

SHOPPER'S FAIR PLAZA

58-210 BOSTON AVENUE | BRIDGEPORT, CT 06610

100% LEASED

ANCHORED BY



REGINES



PROPERTY INFORMATION

- 167,000 sf Grocery Anchored Shopping
- One of the most densely populated area's in all of Connecticut
- Direct access along route 1 with traffic light entrance
- Excellent visibility, pylon signage, and signalized entrance
- 33,780 vpd on Route 1

AVAILABLE SPACE

- 100% Leased

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	32,980	192,253	287,675
MEDIAN HH INC	\$62,566	\$74,612	\$95,489
AVERAGE HH INC	\$75,619	\$94,630	\$120,201



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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TENANTS / AVAILABILITY

#	TENANT
01	Price Rite Liquors
02	Mister Sports
03	Premier Rentals
04	Price Rite
05	Porter and Chester Institute
06	MadRag
07	Kool Smiles
08	Regines
09	Teddie's Department Store
10	Barbershop
11	Phone Depot
12	Hair Magic Beauty Supplies
13	Newtown Savings Bank
14	Snipes
15	ABC Jewelry
16	Nail Salon
17	Massimo's Restaurant
18	People's United Bank



Available



Lease Out



Occupied



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **32,980**

Households: **11,443**

Daytime Population: **20,968**

Median Age: **37.2**



Average Household Income: **\$75,619**

Median Household Income: **\$62,566**

3 MILE RADIUS:



Total Population: **192,253**

Households: **70,662**

Daytime Population: **121,260**

