

STOP & SHOP PLAZA

25 STATE ROUTE 39 | NEW FAIRFIELD, CT 06477

100% LEASED

ANCHORED BY



PROPERTY INFORMATION

- GLA 72,511 sf
- Traffic Light Access. Over 350 Parking spaces. Above average household income.
- Strong Stop & Shop Anchor. Newest center in town. Strong seasonal population.

AVAILABLE SPACE

100% Leased

AREA DEMOGRAPHICS

| 2025 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 2,939 | 23,781 | 72,708 |
| MEDIAN HH INC | \$135,753 | \$143,730 | \$122,100 |
| AVERAGE HH INC | \$157,206 | \$176,476 | \$154,307 |



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:




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TENANTS / AVAILABILITY

| # | TENANT | Sq. Ft. |
|----|-------------------------|---------|
| 01 | Stop & Shop | 59,011 |
| 02 | Starbucks | 1,500 |
| 03 | Insignia Destinations | 1,500 |
| 04 | Nail Salon | 1,500 |
| 05 | One Stop Cleaner | 1,200 |
| 06 | Fairwood Wines & Liquor | 1,800 |

| | |
|--|-----------|
|  | Available |
|  | Lease Out |
|  | Occupied |



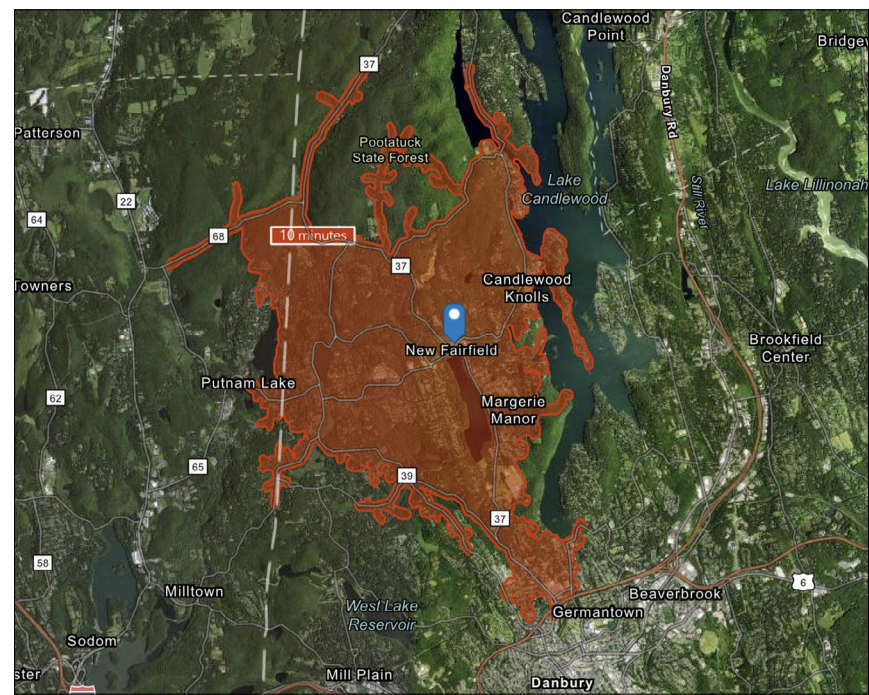
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10 MINUTE DRIVE TIME



KEY FACTS

21,884

Population

\$108,509

Median Household Income

43.3

Median Age

14,734

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites

3,191 Households

Socioeconomic Traits

Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

Household Types

Married couples with no children or older children; average household size is 2.85.

Typical Housing

Single Family

Pleasantville

2,212 Households

Socioeconomic Traits

66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.

Household Types

Older married-couple families, more w/o children under 18, but many w/ children over 18. years

Typical Housing

Single Family

Enterprising Professionals

1,142 Households

Socioeconomic Traits

This young market makes over one and a half times more income than the US median. Residents are well educated & climbing the ladder in STEM (science, tech, engineering, & math) occupations.

Household Types

Almost half of households are married couples, and 29% are single-person households.

