



7182 MAIN ST



7182 Main St

Monroe & Trumbull Mixed Use Development

Table Of Content

01 Project Overview

An introduction to the project's vision, location, and strategic value.

02 Our Team

Meet the experienced team leading development and execution.

03 Floor Area & Unit Overview

A snapshot of the building layout, unit mix, and space efficiency.

04 Floor Area & Unit Overview

Contuation of the building layout, unit mix, and space efficiency.

05 Approvals & Permits

Overview of zoning, entitlements, and project readiness.

06 Market Analysis

Market trends and demand drivers supporting the project.

07 Renderings

Visual previews showcasing the project's design and aesthetics.

Project Overview

Location

7182 Main St
Trumbull/Monroe Line
7 Acres Total

Access & Visibility

Positioned on Route 25
with 26,000+ daily
vehicles.



Residential

57 modern rental
apartments with high-end
finishes, appliances, and
amenities.

Commercial

28,000 SF total
20,000 SF
retail/restaurants
8,000 SF office/storage

Parking

193 on-site
spaces
+36 future spaces.

Market Strength

Fairfield County-high
median incomes, stable
property values, and
strong residential
demand.

Our Team

New England Coastal is a vertically integrated real estate development firm based in Fairfield County, Connecticut, specializing in Class-A multifamily and mixed-use ground-up construction that addresses the region's growing need for attainable housing.

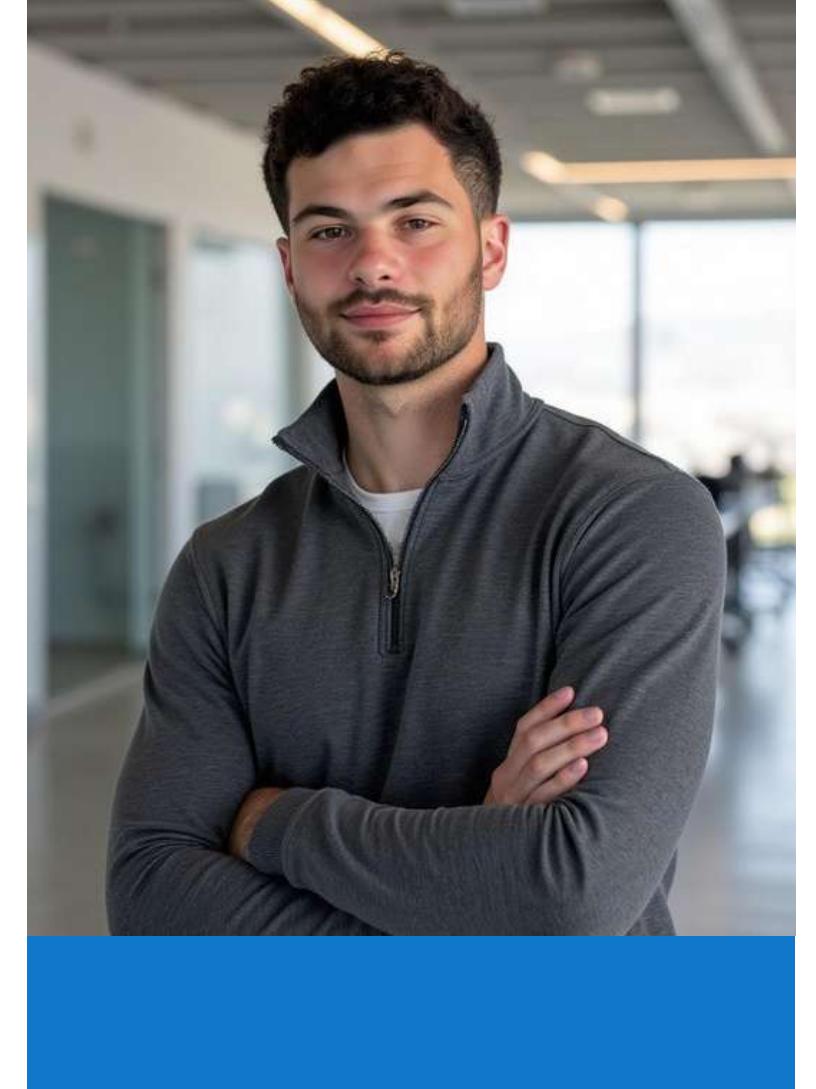
Our founding partners personally oversee each project, ensuring that every decision prioritizes capital preservation, transparency, and performance.



