

# Exceptional Riverfront Restaurant for Lease

720 River Road, Shelton, CT 06484

**FC** FEBBRAIO  
COMMERCIAL



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEW ENGLAND  
PROPERTIES



COMMERCIAL DIVISION™

# OVERVIEW

## RIVERFRONT RESTAURANT OPPORTUNITY

Up to 8,000 SF | Divisible to 4,000 SF

Presented by Febbraio Commercial

Febbraio Commercial is pleased to present a premier riverfront restaurant opportunity unlike any other. Situated along the scenic Housatonic River, this exceptional 8,000 square foot space—divisible into two 4,000 square foot units—is located within a newly planned luxury mixed-use development, offering unmatched potential for a flagship dining destination.

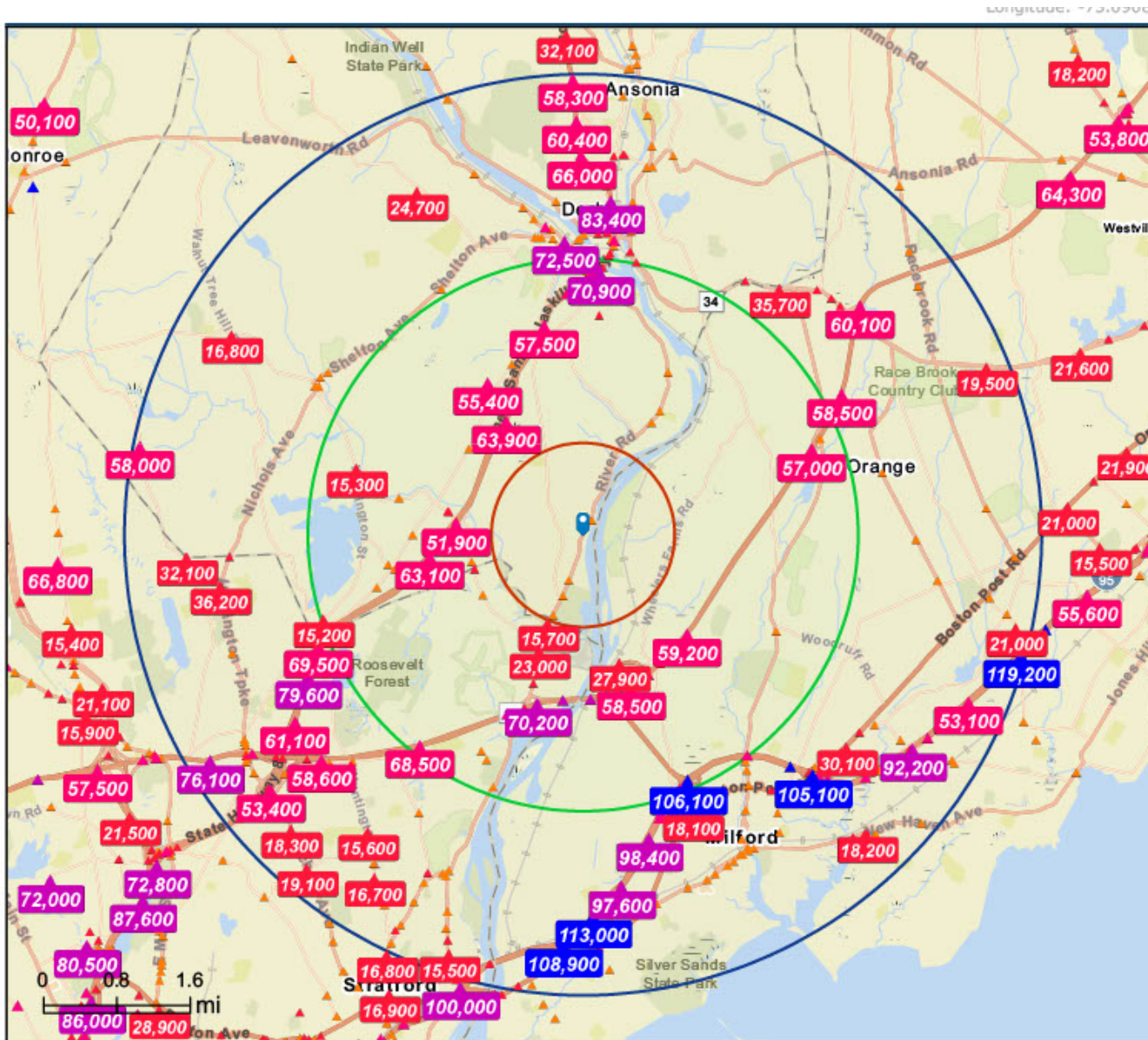
- Luxury condominiums and upscale apartments
- A private boathouse and exclusive dock access
- Pedestrian-friendly streetscapes and gathering areas
- Ample on-site parking and high visibility

