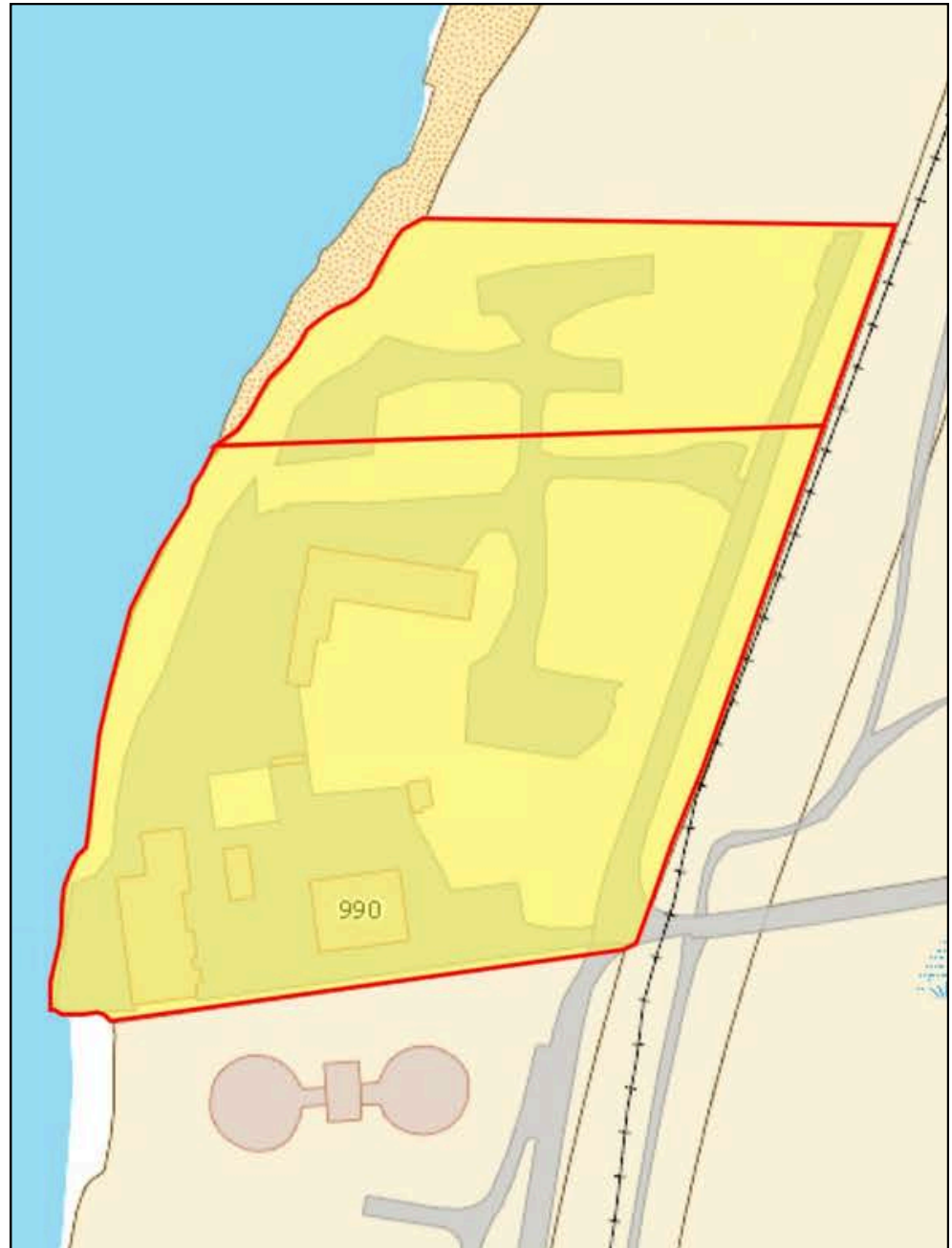
Total Building Size:	21,418 SF
Building Type:	Industrial
Land:	8.03 Acres
Zoning:	Housatonic Design District (HDD)
Year Built:	1920
Construction:	Brick / Masonry & Steel
Stories:	One
Tenancy:	Single

UTILITIES

Water/Sewer:	Public City / Private Septic
A/C:	Central Air Conditioning (8,918 SF)
Heating:	Oil

DEVELOPMENT POTENTIAL

Maximum FAR:	0.75
Maximum Building Coverage:	50%



WHY THIS OPPORTUNITY STANDS APART

A rare combination of location, size, zoning flexibility and waterfront access creates exceptional development potential.