Christopher DiPreta
Acquisition & Management



Brian Barbosa
Acquisition & Operations



Jack Moses
Construction & Development

Floor Area & Unit Overview

Unit Mix

Commercial (28,000 sqft Total)

20,000 sqft of Retail & Restaurant
8,000 sqft of Office & Storage

Square Footage by Floor

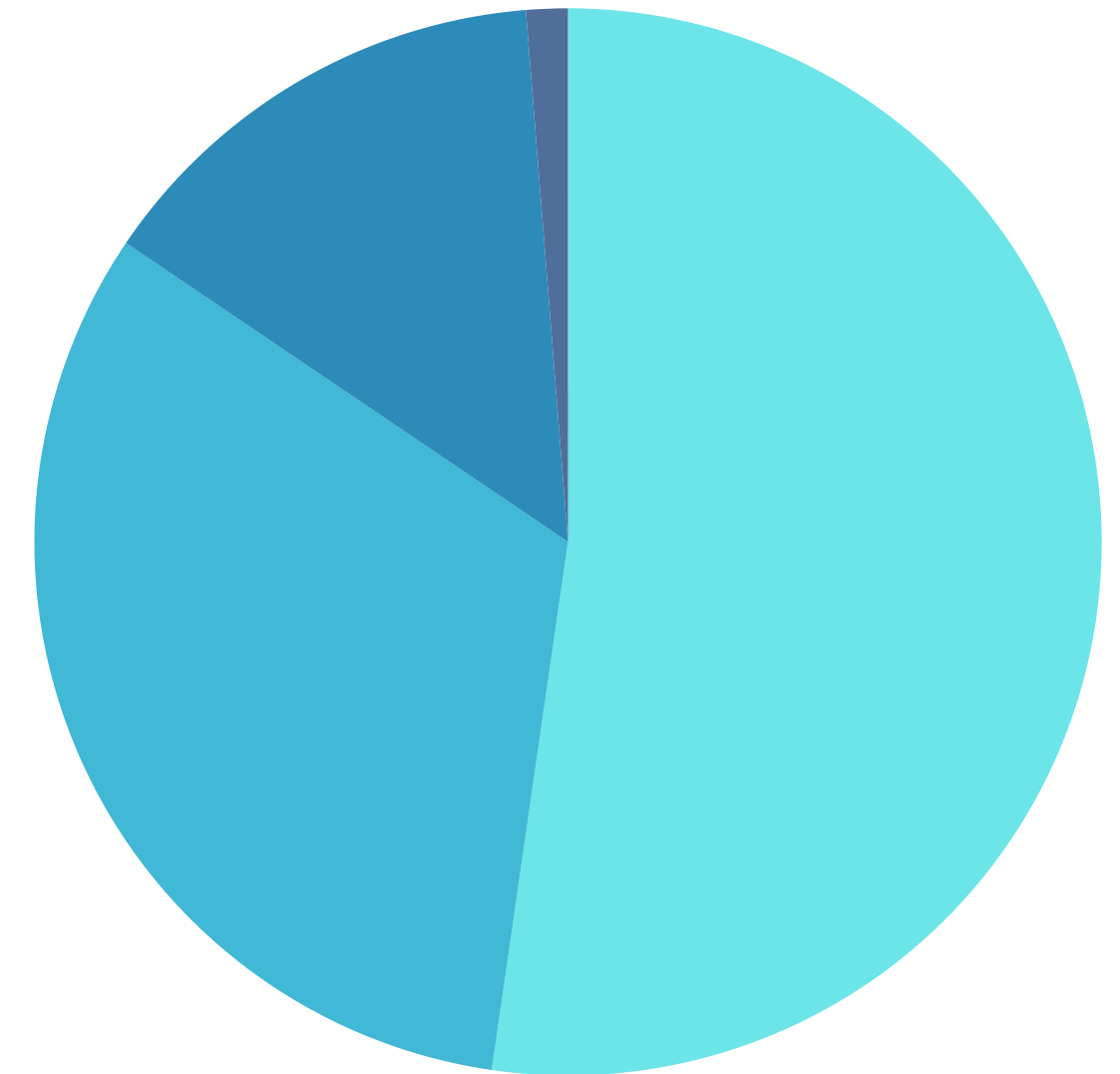
Lower Level:	12,443 SF	Commercial & Mechanical
First Floor:	22,858 SF	Commercial & Amenity
Second Floor:	26,812 SF	Residential
Third Floor:	26,425 SF	Residential