With direct riverfront access, stunning water views, and an energized residential and recreational setting, this location offers the perfect foundation for a fine dining experience, a modern bistro, or an elevated casual concept.

Whether you envision a signature space or prefer a more intimate footprint, the flexible layout allows for tailored design to match your brand and vision.

Now pre-leasing, bring your restaurant concept to life at one of the most anticipated developments on the Housatonic.

# TRAFFIC COUNTS



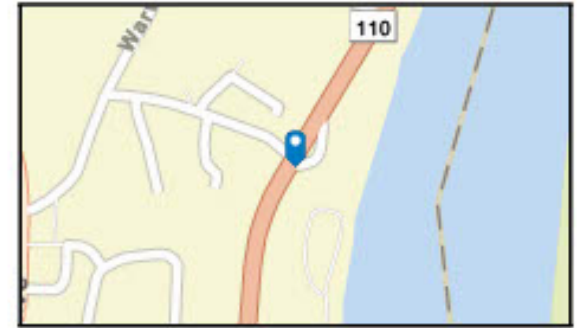
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



**Traffic Count Map**

720 River Rd, Shelton, Connecticut, 06484  
Rings: 1, 3, 5 mile radii

# TRAFFIC COUNTS - CLOSE UP



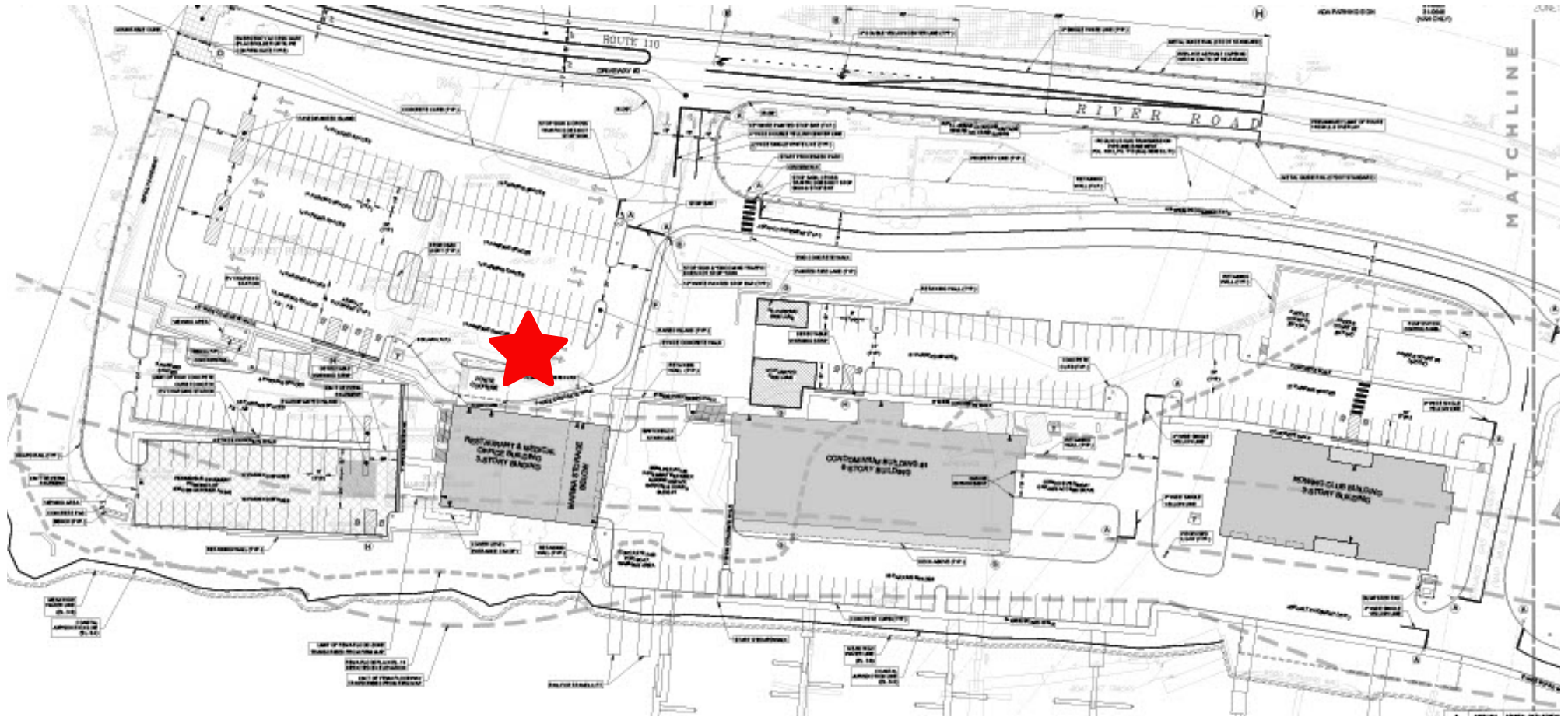
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Traffic Count Map - Close Up

