



**FOR LEASE OR SALE**

# BRIDGEPORT, CT

**2610 EAST MAIN STREET**

**SIZE**

9,568 SF

**ASKING RENT**

Upon Request

**FRONTAGE**

110 FT

**NEIGHBORS**

Dollar Tree, Food Bazaar, O'Reilly's Auto Parts, Harbor Freight Tools, Cumberland Farms

**COMMENTS**

Freestanding building

High Visibility

## CONTACT EXCLUSIVE AGENT

**JEFFREY L. NABLE**

[jnable@ripcony.com](mailto:jnable@ripcony.com)

516.933.8880

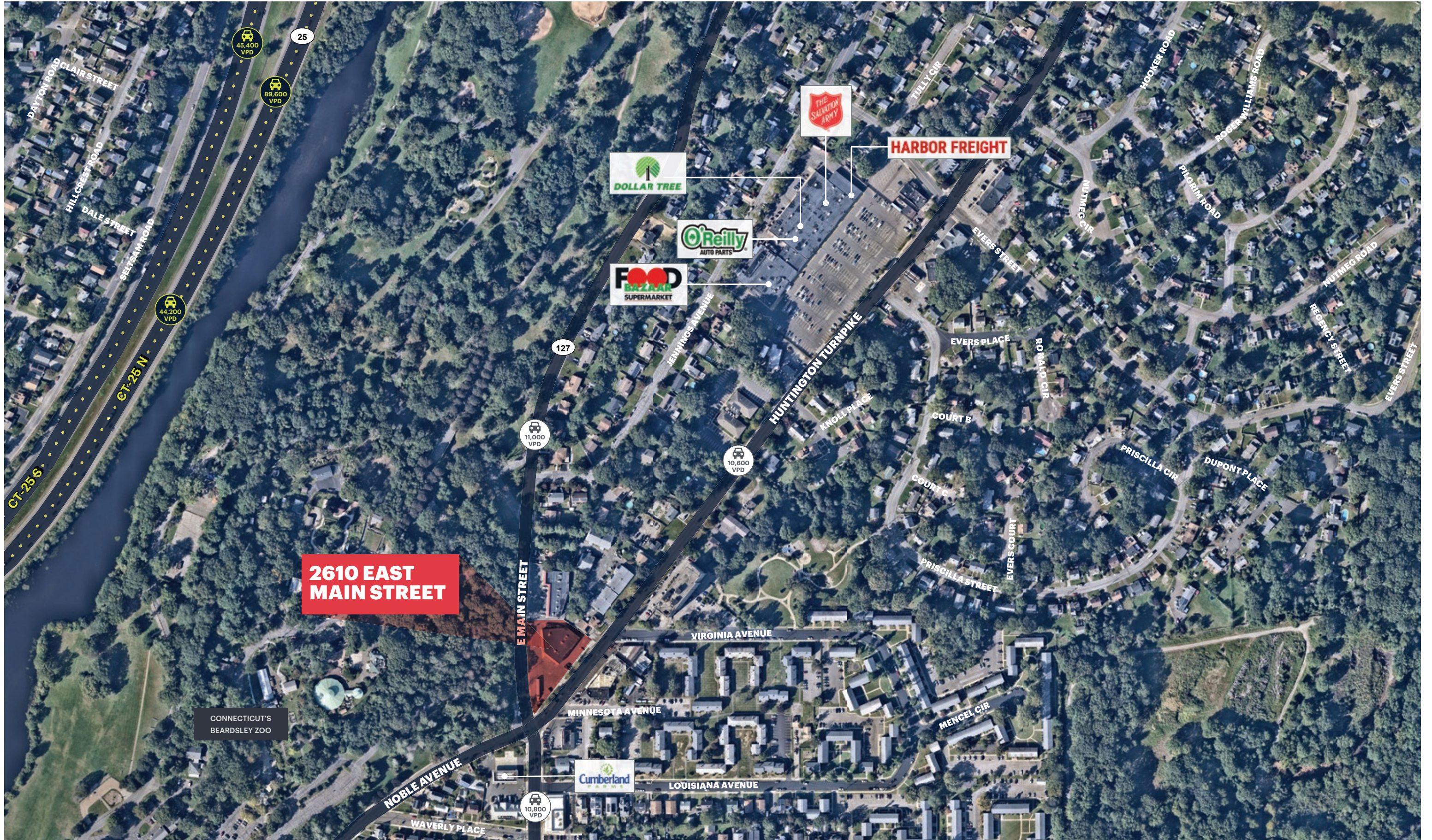
**RIPCO**  
REAL ESTATE

1000 Woodbury Road  
Suite 100  
Woodbury, NY 11797  
516.933.8880

Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# MARKET AERIAL



**AERIAL**



2610 EAST MAIN STREET BRIDGEPORT, CONNECTICUT

# SURVEY

**NOTES:**

- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND INTENDED TO BE USED FOR REGULATORY APPROVAL.
- REFERENCE MAPS ENTITLED:
  - "MAP OF PROPERTY 2610 + 2652 EAST MAIN STREET AND 35 HUNTINGTON TURNPIKE BRIDGEPORT, CONN. SCALE: 1"=20' APRIL 20, 1995 REVISED 11-8-95" PREPARED BY L. EDWARDS ASSOCIATES RM #52-233.
  - "ALTA/ACSM LAND TITLE SURVEY ASBUILT PLOT PLAN PREPARED FOR PIGLET REALTY, LLC 35 HUNTINGTON TURNPIKE & 2610 EAST MAIN STREET BRIDGEPORT, CONN. SCALE: 1"=20' JULY 1, 1996 REVISED TO 5-8-97" PREPARED BY L. EDWARDS ASSOCIATES.
- PLAN PREPARED FOR PIGLET REALTY, LLC.
- LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY.
- BEARINGS BASED ON REFERENCE MAP 2A.
