

SALE

PROPERTY ON MAIN STREET IN WOODBURY, CT

1545 Main St N Woodbury, CT 06798



PROPERTY DESCRIPTION

Positioned along Main Street North in Woodbury, this property presents a rare redevelopment opportunity in an established and highly visible corridor. The existing structure is assumed to be a tear-down, allowing a buyer to start fresh and design a project tailored to today's market. The 0.51± acre parcel offers approximately 22,000± square feet of land area with frontage on a well-traveled route surrounded by residential and mixed-use properties. Located in the OS-60 zoning district, the site may support a variety of potential uses depending on zoning requirements and approvals. Buyers are encouraged to perform their own due diligence and consult the Town of Woodbury Zoning Regulations to confirm permitted uses, dimensional standards, and overall redevelopment feasibility. NEW - \$10,000 unallocated credit at closing

PROPERTY HIGHLIGHTS

- Zoned OS-60
- Prime Woodbury location
- .51 acres
- Level and lightly wooded
- Historic Main Street site

OFFERING SUMMARY

Sale Price:	\$235,000
Number of Units:	1
Lot Size:	.51 AC

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,056	17,535	88,454
Total Population	10,344	43,679	220,187
Average HH Income	\$142,687	\$122,480	\$102,739

Mario Longobucco
(860) 307-5945

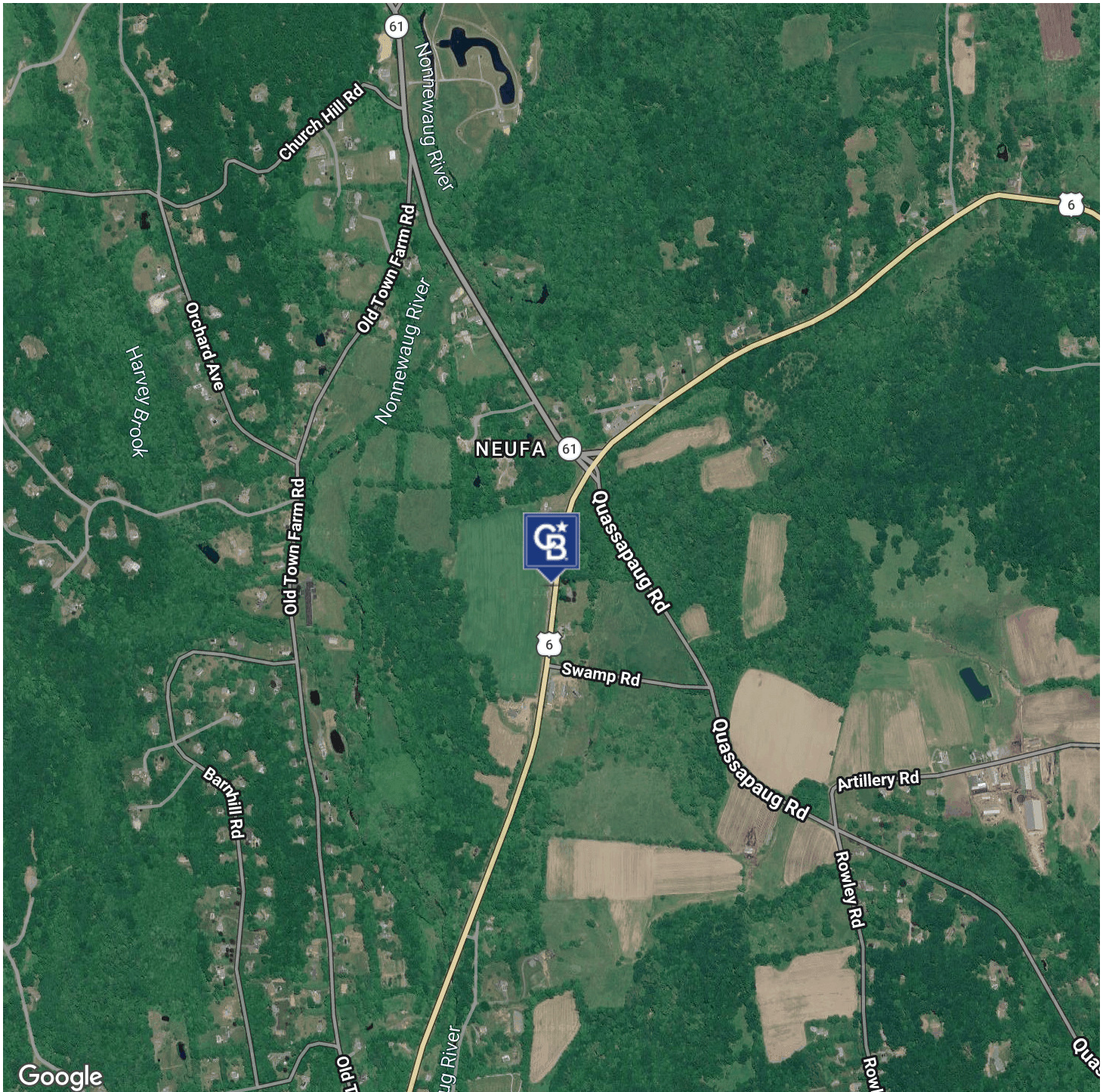


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REALTY

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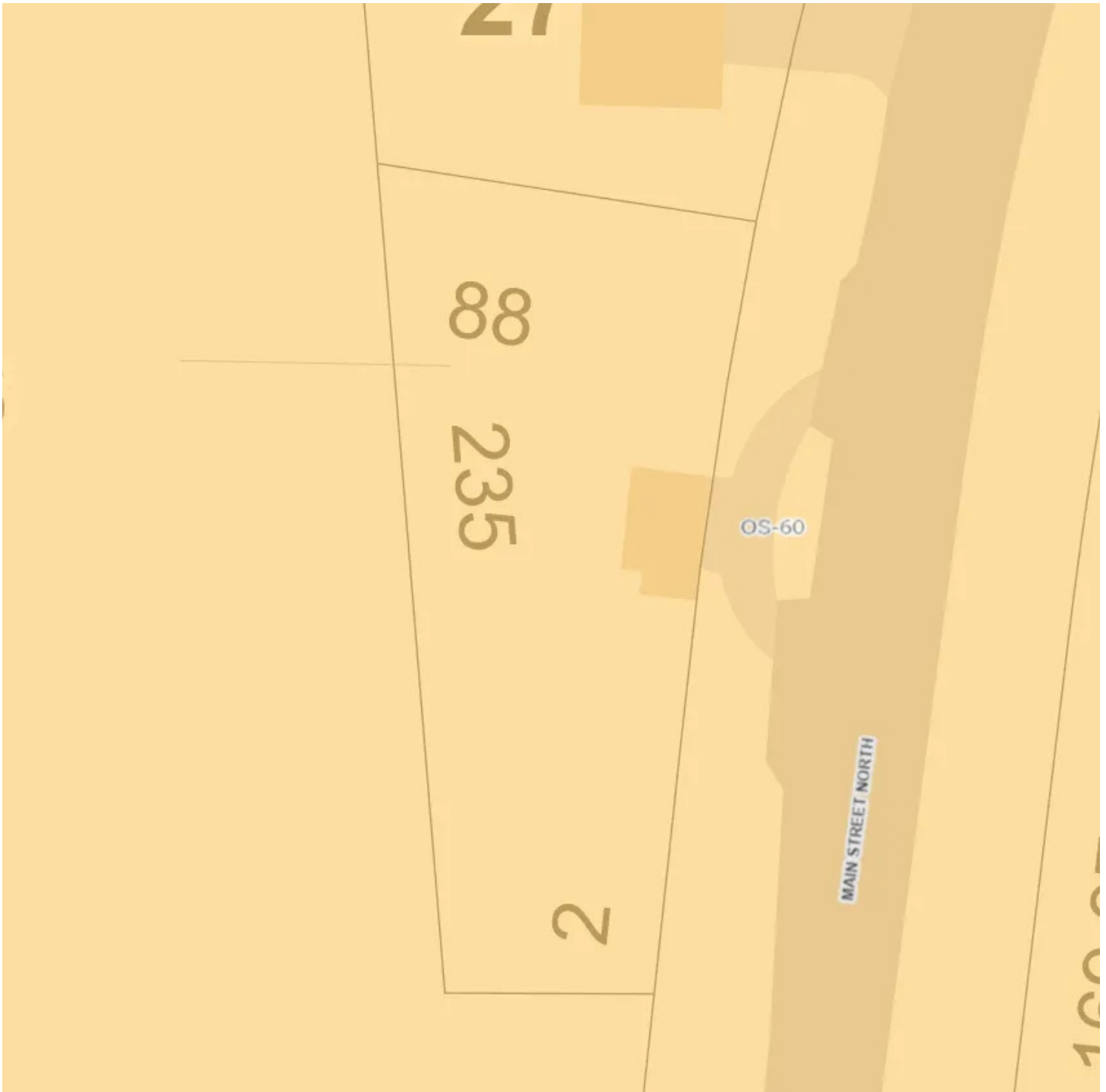