Residential (57 Apartments Total)

- 6** Studio Apartments
- 37** One Bedroom Apartments
- 8** One Bedroom Loft Apartments
- 6** Two Bedroom Apartments

Sqft Total
88,538 SF

Residential Commercial
Mechanical/Common Amenity



Floor Area & Unit Overview

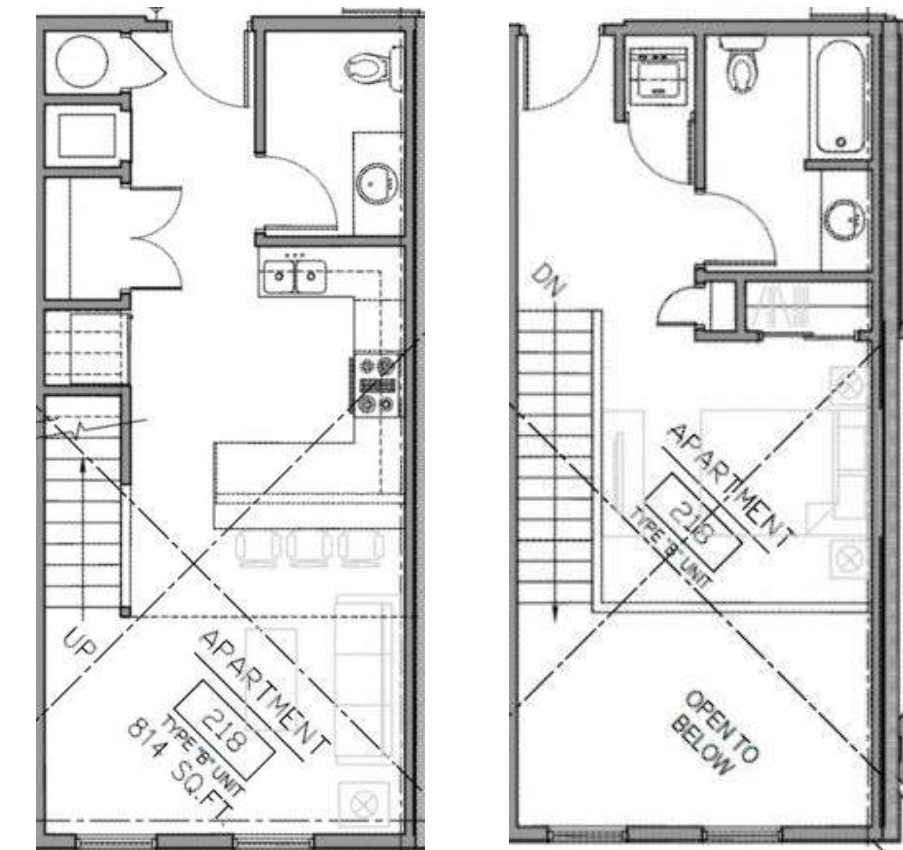
This development features a thoughtfully balanced mix of residential layouts, including efficient studios, spacious one-bedrooms, one-bedrooms with lofts or private patios, and two-bedroom apartment-style units.

Each floor plan has been carefully designed to optimize natural light, flow, and functionality, appealing to a wide range of residents — from young professionals to small families. The variety of unit types not only enhances the project's marketability but also supports long-term occupancy stability, reflecting a modern, lifestyle-driven approach to mixed-use living.

