GREGORY BEEBE

Agent for Switz Real Estate Associates Inc.
Licensed in Connecticut & Rhode Island

For Lease
10/28/2026

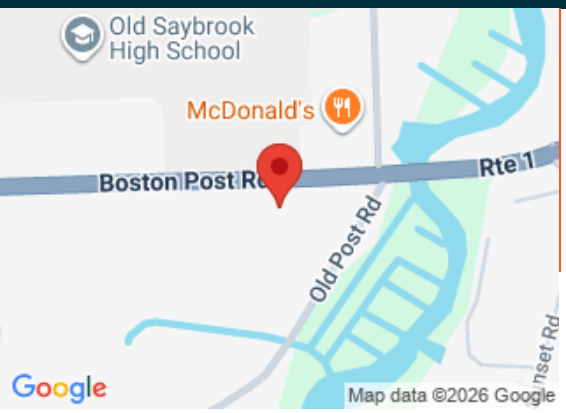


1156 Boston Post Road

Old Saybrook, CT 06475

1,746 SF **Modified Gross**

B-3	1971
Zoning	Year of Build



Vacant and available for immediate occupancy. Positioned on Boston Post Road (US Route 1) in Old Saybrook, this freestanding, single-tenant building offers strong visibility along a primary shoreline commercial corridor, with an average daily traffic count of approximately 13,800 vehicles and direct connectivity to I-95, which carries over 63,000 vehicles per day. Formerly occupied by an established optometry practice, the building retains a layout suited for client-facing professional, medical, or service-based operations, with on-site parking supporting daily traffic and ease of access. These uses are permitted in the Old Saybrook B-3 district by special exception, and the prior optometry use speaks to the location's fit, subject to municipal approval. The surrounding trade area includes a strong mix of national retailers, dining, and medical office uses, reinforcing steady consumer activity along this stretch of Route 1, with convenient regional access via I-95 and Route 9 connecting shoreline and central Connecticut markets.

The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy or completeness. Prospective tenants are advised to conduct their own independent investigation and verification of all matters.

For more Information Contact:

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1156 Boston Post Road - Key Facts

Old Saybrook, CT 06475

Date Available	10/28/2026	Lease Type	Modified Gross
Available Area	1,746	Base Rent	$21.99-$24.05 PSF Gross
Lot Size	0.11 Acres	Parking	3.4 / 1,000
Lease Term	3-5 Years	AADT	13,800
Building Type	Office	Loading Dock Type	None
Finished Ceiling Height	9 ft	Number of Docks	0
Floors	2	Zoning	B-3

Construction

Interior Walls	Drywall (Gypsum Board)
Floor	Carpet
Roof	Asphalt shingle

Mechanical

HVAC	Forced Hot Air (Electric) + Central AC
Sprinkler	Unsprinklered
Electrical	Single Phase, 200 Amps, 120 Volts

Space Description

Available for immediate occupancy: 1,746 SF, comprising roughly 1,496 SF on the main level plus a finished ~250 SF loft well-suited to private office, storage, or additional workspace. The main floor offers a flexible mix of open area and private rooms (former optometry exam rooms), supporting a range of build-out options for professional office, medical, or service users. These uses are permitted in the Old Saybrook B-3 district by special exception; the building's prior optometry use speaks to the location's fit for professional and medical tenants, subject to municipal approval. Prospective tenants should confirm their specific use with the Town Land Use office. Asking rent is $3,200 to $3,500 per month, Modified Gross.

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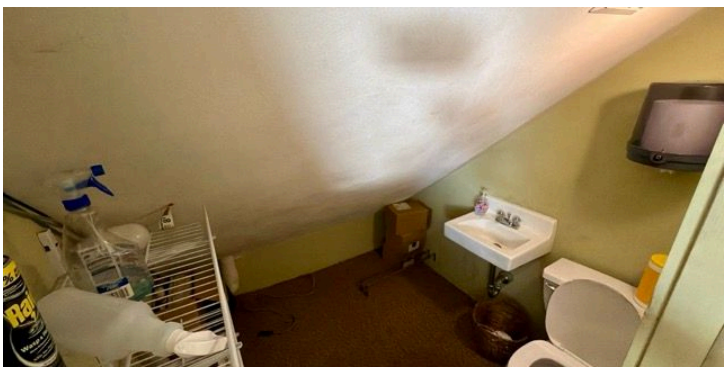
1156 Boston Post Road - Inside Image

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1156 Boston Post Road - Outside Image