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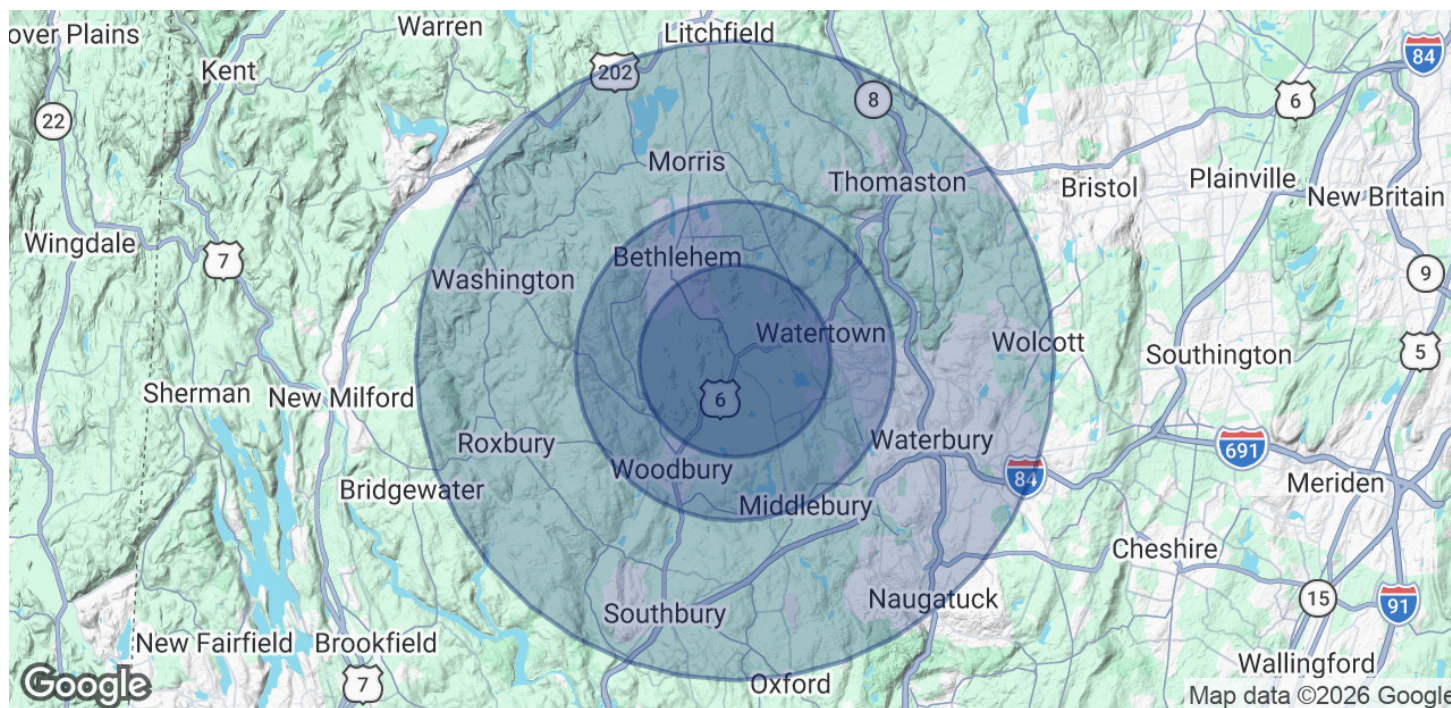


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,344	43,679	220,187
Average Age	46	45	42
Average Age (Male)	45	43	41
Average Age (Female)	47	46	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,056	17,535	88,454
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$142,687	\$122,480	\$102,739
Average House Value	\$465,486	\$383,299	\$317,444

2020 American Community Survey (ACS)

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MARIO LONGOBUCCO

Senior Advisor

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Direct: (860) 307-5945

PROFESSIONAL BACKGROUND

Mario Longobucco joined Coldwell Banker Commercial Real Estate in 2006 as a Sales Associate handling all segments of commercial sales and leasing in Litchfield and Hartford County and beyond. Mario specializes in all facets of commercial real estate, bringing with him a knowledge that only a lifelong resident of the area can possess. He acts as the exclusive leasing agent nationwide for Wayback Burgers, as well as a number of nationally known franchises throughout the country and is a member of CBC national brokerage team. Mario brings a diversified background as a former small business owner and as a former construction project manager. These experiences allow Mario to bring a unique and all-encompassing approach to commercial real estate and has earned him the Robert Goodfellow Award as the company's top earner eight times since 2012. Mario has been named to CBC's top 50 and top 100 brokers nationwide on multiple occasions.

Mario resides in Torrington with his wife Diane and is the father of daughter Alyssa and son Brett. He served as the head coach of the Torrington High School girls' soccer team for 15 seasons and has coached hundreds of youth, high school, and college players over the past 40 years. He has served as the co-chairman of the THS turf committee, overseeing a \$3,000,000 renovation of the high school athletic stadium in 2014. From 2021 to 2026 Mario has served as co-chairman of the \$180,000,000, 310,000 square foot new Torrington High School and Middle School project. In 2017, he was named President of the Torrington Varsity Alumni Club, which was founded in 1945 and works for the betterment of the athletes and athletic teams of Torrington High School. In 2025, Mario was inducted into the Torrington High School Hall of Fame. Additionally, he is a longtime member of the Elks club, the Northwest Chamber of Commerce, The CT Association of Realtors, National Association of Realtors, and ICSC.

Coldwell Banker Commercial Realty - Danbury Team

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