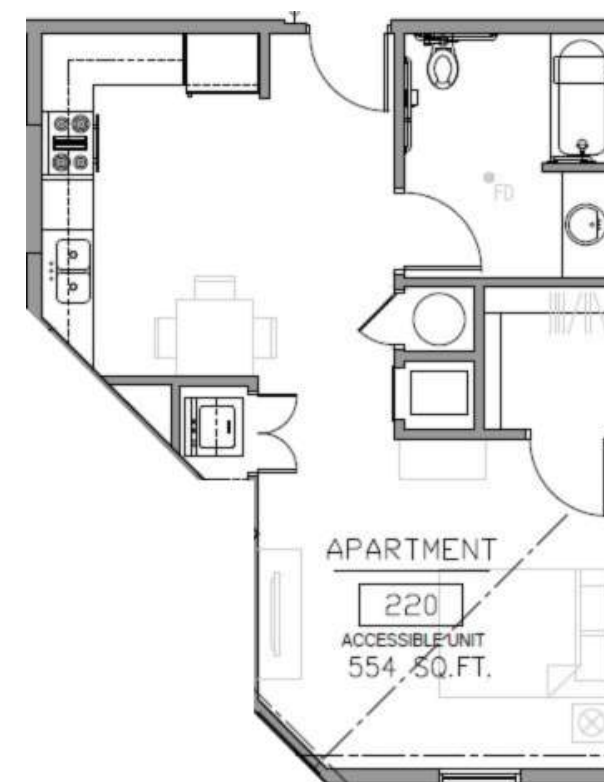
Typical One Bedroom Plan



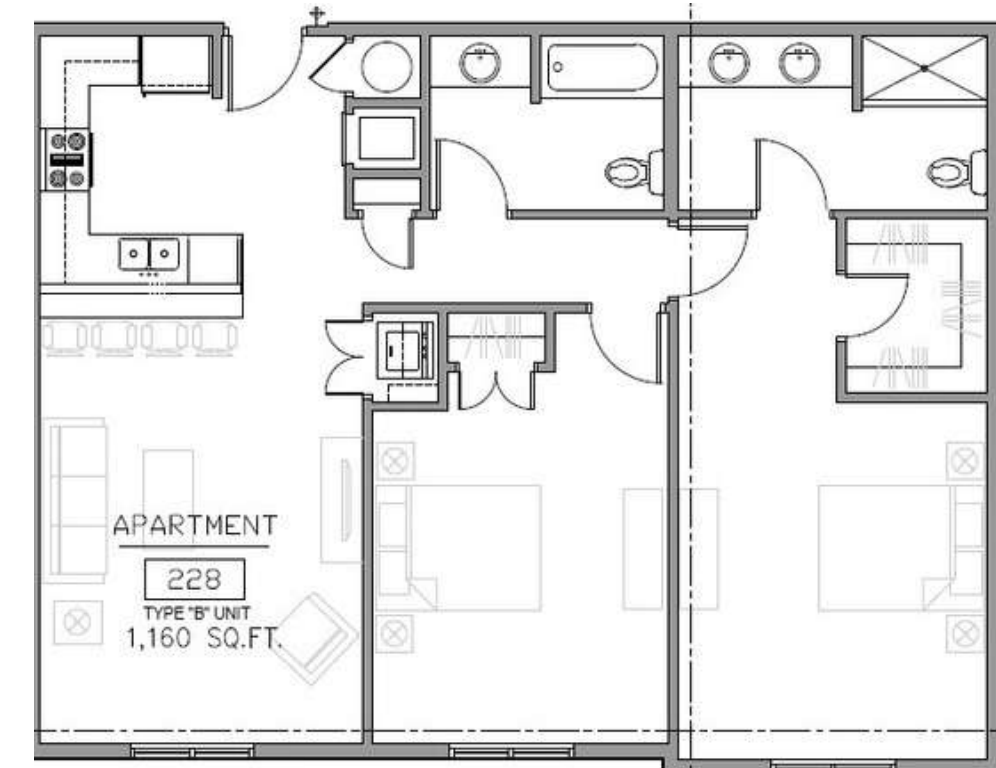
Typical One Bedroom Loft Plan



Typical Studio Plan



Typical Two Bedroom Plan



Approvals & Permits

TRUMBULL



Wetlands Approved



Demolition Completed



**Sewer Approvals
(Bridgeport & Trumbull)**



DOT Right of Way Approved



Building Permit Pending



Encroachment Permit Pending

MONROE



Wetlands Approved



Remediation Completed



Retention Basins Completed



**Special Exemption Permit (SEP)
Approved - pending ROA**



Building Permit Pending



Market Analysis



Fairfield County Real Estate Trends

- Avg. home value: \$625,639 (+ 4.4% YoY, Jan 2025).
- Homes go under contract in -17 days.
- Rental market: limited inventory + rising rents → favorable for new supply.



Demographics & Demand

- Affluent, growing professional workforce.
- High demand for upscale rental housing + premium commercial space.



Municipal Support

- Trumbull & Monroe encouraging mixed-use development.
- Monroe zoning board considering amendments to expand mixed-use housing.



