

# SHOPPER'S FAIR PLAZA

58-210 BOSTON AVENUE | BRIDGEPORT, CT 06610

100% LEASED

ANCHORED BY



## 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

| 2023 DEMOGRAPHICS | 1 MILE   | 3 MILE   | 5 MILE    |
|-------------------|----------|----------|-----------|
| POPULATION        | 31,884   | 184,748  | 279,027   |
| MEDIAN HH INC     | \$65,830 | \$75,541 | \$94,872  |
| AVERAGE HH INC    | \$83,732 | \$91,289 | \$116,230 |



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

WILLIAM CAFERO | 203.683.1566 | [William@CharterRealty.com](mailto:William@CharterRealty.com)


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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: **31,884**

Households: **11,008**

Daytime Population: **21,156**

Median Age: **32.6**



Average Household Income: **\$83,732**

Median Household Income : **\$65,830**

### 3 MILE RADIUS:



Total Population: **184,748**

Households: **67,728**

Daytime Population: **126,798**

Median Age: **35.5**



Average Household Income: **\$91,289**

Median Household Income : **\$75,541**

### 5 MILE RADIUS:



Total Population: **279,027**

Households: **102,665**

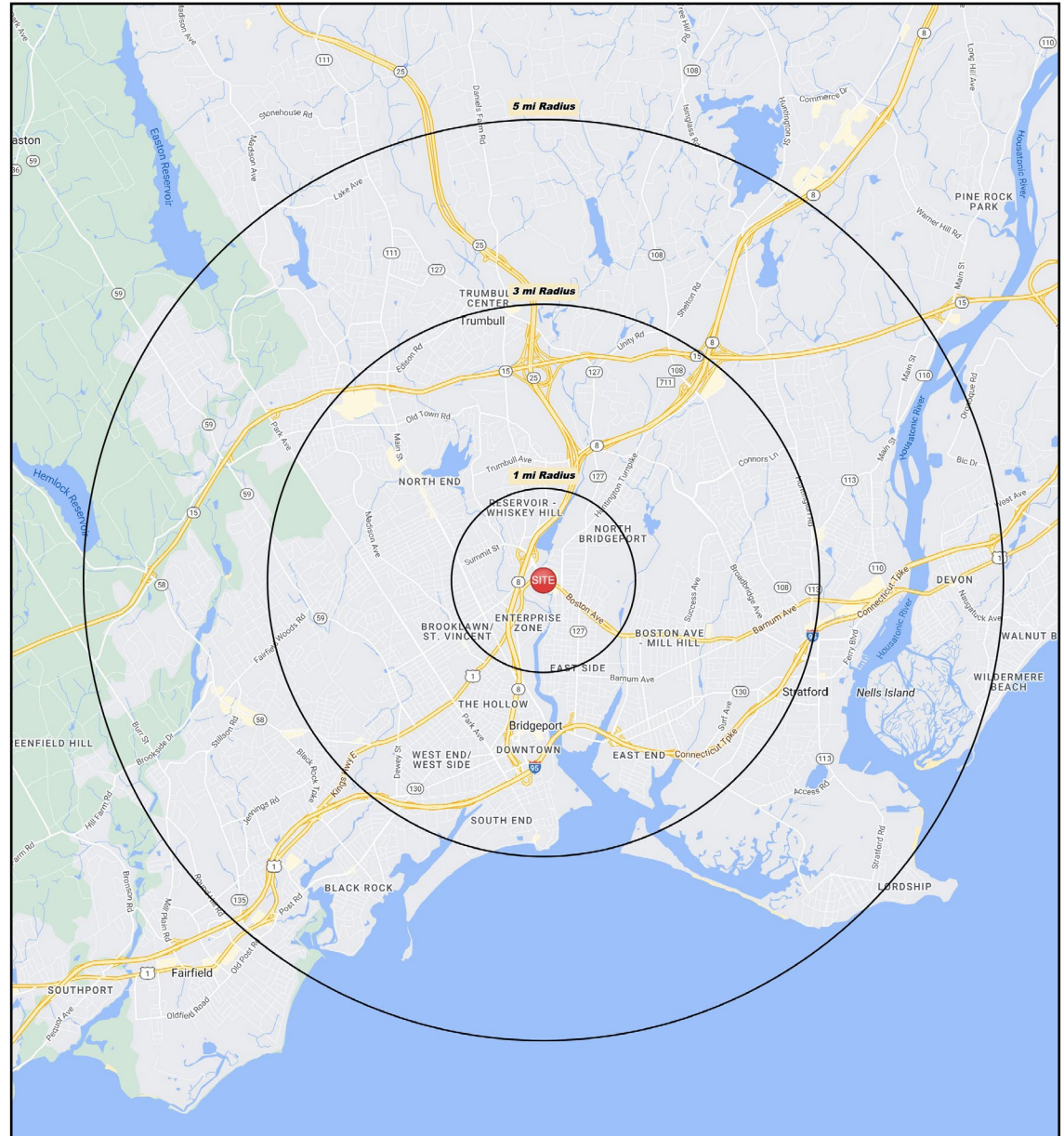
Daytime Population: **192,915**

Median Age: **37.6**



Average Household Income: **\$116,230**

Median Household Income : **\$94,872**



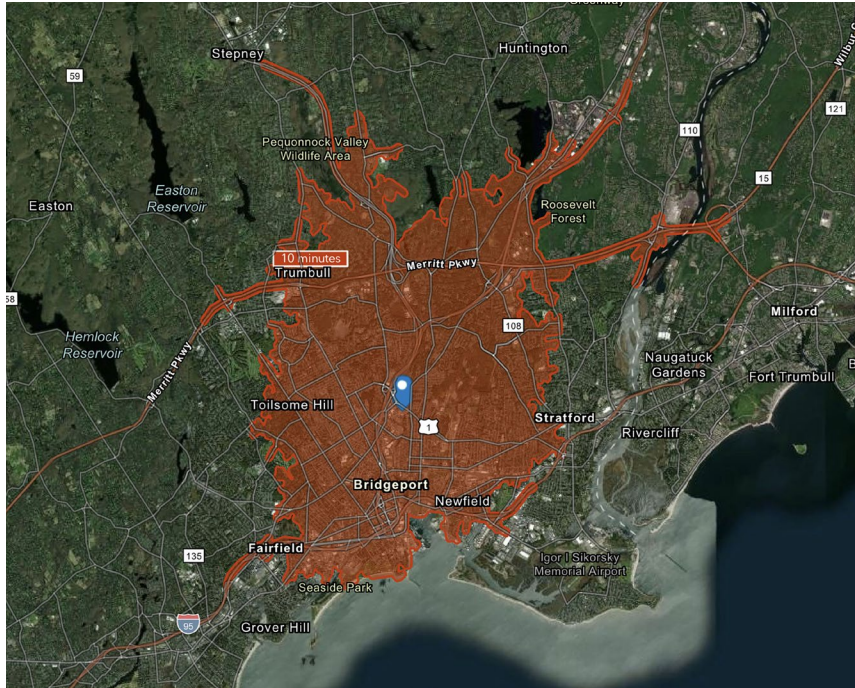
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**10 MINUTE DRIVE TIME**