AT A GLANCE



8.03 Acres
Waterfront Site



520'
of Direct River Frontage



HDD Zoning
Wide Range of Commercial,
Industrial, and Hospitality Uses



WATERFRONT LOCATION

Direct frontage on the Housatonic River with scenic views. A unique setting for employees and visitors near marinas and recreation.



SIGNIFICANT SCALE

8.03 contiguous acres offer the necessary footprint for large-scale development, efficient site design, and long-term operational flexibility.



FLEXIBLE ZONING

Highly versatile zoning supports industrial, R&D, hospitality, and self-storage uses. Hotels and motels are permitted via special permit.



IMMEDIATE I-95 ACCESS

Just 1.4 miles to I-95 (Exits 33/34), providing seamless regional connectivity to New Haven, Bridgeport, Stamford, and NYC.



MARKET FUNDAMENTALS

Situated in a premier commercial corridor with a diverse economy, strong daytime population, and ongoing infrastructure investment.



AMENITIES & LIFESTYLE

Proximate to prime retail, dining, and healthcare. Milford offers a desirable community with an exceptional quality of life and skilled workforce.



0 & 990 NAUGATUCK AVE.
MILFORD, CT

MINUTES TO I-95, TRAIN STATION AND AMENITIES



MORNING FUEL
Dunkin', Starbucks
& McDonalds



DAILY ERRANDS
ShopRite, Stop &
Shop & Walmart



BURN & BUILD
LA Fitness &
The Edge Fitness Center



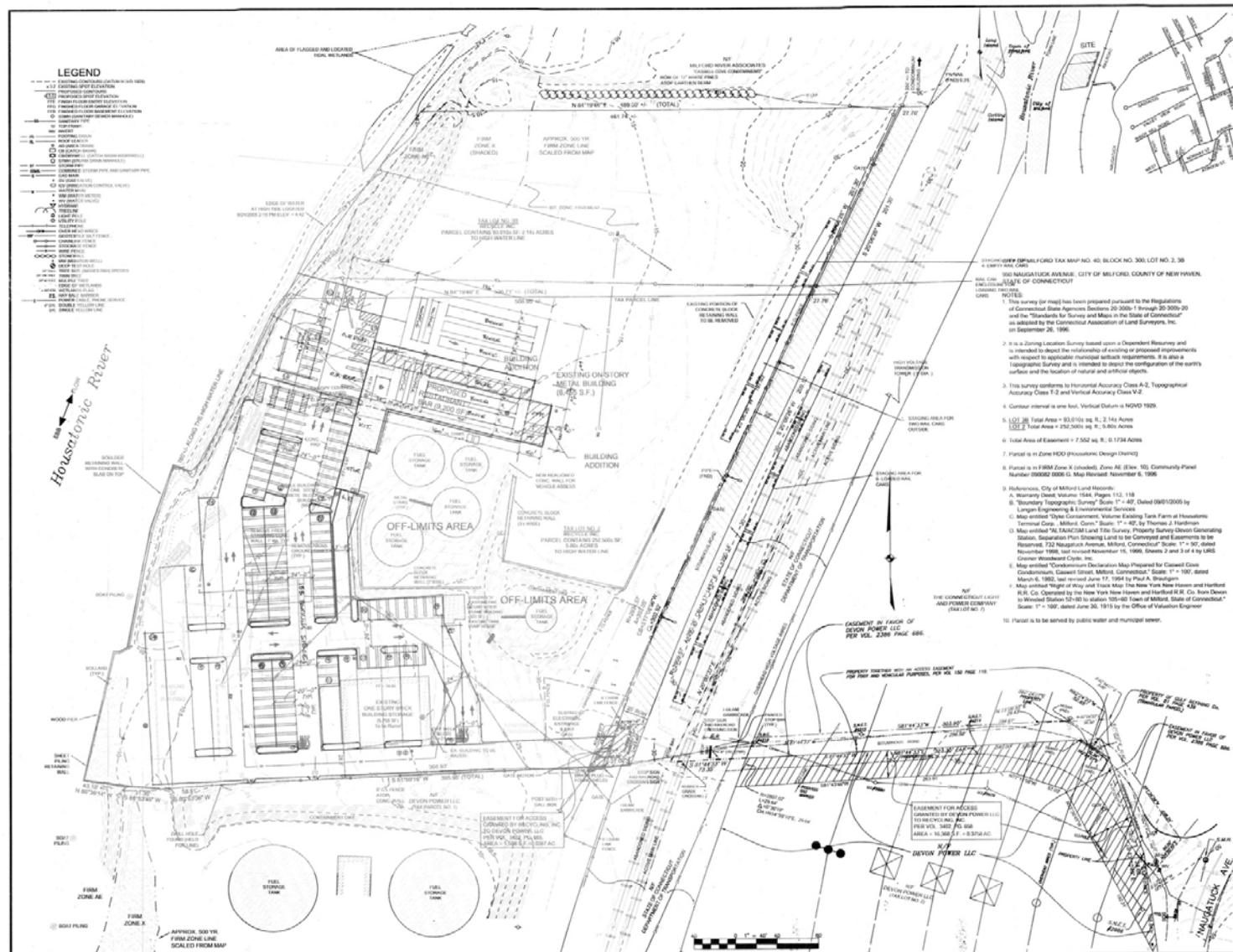
RX & WELLNESS
CVS, Walgreens
& Yale New Haven Health



