

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**

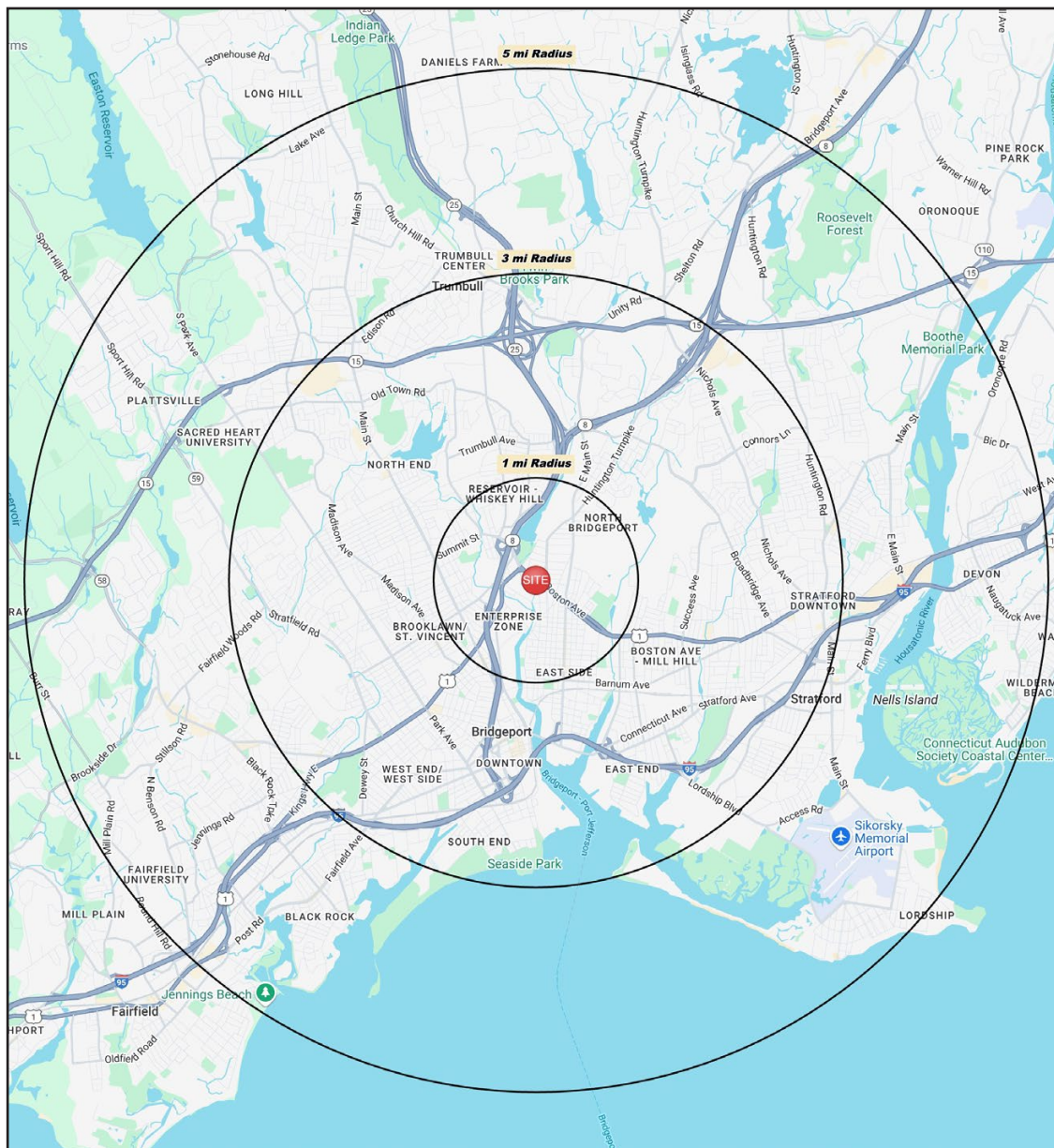
Daytime Population: **182,448**

Median Age: **38.6**



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

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



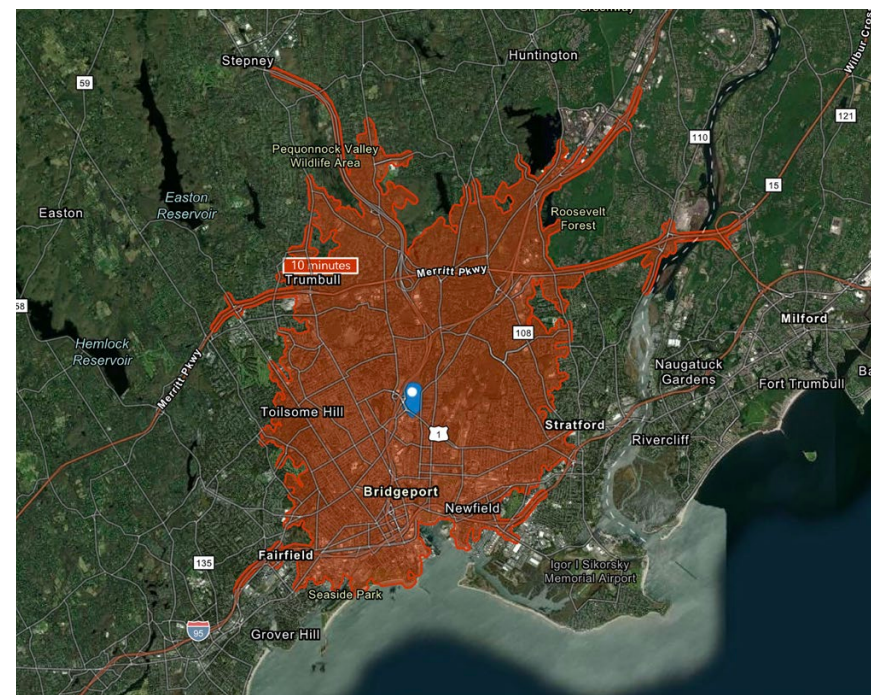
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10 MINUTE DRIVE TIME



KEY FACTS

159,787

Population

37.0

Median Age

\$66,490

Median Household Income

139,043

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions

13,800 households

Diverse Horizons

9,545 households

Family Bonds

5,767 households

Socioeconomic Traits

Found in the Mid-Atlantic and Pacific regions, these urban communities include large families and young children. Residents work service jobs, earn modest incomes, and often face high rental burdens despite lower-than-average rents.