- THE UNDERGROUND UTILITIES DEPICTED, IF ANY, HAVE BEEN LOCATED FROM VISABLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES HEREBY DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE PROPERTY IS LOCATED IN FLOOD ZONE C AS DEPICTED ON FLOOD INSURANCE RATE MAP, CITY OF BRIDGEPORT CONNECTICUT, COUNTY OF FAIRFIELD, PANEL 2 OF 7, COMMUNITY-PANEL NUMBER 090002 002 B, EFFECTIVE DATE OCTOBER 15, 1980.
- PROPERTY IS LOCATED IN AN OR-S ZONE.
- ZONING RESTRICTIONS:
 

OR-S ZONING INFORMATION		
	REQUIRED	PROVIDED
MIN. LOT AREA	5000 SQ. FT.	34704 SQ. FT.
MIN. FRONTAGE	60'	322.00'/283.54'
MIN. BUILDING SETBACK		
STREET LOT LINE	0'	37.9/44.4
ABUTTING R ZONE LOT 10'	14.8'	
MAX. BUILDING COVERAGE	65%	34.1%
MAX. BUILDING HEIGHT	35'	23.6'
- OFF STREET PARKING REQUIRES 3.5 SPACES/1000 SQ. FT.=34 SPACES-52 PARKING SPACES PROVIDED.
- PROPERTY SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS AND RIGHTS OF OTHERS AS DESCRIBED IN THE FOLLOWING INSTRUMENTS AS DESCRIBED IN A "COMMITMENT FOR TITLE INSURANCE ORDER NO. ST023344CW" PROVIDED NEW YORK LAND SERVICES:
  - VOL. 2443, PG. 54 VARIANCE-AFFECTS SUBJECT PROPERTY, BUT BLANKET IN NATURE.
  - VOL. 3388, PG. 219 VARIANCE-AFFECTS SUBJECT PROPERTY, BUT BLANKET IN NATURE.
  - VOL. 3469, PG. 33 DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS, SUSEQUENTLY AMENDED IN VOL. 3582, PG. 180-AFFECTS SUBJECT PROPERTY, BUT BLANKET IN NATURE.
  - VOL. 3374, PG. 164 RESTRICTIVE COVENANT AND AGREEMENT-AFFECTS SUBJECT PROPERTY, BUT BLANKET IN NATURE.
  - CONDITIONS AS DEPICTED ON RECORD MAP BOOK 52, PG. 233.