OUT OF TOWNERS
Springhill Suites &
Residence Inn

SITE PLAN

8.03 ACRES



**ROSE
•TISO
& Co. LLC**
ARCHITECTS • SURVEYORS • ENGINEERS

www.rogettsg.com
810 MEADOW STREET, SUITE 203, FAIRFIELD, CT 06424

[illegible]

PROJECT TITLE

PREPARED FOR
RECYCLING, INC.
#990 NAUGATUCK AVENUE
MILFORD, CONNECTICUT

PROPOSED
RESTAURANT / BAR

SHEET 000A

SCHEMATIC SITE PLAN

DESIGNED BY: MJS	SCALE: AS NOTED
DRAWN BY: MJS	DATE: 06-25-15
CHECKED BY: MJS	PROJECT NUMBER: 0926
CAD FILE: 0926	

SEAL	1 5 3	SHEET NUMBER	SP-
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CLICK IMAGE TO ENLARGE

EXPANSIVE RIVERFRONT PRESENCE

520' FRONTAGE



NEXT TO CASWELL COVE MARINA



ACROSS FROM LUXURY PROPERTIES

Boasting an **impressive 520 feet of direct frontage along the scenic Housatonic River, 0 & 990 Naugatuck Avenue** offers a rare and expansive footprint in Milford. This distinctive setting provides exceptional visibility and a highly adaptable landscape within a premier commercial corridor.