720 River Rd, Shelton, Connecticut, 06484  
Rings: 1, 3, 5 mile radii

# LOCATION



Set along the Housatonic River in Shelton, located minutes from Sikorsky and the Merritt Parkway this new luxury residential development is slated to enhance Shelton's thriving corporate presence. With 8,000 sf available overlooking the river, your restaurant will benefit from high visibility, and a clientele that values elevated dining in a picturesque setting.

## DEMOGRAPHICS

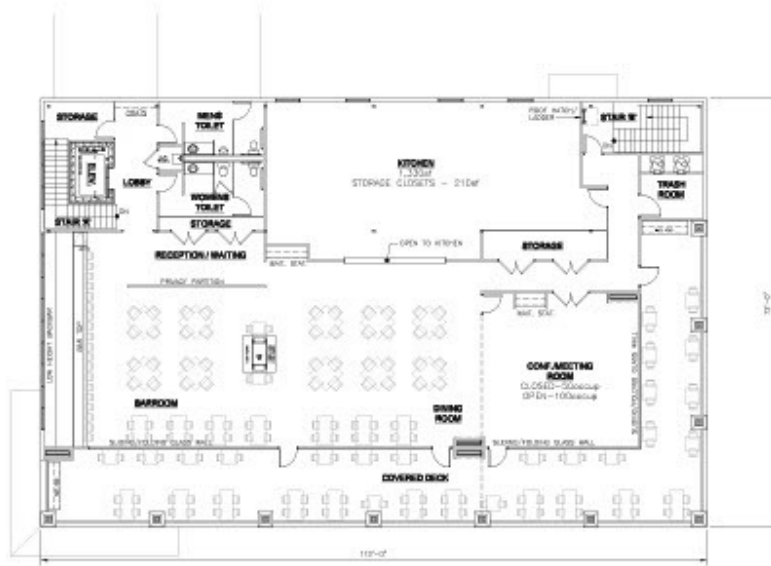
	1-Mile	3-Mile	5-Mile
Population	· 3,262	· 36,255	· 127,224
Median Age	· 54.7	· 49	· 45.7
Median Household Income	· \$100,097	· \$123,947	· \$121,857
Average Household Income	· \$161,337	· \$169,512	· \$164,818