**LEGAL DESCRIPTION**

COMMENCING AT A POINT AT THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF MINERVE AND BALDWIN BECKFORD, SAID POINT BEING ALONG THE WESTERLY LINE OF HUNTINGTON TURNPIKE; SAID POINT BEING MARKED BY A RAILROAD SPIKE; THENCE PROCEEDING ALONG THE WESTERLY LINE OF HUNTINGTON TURNPIKE S 48°42'14" W 322.00' TO A POINT, SAID POINT BEING THE INTERSECTION OF THE WESTERLY LINE OF HUNTINGTON TURNPIKE AND THE EASTERLY LINE OF EAST MAIN STREET, SAID POINT BEING MARKED BY A CONNECTICUT HIGHWAY DEPARTMENT MONUMENT WHICH IS NOW UNDER THE PAVEMENT, A MAG NAIL WAS SET IN THE PAVEMENT AT SAID POINT; THENCE PROCEEDING ALONG THE EASTERLY LINE OF EAST MAIN STREET N 6°06'50" E 140.19' TO A POINT OF CURVATURE, SAID POINT BEING MARKED BY A RAILROAD SPIKE; THENCE PROCEEDING FURTHER ALONG THE EASTERLY LINE OF EAST MAIN STREET ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 143.35', A RADIUS OF 2708.82' AND A CENTRAL ANGLE OF 3°01'56" TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF FARESA KHRAISET, SAID POINT BEING MARKED BY A RAILROAD SPIKE; THENCE PROCEEDING ALONG LAND OF KHRAISET S 83°21'10" E 89.93' TO A POINT, SAID POINT BEING MARKED BY A DRILL HOLE; THENCE PROCEEDING N 52°06'52" E 37.39' TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF KHRAISET AND THE SOUTHWESTERLY CORNER OF BECKFORD, SAID POINT BEING MARKED BY AN IRON PIN; THENCE PROCEEDING ALONG THE LAND OF BECKFORD S 46°17'46" E 116.98' TO THE POINT AND PLACE OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 34704 SQ. FT., 0.797 ACRE.

THIS DESCRIPTION REFLECTS THE CONSOLIDATION OF #2610 EAST MAIN STREET AND #35 HUNTINGTON TURNPIKE WHICH IS NOW KNOWN AS CITY OF BRIDGEPORT ASSESSOR'S PARCEL 2800-14A AND #35 HUNTINGTON TURNPIKE.

TO: PIGLET REALTY, LLC, LEHMAN BROTHERS BANK, FSB, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1,2,3,4,6,7a,7b,1,7c,8,9,10,11,13,14,16&18 of Table a thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Connecticut, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

THE WORD "CERTIFY" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF AND AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH THE LIVE STAMP OF THE SIGNATORY.