Typical Housing

Single Family; Multi-units

TOTAL RETAIL SALES

Includes F&B



\$235,735,049

EDUCATION

Bachelor's Degree
or Higher



43%

OWNER OCCUPIED HOME VALUE

Average



\$432,656

ANNUAL HOUSEHOLD SPENDING

\$4,795

Eating
Out

\$2,889

Apparel &
Services

\$8,767

Groceries

\$339

Computer &
Hardware

\$9,264

Health
Care



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **2,939**

Households: **1,091**

Daytime Population: **2,077**

Median Age: **47.0**



Average Household Income: **\$157,206**

Median Household Income: **\$135,753**

3 MILE RADIUS:



Total Population: **23,781**

Households: **8,615**

Daytime Population: **10,745**

Median Age: **44.0**



Average Household Income: **\$176,476**

Median Household Income: **\$143,730**

5 MILE RADIUS:



Total Population: **72,708**

Households: **27,068**

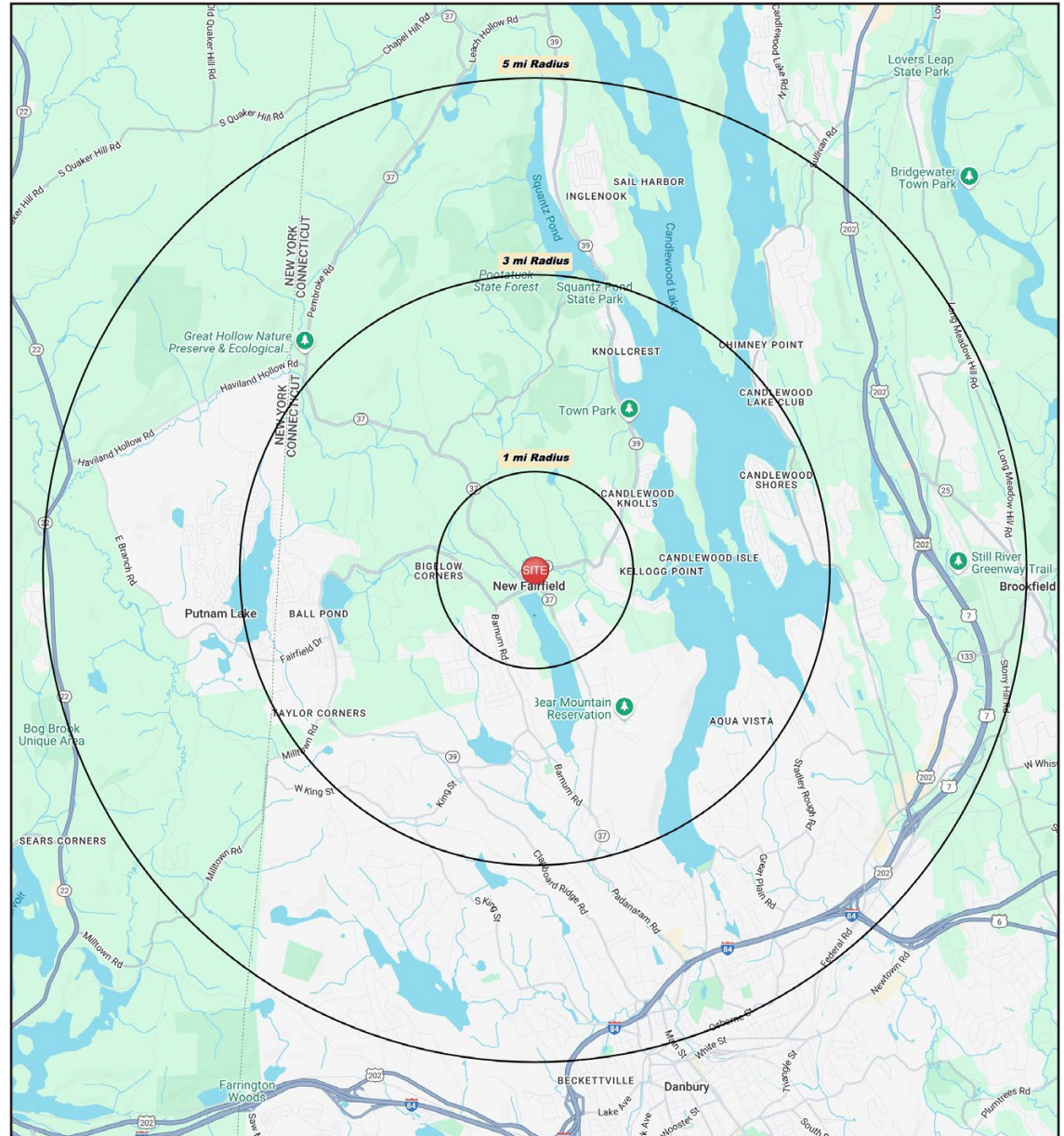
Daytime Population: **48,183**

Median Age: **41.8**



Average Household Income: **\$154,307**

Median Household Income: **\$122,100**



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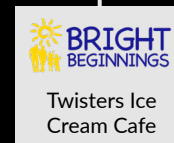
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Portofino's
Restaurant

Biscotti's Ristorante

Village
Hardware



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