Commercial Market

- Cushman & Wakefield: increased leasing activity (2024).
- Demand remains strong for well-located, high quality commercial space.

Renderings

Front View



Rear View



Renderings

Concept



Center



West Wing



East Wing



Loft Style Apartment



End Cap View



Other Project Notes

- ✓ **High-Traffic Location:** 26,000+ vehicles daily on Route 25 → strong visibility & access.
 - ✓ **Affluent Market:** Monroe & Trumbull - high-income, stable, desirable towns.
 - ✓ **Housing Demand:** Limited supply of mixed-use developments → strong rental demand.
 - ✓ **Municipal Support:** Local leadership backing mixed-use growth.
 - ✓ **Vacant Site:** Underutilized land with no displacement concerns.
-
- ✓ **Waterview Apartments**
 - ✓ **Revitalizing a Pequonnock River Trail leading from Bridgeport to Newtown**

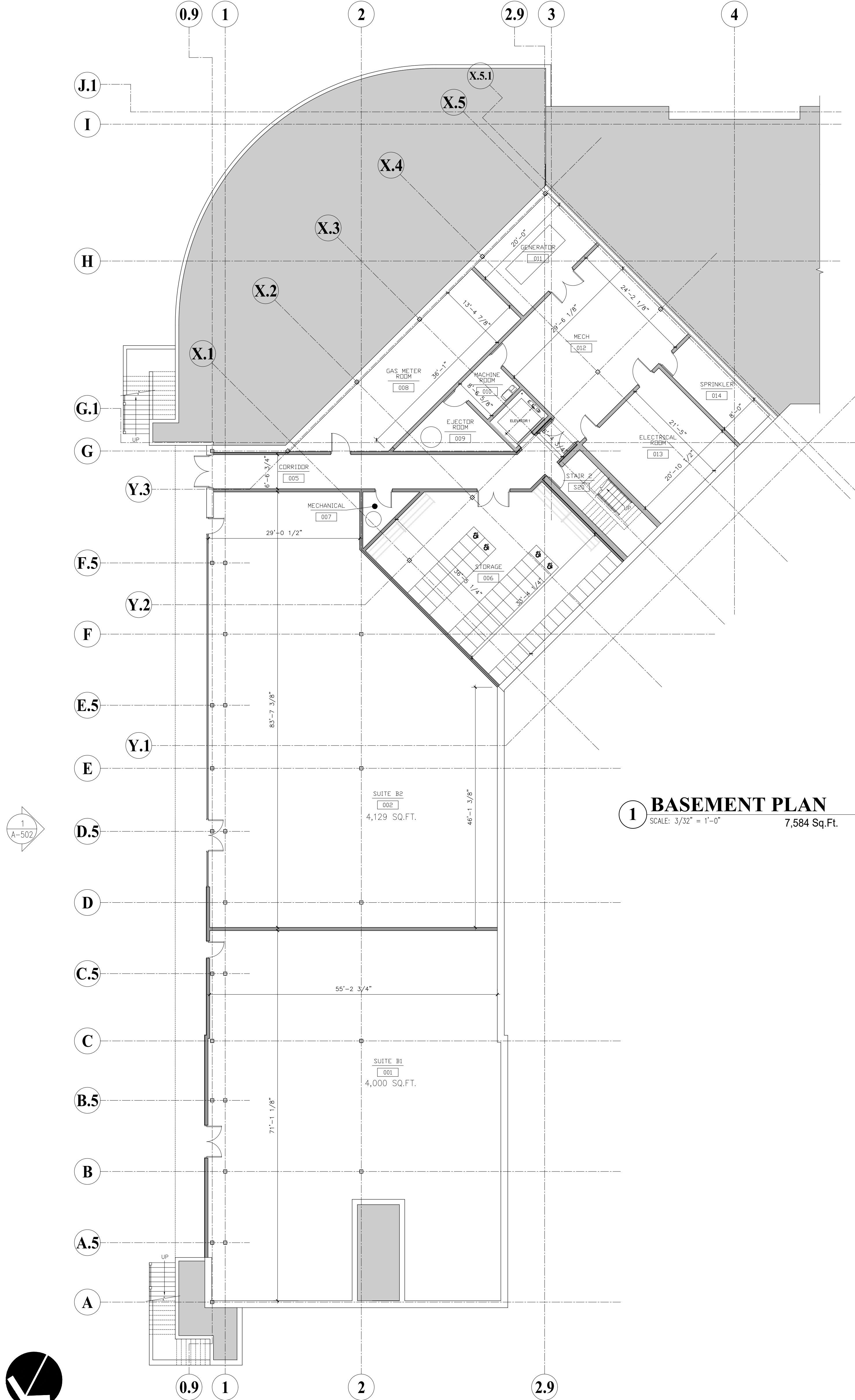


THANK YOU

Creating communities built to last.