L. EDWARDS ASSOCIATES, LLC  
Engineering and Surveying  
227 Stegney Road  
Easton, CT 06812  
(203)-268-4205

LARRY EDWARDS, L.S. No. 10937

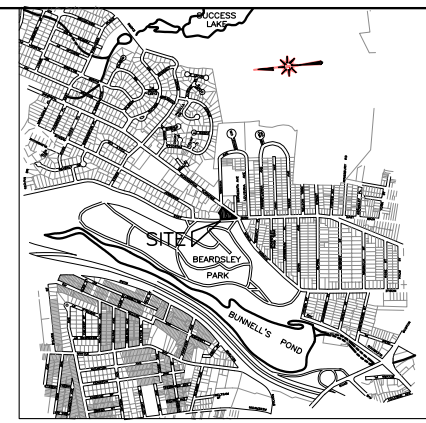
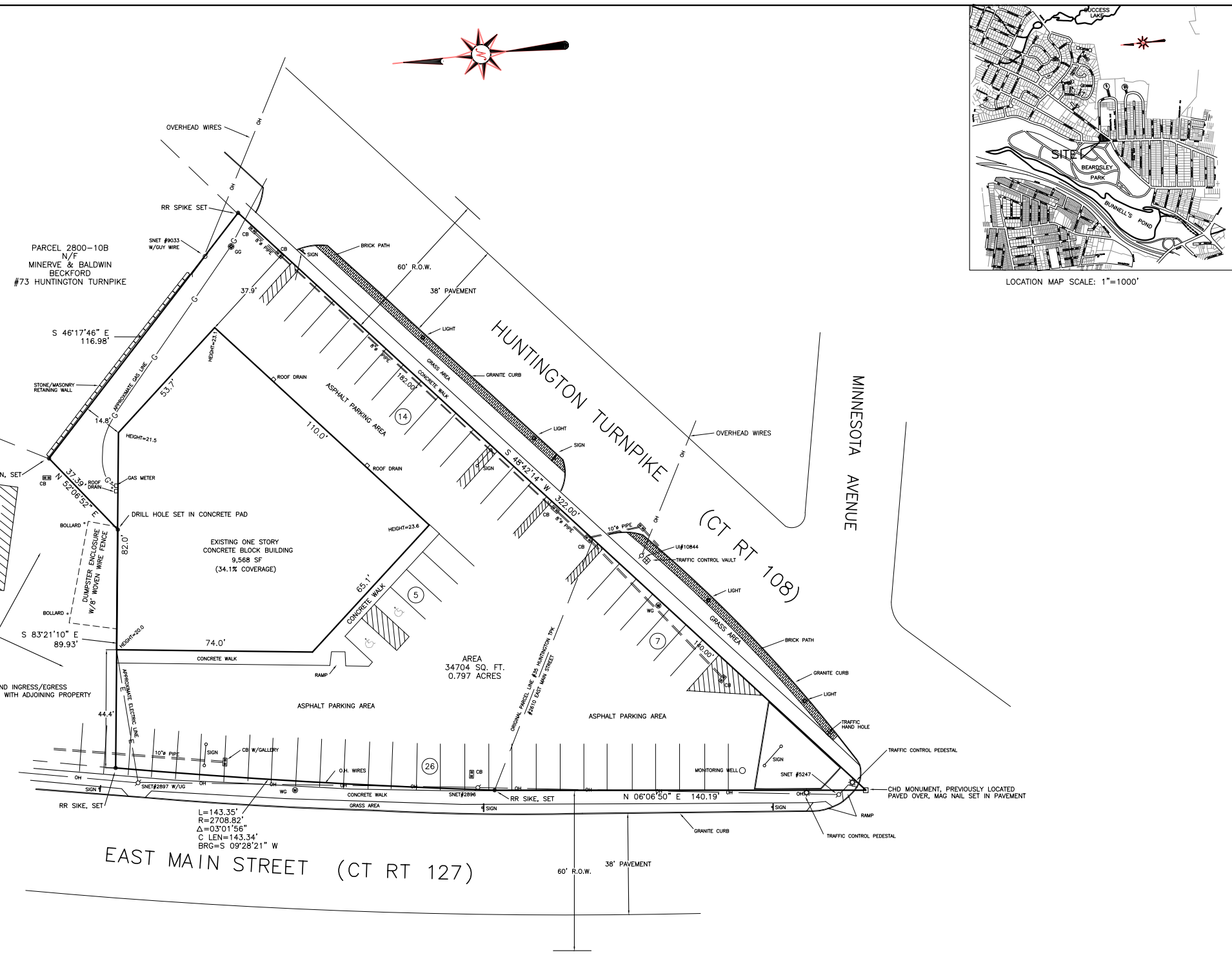
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**LEGEND**

- = UTILITY POLE
- ⊙ = LIGHT
- ⊕WG = WATER GATE
- ⊕GG = GAS GATE
- ⊕ = CATCH BASIN
- ⊕ = CATCH BASIN W/PIPE
- OH— = OVERHEAD UTILITY WIRES
- ⊕ = SIGN
- ♿ = HANDICAP PARKING SPACE