Median Age: **37.8**



Average Household Income: **\$94,630**

Median Household Income: **\$74,612**

5 MILE RADIUS:



Total Population: **287,675**

Households: **106,365**

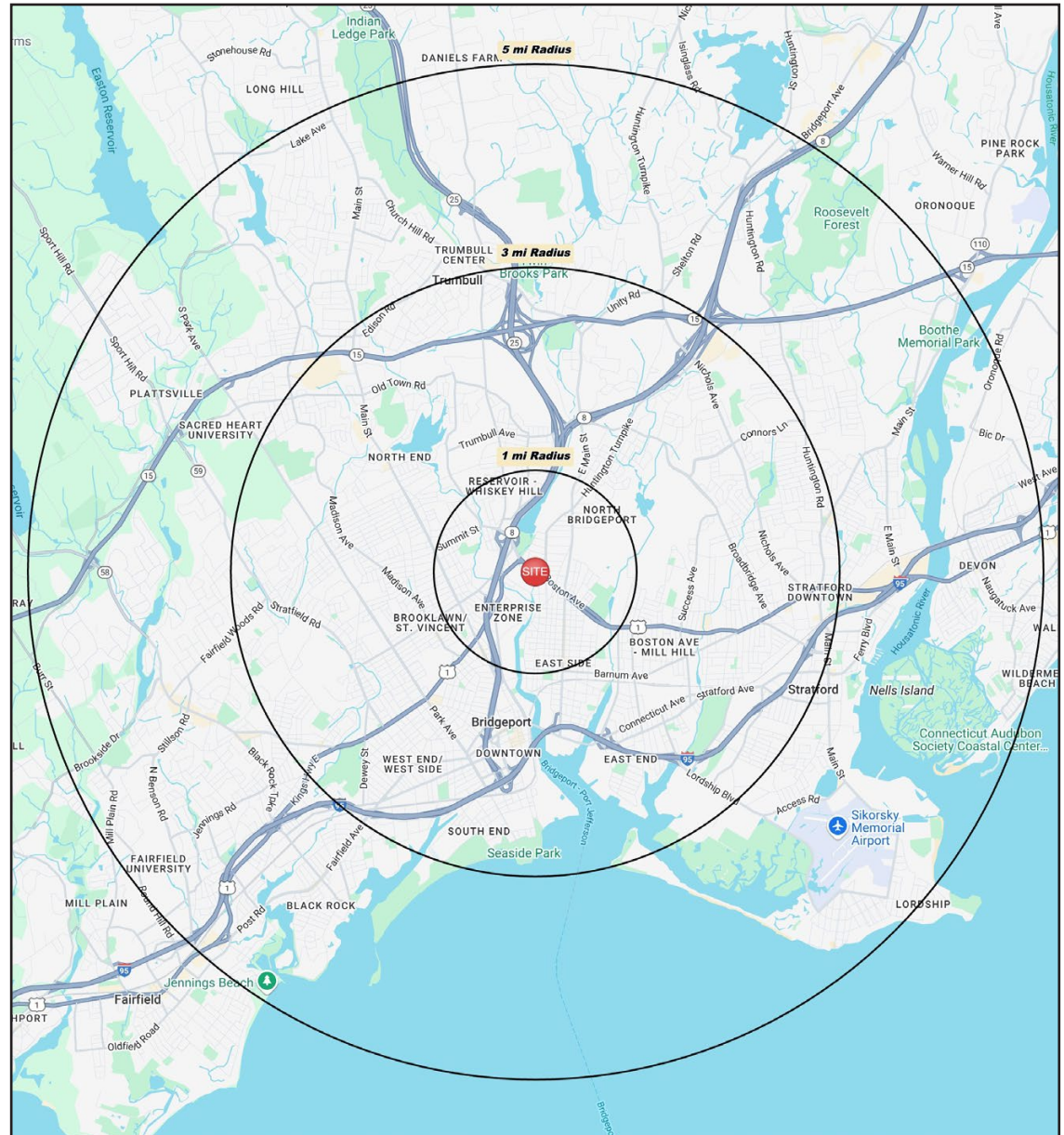
Daytime Population: **182,448**

Median Age: **38.6**



Average Household Income: **\$120,201**

Median Household Income: **\$95,489**



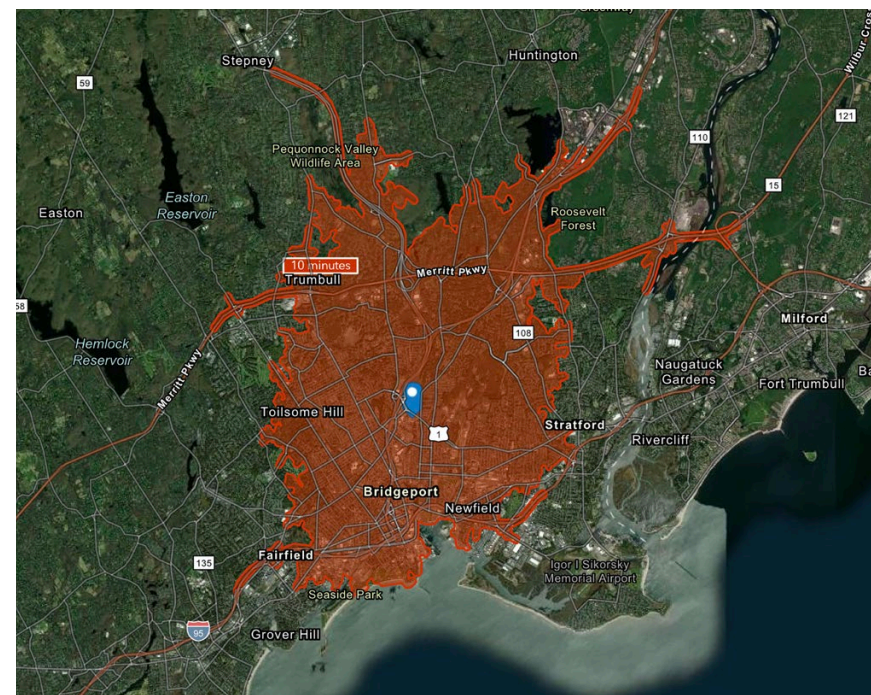
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10 MINUTE DRIVE TIME



KEY FACTS

175,218

Population

35.9

Median Age

\$55,084

Median Household Income

150,563

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions

15,419 Households

Socioeconomic Traits

Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

Household Types

More single-parent than married-couple families.

Typical Housing

Multi-unit Rentals; Single Family

Front Porches

6,666 Households

Socioeconomic Traits

Composed of a blue-collar workforce with a strong labor force participation rate.

Household Types

Young families w/ children, single parent families, singles living alone.

Typical Housing

Single Family; Multi Units

Diverse Convergence

6,504 Households

Socioeconomic Traits

Almost 40% of the population were born abroad; almost one of five households has residents who do not speak English. Labor force participation rate is 67%.

Household Types

Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.