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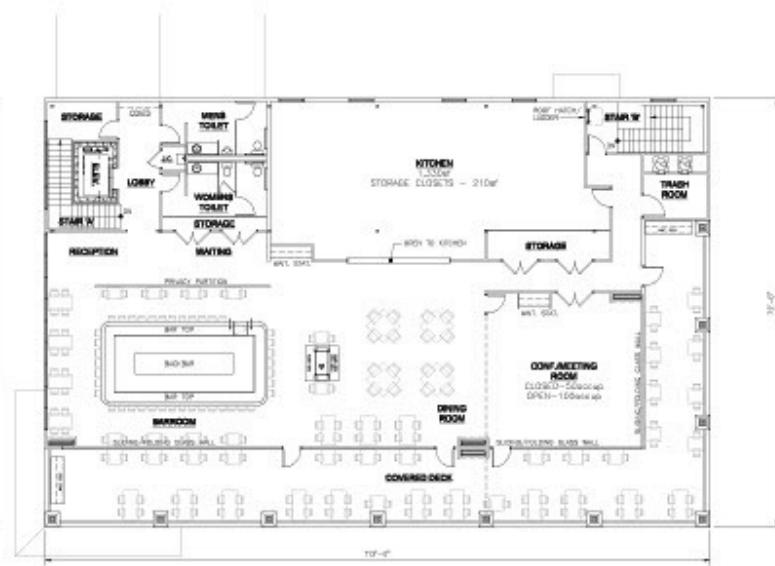


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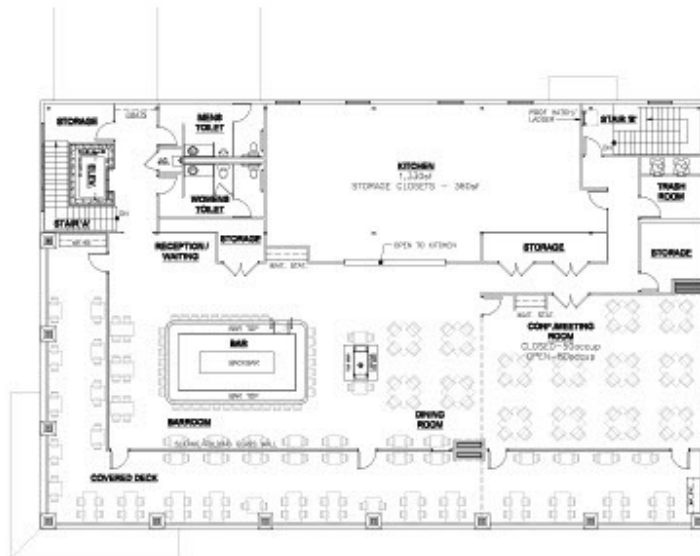
# FLOOR PLANS



SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"  
SCHEME 'B'



SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"  
SCHEME 'A'



SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"  
SCHEME 'C'

08.06.2016 10:43



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## Febbraio Commercial Team at Berkshire Hathaway HomeServices New England

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### ABOUT FEBBRAIO COMMERCIAL TEAM

Thomas Febbraio, Principal and Managing Partner of Febbraio Commercial Team at Berkshire Hathaway HomeServices New England Properties brings over 25 years of invaluable expertise in the real estate industry. As a seasoned real estate developer and Partner at PFS Associates, he has cultivated a reputation for excellence, entrepreneurship, and exceptional client service.

Febbraio Commercial Team has played a pivotal role in leasing, developing, and selling over three hundred million dollars worth of commercial real estate across New York and Connecticut. His extensive portfolio includes a diverse range of clients and properties, reflecting his deep understanding of the market dynamics and his commitment to delivering optimal results.

With his unwavering dedication, extensive network, and proven track record of success, Thomas Febbraio continues to be a trusted advisor and a driving force in the commercial real estate landscape, offering unparalleled insights and solutions to his clients' diverse needs.

### Team Specialties

- Business Sales
- Office Leasing & Sales
- Retail Leasing & Sales
- Investment Properties
- Industrial Real Estate
- Landlord Representation
- Commercial Properties
- Tenant Representation

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### CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.



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