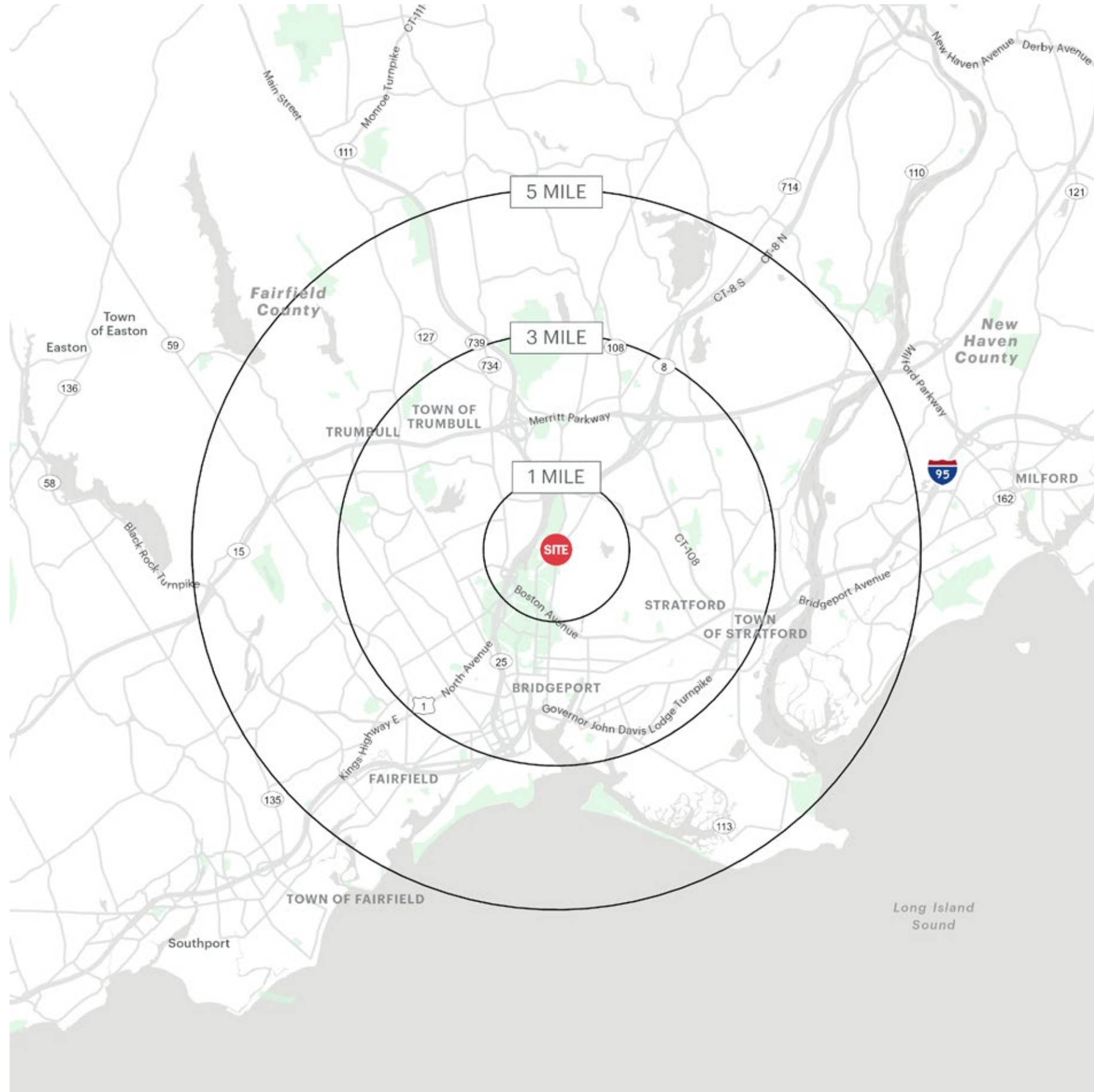
ALTA/ACSM LAND TITLE SURVEY  
RECORD  
IMPROVEMENT LOCATION SURVEY  
PARCEL 2800-14A  
#35 HUNTINGTON TURNPIKE  
BRIDGEPORT, CONNECTICUT

SCALE 1"= 20' JANUARY 18, 2007  
REVISED JANUARY 25, 2007



CHECK PRINT ONLY NOT VALID WITHOUT SIGNATURE AND SEAL

# AREA DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
19,002

**HOUSEHOLDS**  
6,830

**AVERAGE HOUSEHOLD INCOME**  
\$84,132

**MEDIAN HOUSEHOLD INCOME**  
\$57,903

**COLLEGE GRADUATES (BACHELOR'S +)**  
2,874 - 22.0%

**TOTAL BUSINESSES**  
465

**TOTAL EMPLOYEES**  
3,075

**DAYTIME POPULATION (W/ 16 YR +)**  
12,680

## 3 MILE RADIUS

**POPULATION**  
179,039

**HOUSEHOLDS**  
65,466

**AVERAGE HOUSEHOLD INCOME**  
\$90,785

**MEDIAN HOUSEHOLD INCOME**  
\$58,663

**COLLEGE GRADUATES (BACHELOR'S +)**  
32,756 - 27.0%

**TOTAL BUSINESSES**  
6,858

**TOTAL EMPLOYEES**  
60,005

**DAYTIME POPULATION (W/ 16 YR +)**  
152,763

## 5 MILE RADIUS

**POPULATION**  
277,729

**HOUSEHOLDS**  
102,996

**AVERAGE HOUSEHOLD INCOME**  
\$108,859

**MEDIAN HOUSEHOLD INCOME**  
\$70,324

**COLLEGE GRADUATES (BACHELOR'S +)**  
66,329 - 35.0%

**TOTAL BUSINESSES**  
11,027

**TOTAL EMPLOYEES**  
102,593

**DAYTIME POPULATION (W/ 16 YR +)**  
243,178

# AREA DEMOGRAPHICS