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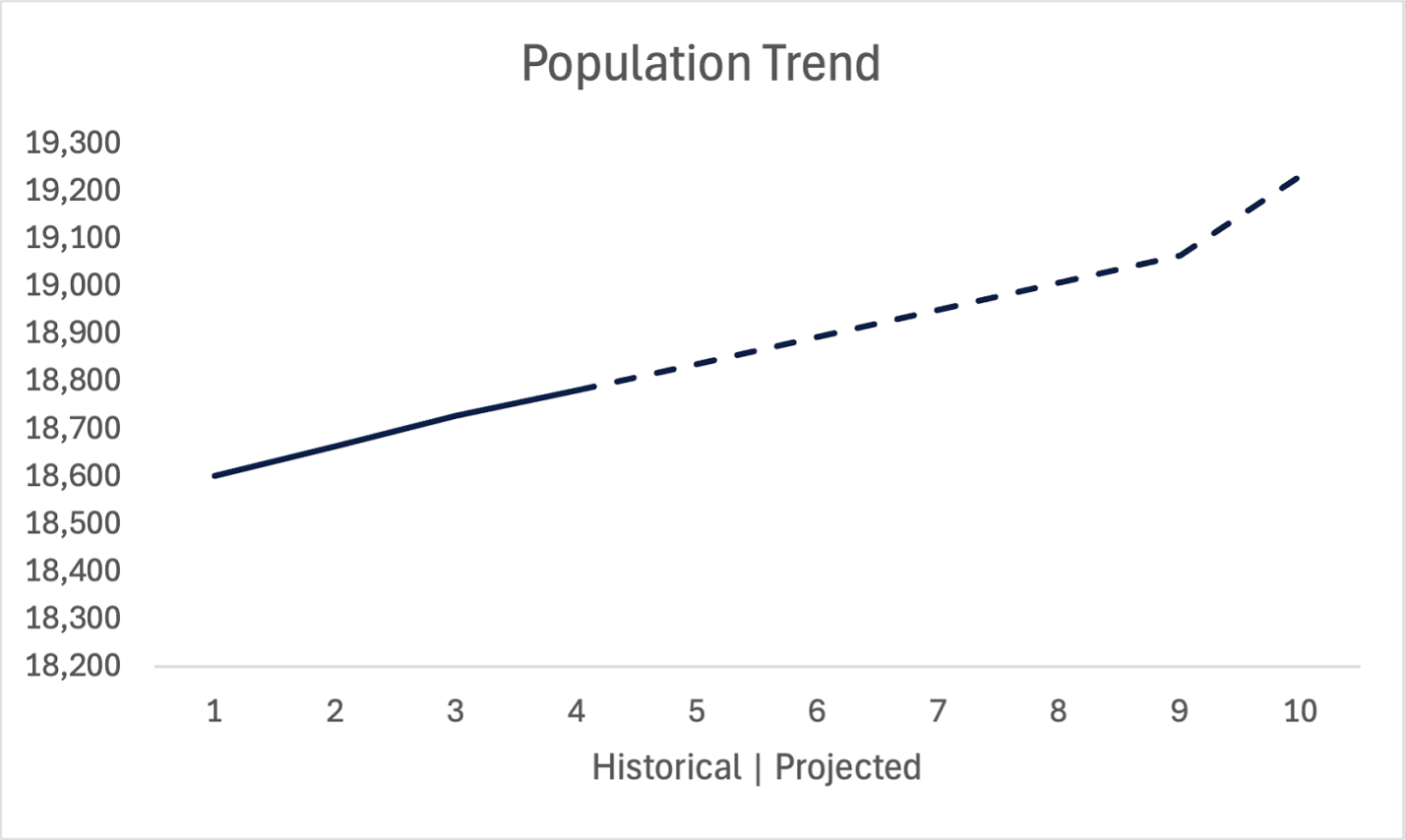
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Demographic Highlights & Population Projections

Old Saybrook, CT 06475

Est. Population (2025)	Est. Population (2024)	Median Age	Median Income
18,838	18,782	53	$114,797



The surrounding trade area has an estimated 18,838 residents (2025), up from 18,782 in 2024, with a median household income of $114,797 and a median age of 53. Population increases significantly in peak season given Old Saybrook's position as a shoreline destination. The local economy is supported by tourism, hospitality, healthcare, and professional services, and regional visitors from surrounding shoreline communities reinforce steady demand for retail, service, and professional office uses.

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