Typical Housing

High-Density Apartments; Single Family

ANNUAL HOUSEHOLD SPENDING

\$3,111

Eating Out

\$1,927

Apparel & Services

\$5,849

Groceries

\$224

Computer & Hardware

\$5,477

Health Care

TOTAL RETAIL SALES

Includes F&B



\$1,258,116,964

EDUCATION

Bachelor's Degree or Higher



26%

OWNER OCCUPIED HOME VALUE

Average



\$304,988

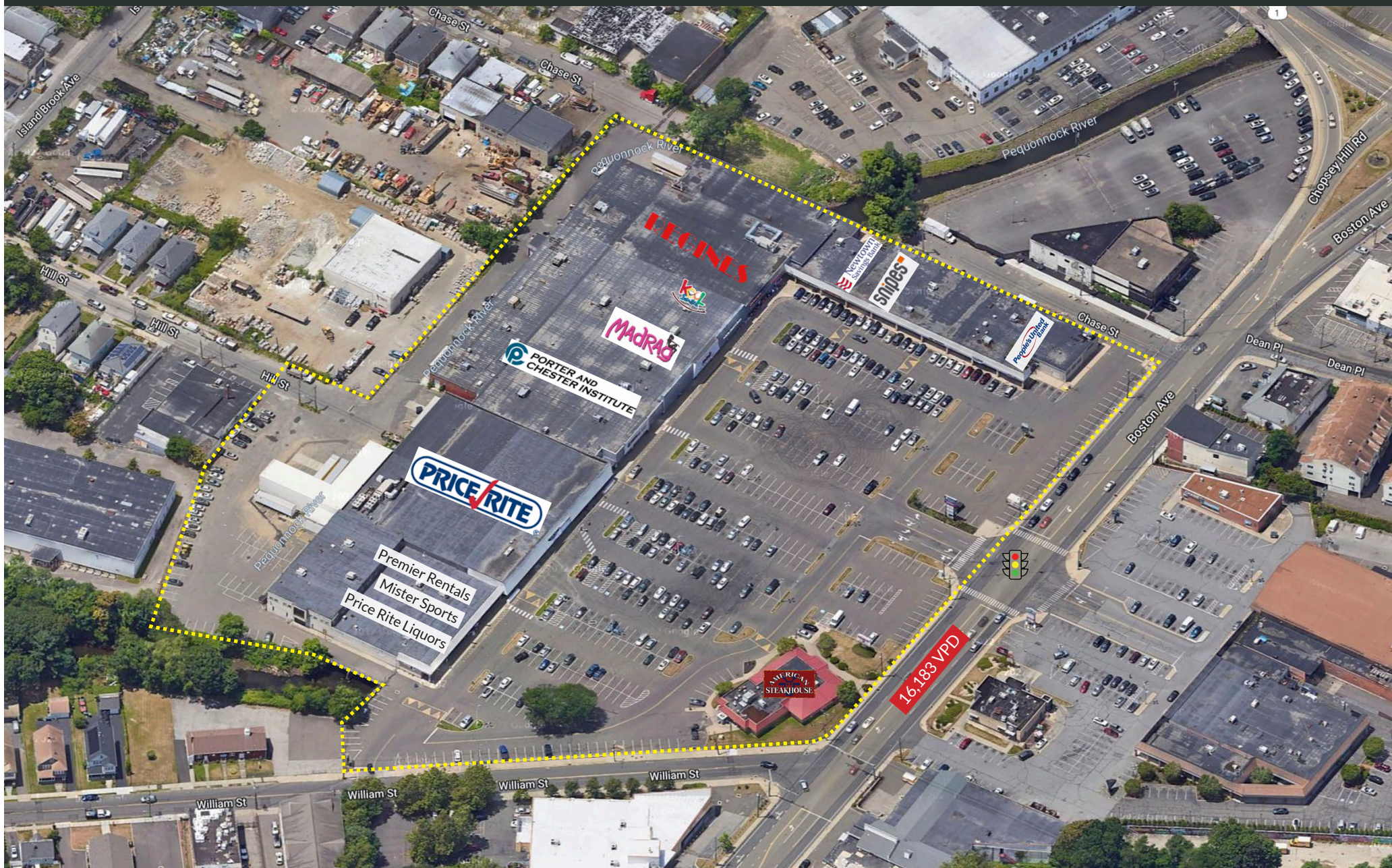


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