Next Steps

info@newenglandcoastalus.com



1 BASEMENT PLAN
SCALE: 3/32" = 1'-0" 7,584 Sq.Ft.

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO THE FACE OF FINISHED SURFACE OR TO CENTERLINE OF COLUMNS AND OPENINGS U.N.C.
2. REFER TO A-900 FOR WALL TYPES.
3. REFER TO A-920 FOR WINDOW SCHEDULE.
4. REFER TO A-910 FOR DOOR SCHEDULE.
5. PROVIDE BLOCKING FOR ALL WALL MOUNTED ACCESSORIES, FURNISHINGS, & EQUIP. VERIFY WEIGHTS AND LOCATIONS.
7. SEE SHEET A-900 FOR GYPSUM BOARD SCHEDULE.
8. REFER TO G-001 FOR TYPICAL ACCESSIBILITY NOTES.

Peter L. Amara, AIA, NCARB



CONNECTICUT LICENSE NO. 9161

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED HEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC.

NO. DATE REVISION

PROGRESS DRAWING ONLY
NOT FOR CONSTRUCTION

**GATEWAY COMMONS
MIXED-USE DEVELOPMENT**

7182 MAIN STREET
TRUMBULL, CT

ARCHITECT:
AMARA ASSOCIATES, LLC
188 PARK ROAD EXTENSION, SUITE 105
MIDDLEBURY, CT 06752
P: 877.833.7881
WWW.AMARASSOCIATES.COM

CONTRACTOR:

SEA ENGINEERS
33 WOOD AVE. SOUTH
JELUN, NJ 08850
(732) 635-1044 (F)
(732) 635-1777 (F)

Project No. AA22037
Date 23 DECEMBER 2022

Drawing Content
BASEMENT FLOOR PLAN

Drawn: JCP Sheet No.
Checked: PLA
Scale: AS NOTED
A-100



THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED HEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC.

NO. DATE REVISION

PROGRESS DRAWING ONLY
NOT FOR CONSTRUCTION

**GATEWAY COMMONS
MIXED-USE DEVELOPMENT**

7182 MAIN STREET
TRUMBULL, CT

ARCHITECT:

AMARA ASSOCIATES, LLC
188 PARK ROAD EXTENSION, SUITE 105
MIDDLETOWN, CT 06457
P: 877.633.7881
www.amaraassociates.com