Socioeconomic Traits

In large interstate corridors / coastal metros, these diverse, often immigrant communities have large families and some single-person households. Residents earn middle incomes, rent older multiunit homes, own few cars, and often use public transit.

Socioeconomic Traits

These Southern and Western urban communities have young, multigenerational families, middle-tier incomes, and diverse residents. Employment is in skilled trades and services. Most homes are owner-occupied, single-family units with low vacancy.

Household Types

Single parents and married or cohabiting couples

Household Types

Married couples; singles living alone

Household Types

Married couples

Typical Housing

Multi-Units

Typical Housing

Multi-Units

Typical Housing

Single Family

ANNUAL HOUSEHOLD SPENDING

\$3,594

Eating Out

\$2,194

Apparel & Services

\$6,591

Groceries

\$201

Computer & Hardware

\$6,165

Health Care

TOTAL RETAIL SALES

Includes F&B



\$1,329,940,666

EDUCATION

Bachelor's Degree or Higher



26%

OWNER OCCUPIED HOME VALUE

Average



\$461,621

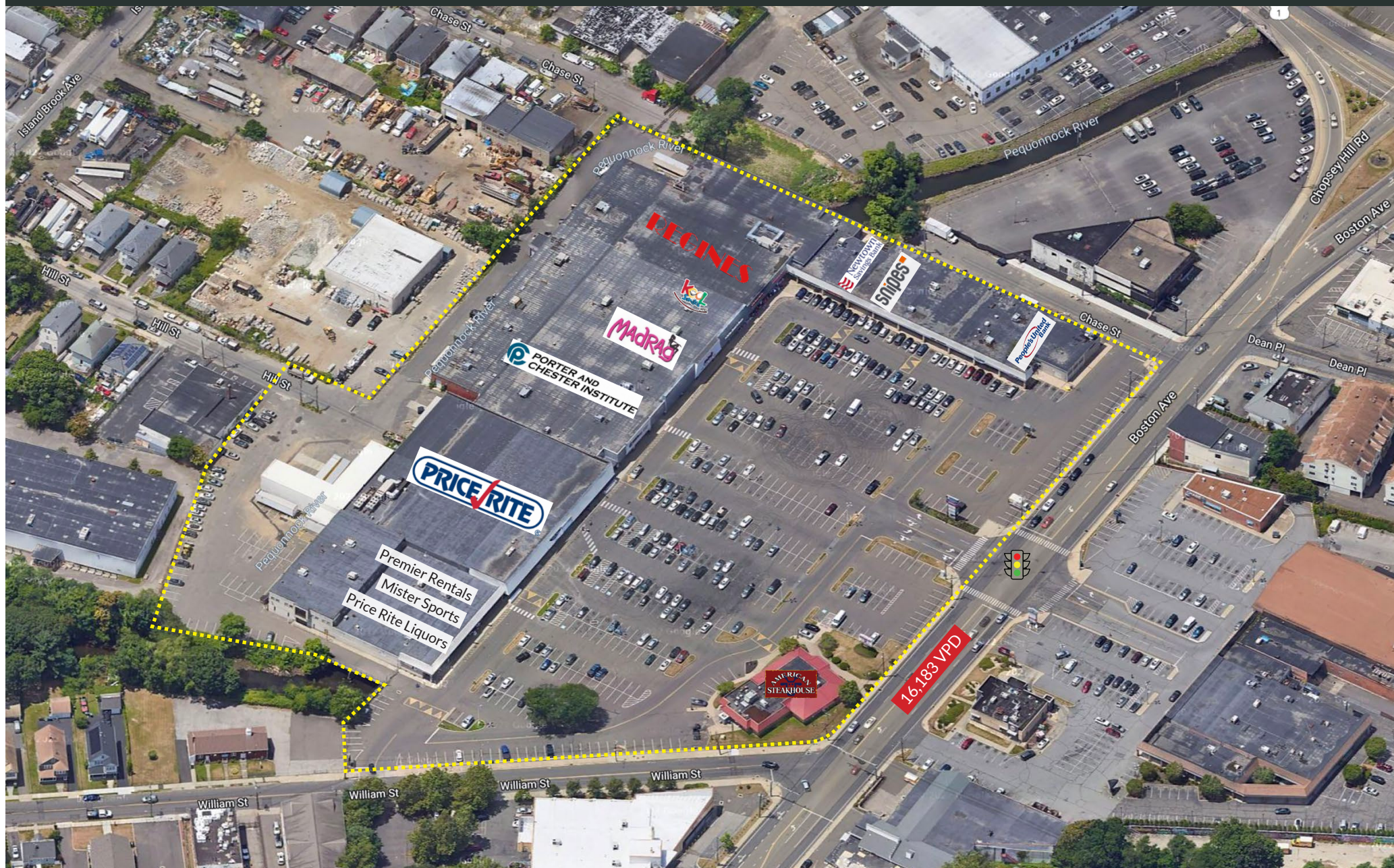


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