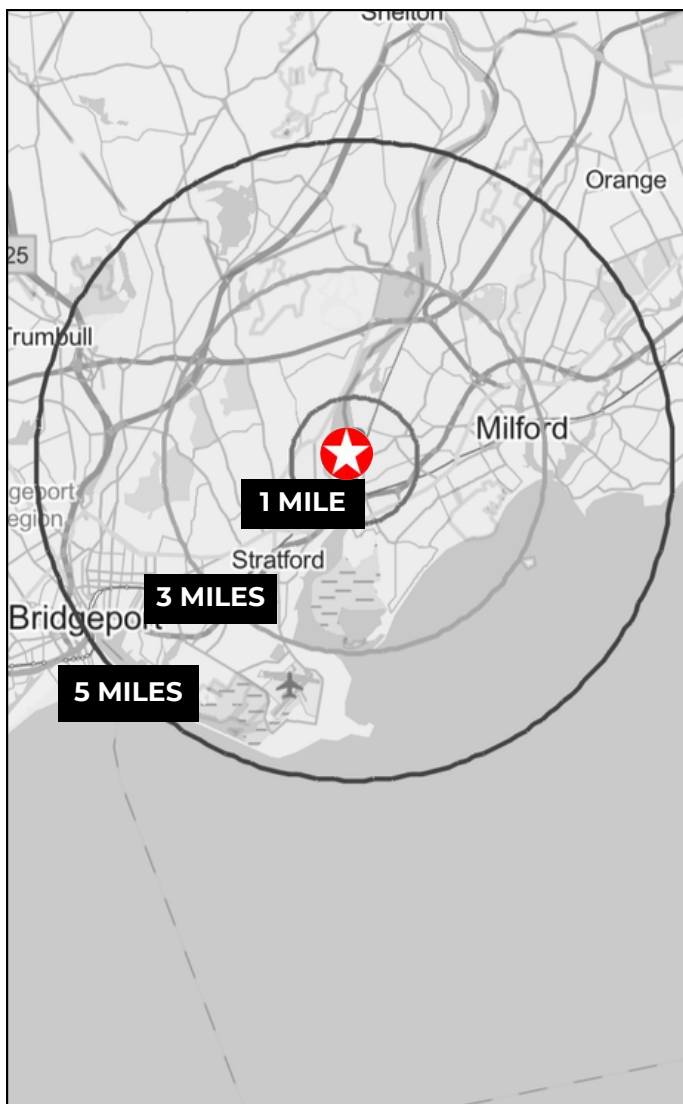
The property is perfectly positioned alongside a dynamic mix of neighbors that elevate the area's appeal. Situated immediately next to the bustling **Caswell Cove Marina** and directly across from **luxury properties**, the location offers a thriving waterfront lifestyle. Adding to this local charm is the popular **Housatonic River Tiki Tours**, which brings steady visitor activity and highlights the community's robust maritime culture.

Beyond its waterfront presence, the property maintains excellent regional connectivity. Located just minutes from Interstate 95 and the Milford Parkway, it offers seamless access for businesses and destination-oriented users—blending natural beauty with unmatched commercial accessibility.



HOUSATONIC RIVER TIKI TOURS

MARKET OVERVIEW



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

0 & 990 Naugatuck Avenue presents a premier industrial and commercial opportunity situated within Milford's Housatonic Design District (HDD). Supported by a highly professional white-collar workforce and exceptionally strong household income metrics, the site offers outstanding demographic fundamentals for single-tenant industrial operations, logistics, or targeted commercial redevelopment.

METRIC	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	6,972	75,016	179,020
Daytime Population	7,429	77,689	188,824
Total Households	2,803	31,342	71,482
Average Household Income	\$157,145	\$141,017	\$128,565
Median Household Income	\$125,069	\$104,935	\$89,506

EDUCATION & WORKFORCE



Highly Educated: Approximately **47% of local residents** hold a Bachelor's, Graduate, or Professional degree, providing a highly skilled talent pool and an affluent consumer base in the immediate vicinity.



Professional Workforce: The area boasts an exceptionally strong **79% White-Collar** employment rate, reflecting a resilient, high-earning local workforce with a low **3.4% unemployment rate**.



Business Environment: The immediate community maintains a balanced economic footprint, rounded out by **11% Blue-Collar** and **10% Services** sectors supporting the regional industrial corridor..

HOUSING CHARACTERISTICS



High Home Ownership: The immediate area features an incredibly stable residential base with an **88.8% owner-occupied housing rate**, indicating strong neighborhood longevity and high disposable income.



Household Composition: The local market is heavily characterized by established, smaller household units, with **2-person households (37.2%)** and **1-person households (21.5%)** making up the clear majority of consumer units.

NEXT STEPS

0 & 990 NAUGATUCK AVENUE
MILFORD, CT
06461



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



EMAIL BROKER



VIEW
ONLINE LISTING



VIEW TAX BILL



CALL BROKER

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