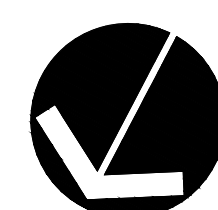
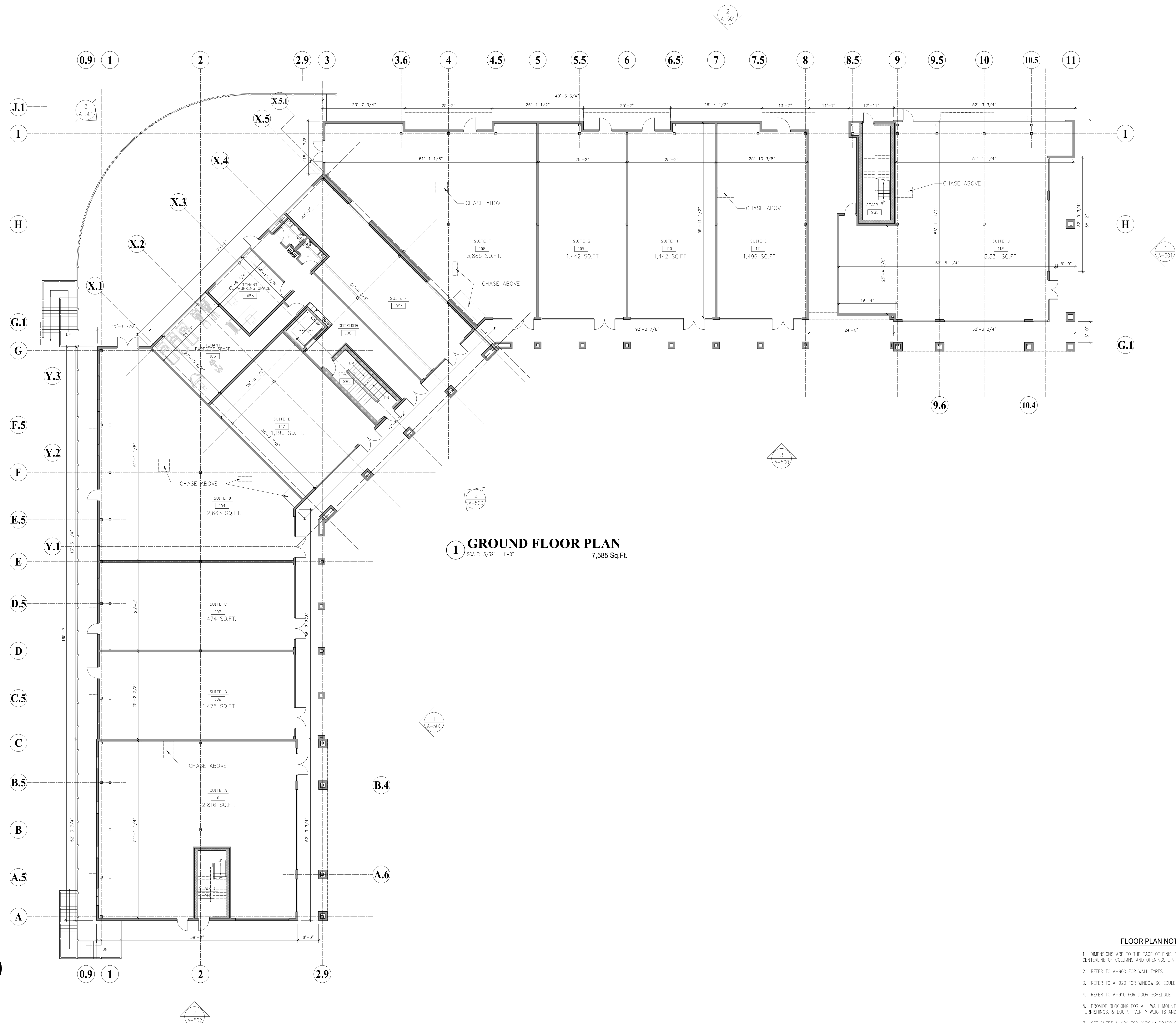
CONTRACTOR:

KEA ENGINEERS
33 MOORE AVE. 2ND FL.
BURLINGTON, CT 06912
(732) 635-0444 (F)
(732) 635-1777 (T)

Project No. AA22037
Date 23 DECEMBER 2022

Drawing Content
GROUND FLOOR PLAN

Drawn: JCP Sheet No.
Checked: FLA
Scale: AS NOTED
A-101



PROJECT
NORTH



- FLOOR PLAN NOTES**
- DIMENSIONS ARE TO THE FACE OF FINISHED SURFACE OR TO CENTERLINE OF COLUMNS AND OPENINGS UNLESS NOTED OTHERWISE.
 - REFER TO A-900 FOR WALL TYPES.
 - REFER TO A-920 FOR WINDOW SCHEDULE.
 - REFER TO A-910 FOR DOOR SCHEDULE.
 - PROVIDE BLOCKING FOR ALL WALL MOUNTED ACCESSORIES, FURNISHINGS, & EQUIP. VERIFY WEIGHTS AND LOCATIONS.
 - SEE SHEET A-900 FOR GYPSUM BOARD SCHEDULE.
 - REFER TO G-001 FOR TYPICAL ACCESSIBILITY NOTES.

Peter L. Amaro, AIA, NCARB



CONNECTICUT LICENSE NO. 9161

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED HEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC.

