

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

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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



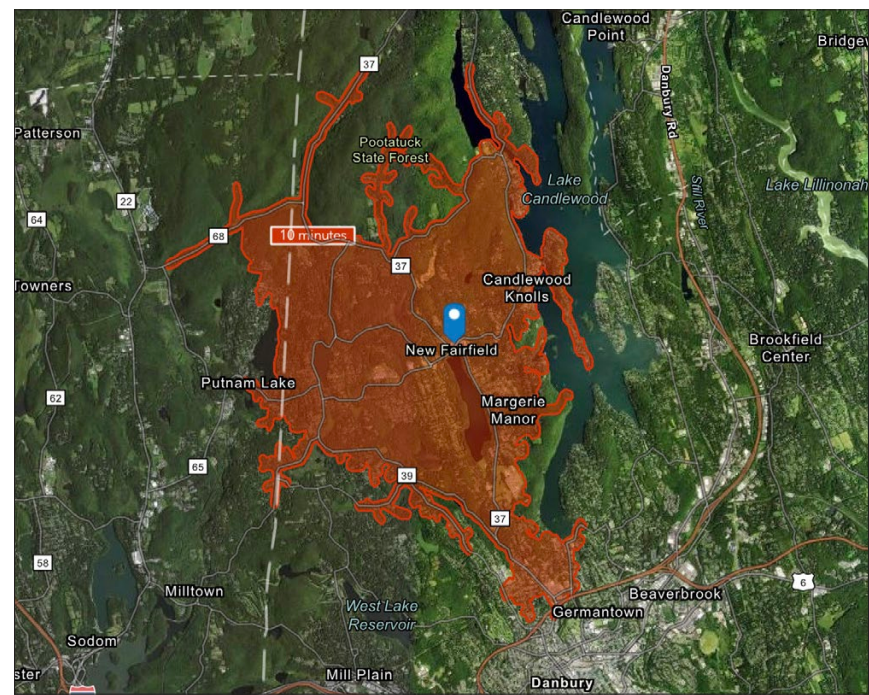
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10 MINUTE DRIVE TIME



KEY FACTS

39,892

Population

\$103,708

Median Household Income

40.4

Median Age

29,872

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites

4,691 households

Socioeconomic Traits

Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.

Household Types

Married couples

Typical Housing

Single Family

Dreambelt

3,450 households

Socioeconomic Traits

These Western suburban neighborhoods house mostly middle-income, working couples aged 35–74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between \$300K and \$500K.

Household Types

Married couples

Typical Housing

Single Family

Diverse Horizons

1,749 households

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.

Household Types

Married couples;
singles living alone

Typical Housing

Multi-Units

TOTAL RETAIL SALES

Includes F&B



\$449,134,922

EDUCATION

Bachelor's Degree
or Higher



40%

OWNER OCCUPIED HOME VALUE

Average



\$564,069

ANNUAL HOUSEHOLD SPENDING

\$4,930

Eating
Out

\$2,931

Apparel &
Services

\$8,724

Groceries

\$273

Computer &
Hardware

\$8,698

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**

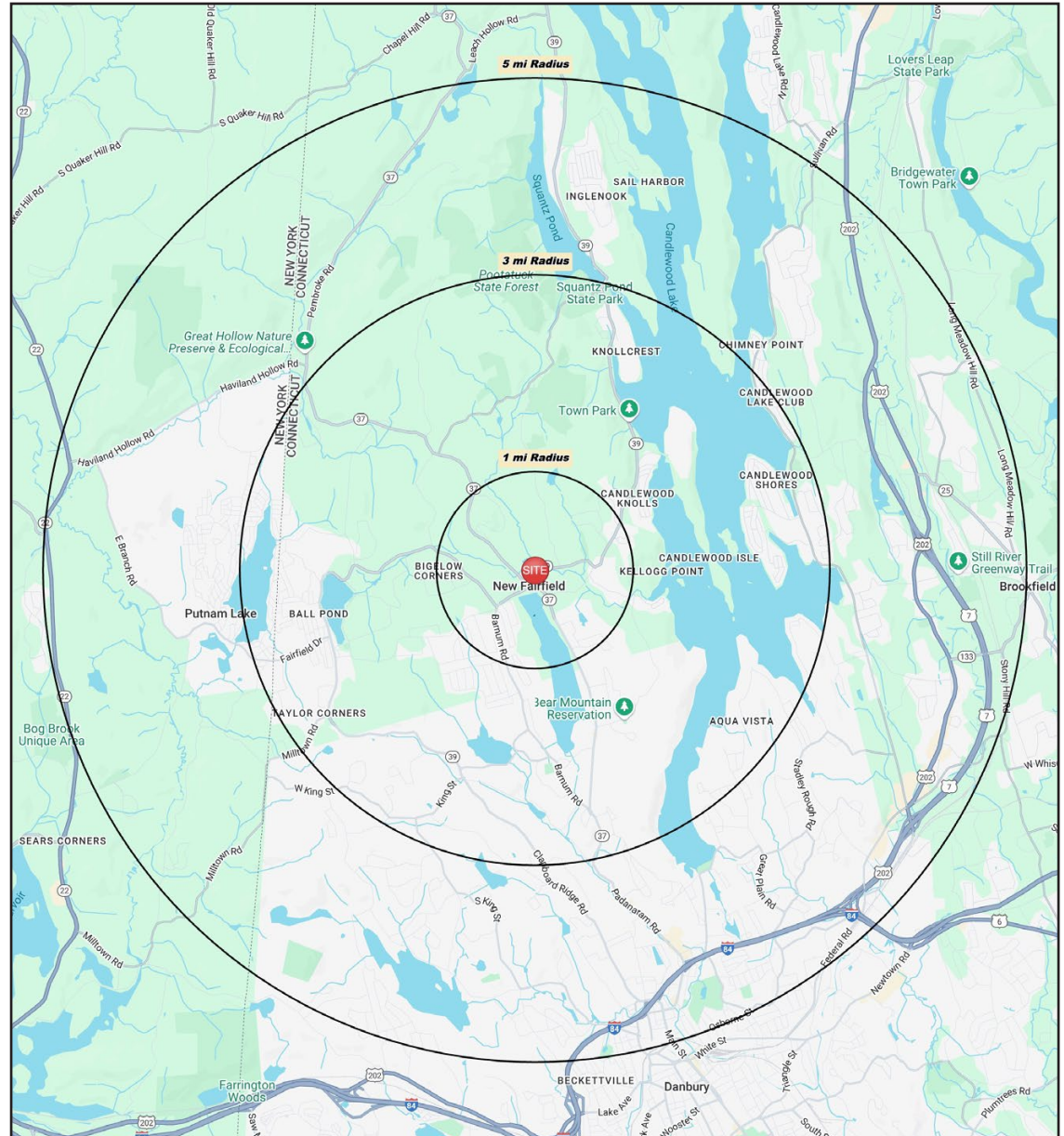
Daytime Population: **48,183**

Median Age: **41.8**



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

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



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Portofino's
Restaurant

Biscotti's Ristorante

Village
Hardware



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