## 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

## TOTAL RETAIL SALES

Includes F&B



**\$1,258,116,964**

## EDUCATION

Bachelor's Degree or Higher



**26%**

## OWNER OCCUPIED HOME VALUE

Average



**\$304,988**

## ANNUAL HOUSEHOLD SPENDING

**\$3,111**

Eating Out

**\$1,927**

Apparel & Services

**\$5,849**

Groceries

**\$224**

Computer & Hardware

**\$5,477**

Health Care

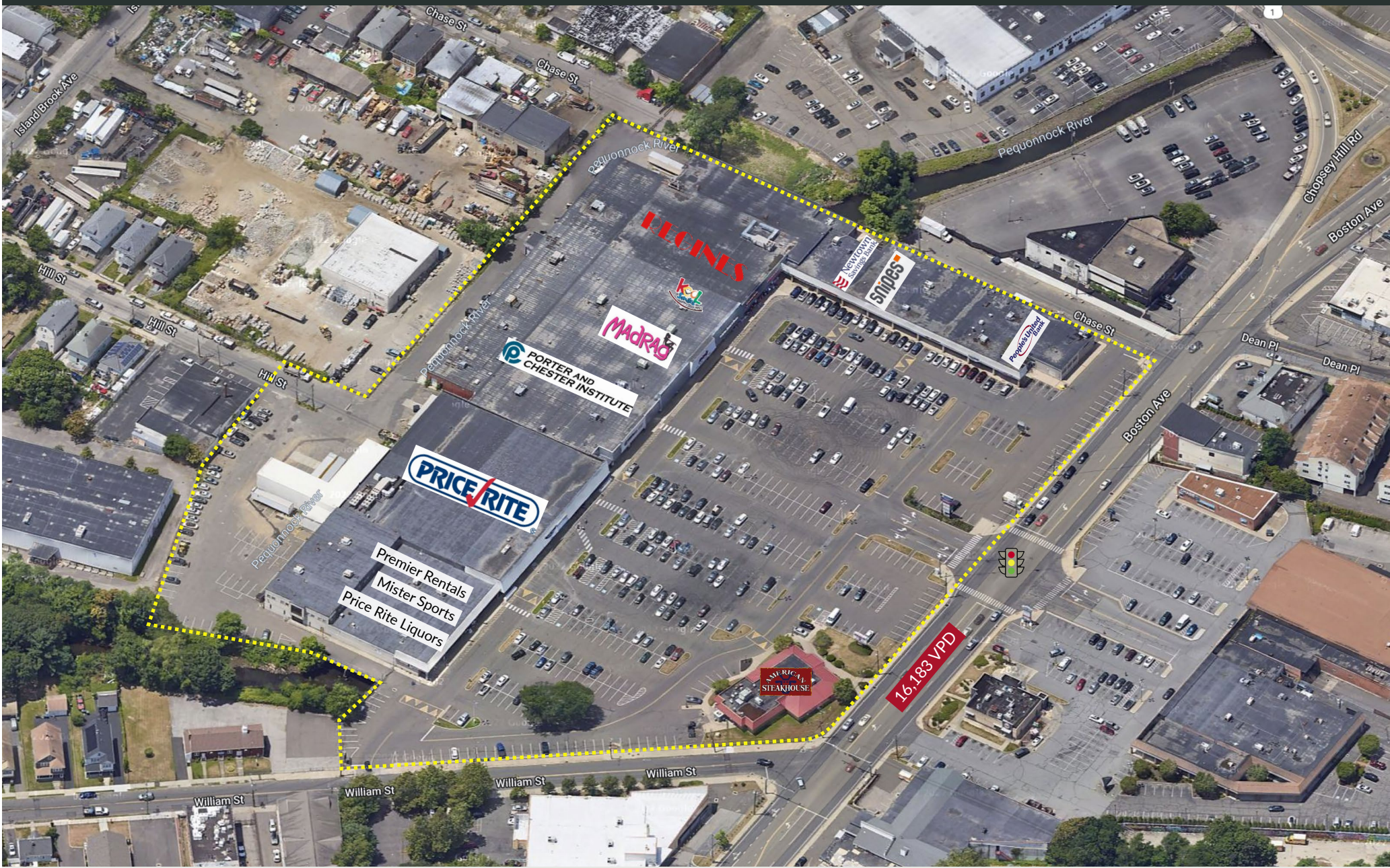


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