NO. DATE REVISION

PROGRESS DRAWING ONLY
NOT FOR CONSTRUCTION

**GATEWAY COMMONS
MIXED-USE DEVELOPMENT**

7182 MAIN STREET
TRUMBULL, CT

ARCHITECT:

AMARA ASSOCIATES, LLC
100 PARK ROAD EXTENSION, SUITE 100
MIDDLEBURY, CT 06752
P: 877.833.7881
WWW.AMARASSOCIATES.COM

CONTRACTOR:

MEP ENGINEERS
31 WOOD AVE. SOUTH
IRSELN, NJ 08830

MEP ENGINEER
(732) 635-3544 (F)
(732) 635-1777 (C)

Project No. AA22037
Date 23 DECEMBER 2022

Drawing Content
1ST FLOOR PLAN

Drawn: JCP Sheet No. A-102
Checked: PLA
Scale: AS NOTED

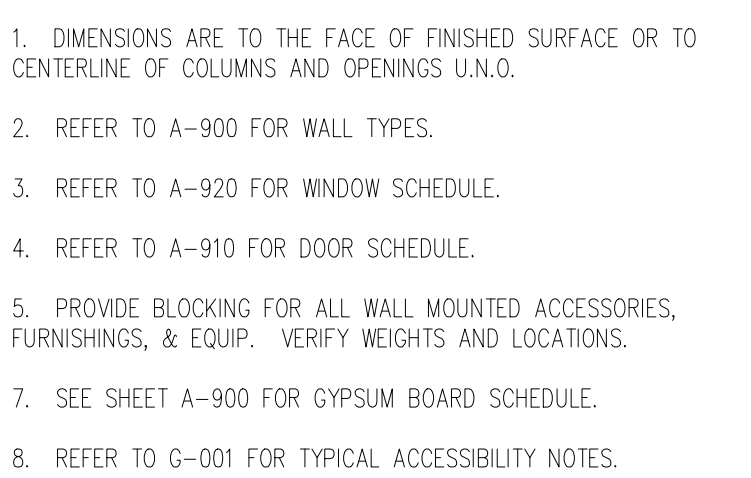
DATE	REVISION

82 MAIN STREET
TRUMBULL, CT

REACTOR:

2D FLOOR PLAN

JCP
PLA
AS NOTED



T.O. RIDGE
EL. 42'-0" (370.00')

T.O. 3rd FLOOR
EL. 21'-10 3/8"

T.O. 2nd FLOOR
EL. 12'-4 1/2"

T.O. 1st FLOOR
EL. 0'-0" (328.00')

BASEMENT SLAB
EL. -14'-0" (314.00')



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Peter L. Amara, AIA, NCARB



CONNECTICUT LICENSE NO. 9161

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREIN OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC

NO. DATE REVISION

PROGRESS DRAWING ONLY
NOT FOR CONSTRUCTION

GATEWAY COMMONS
MIXED-USE DEVELOPMENT

7182 MAIN STREET
TRUMBULL, CT

ARCHITECT:
AMARA ASSOCIATES, LLC
188 PARK ROAD EXTENSION, SUITE 105
MIDDLETOWN, CT 06450
P: 877.833.7881
www.amaraassociates.com

CONTRACTOR:

MEA ENGINEERS
33 WOOD AVE. 2ND FL.
BRUNN, NJ 08830

MEP ENGINEER
(732) 635-3544 (F)
(732) 635-1777 (F)

Project No. AA22037
Date 23 DECEMBER 2022

Drawing Content
EXTERIOR ELEVATIONS

Drawn: JCP Sheet No. A-500
Checked: FLA
Scale: AS NOTED



1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"

Peter L. Amara, AIA, NCARB



CONNECTICUT LICENSE NO. 9161

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED HEREIN OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE, WHATSOEVER, EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC.

NO. DATE REVISION

PROGRESS DRAWING ONLY
NOT FOR CONSTRUCTION

GATEWAY COMMONS
MIXED-USE DEVELOPMENT

7182 MAIN STREET
TRUMBULL, CT

ARCHITECT:
AMARA ASSOCIATES, LLC
188 PARK ROAD EXTENSION, SUITE 105
MIDDLETOWN, CT 06450
P: 877.833.7881
www.amaraassociates.com

CONTRACTOR:

SEA ENGINEERS
33 WOOD AVE. 2ND FL.
BRUNN, NJ 08830
(732) 635-3444 (F)
(732) 635-1777 (F)

Project No. AA22037
Date 23 DECEMBER 2022

Drawing Content
EXTERIOR ELEVATIONS

Drawn: JCP Sheet No.
Checked: FLA
Scale: AS NOTED
A-501