

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

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,049	23,732	72,070
MEDIAN HH INC	\$129,216	\$142,617	\$121,447
AVERAGE HH INC	\$147,829	\$178,297	\$154,731



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

DAN ZELSON | 203.227.2922 | Dan@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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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **3,049**

Households: **1,069**

Daytime Population: **2,196**

Median Age: **44.8**



Average Household Income: **\$147,829**

Median Household Income : **\$129,216**

3 MILE RADIUS:



Total Population: **23,732**

Households: **8,305**

Daytime Population: **11,446**

Median Age: **43.3**



Average Household Income: **\$178,297**

Median Household Income : **\$142,617**

5 MILE RADIUS:



Total Population: **72,070**

Households: **26,407**

Daytime Population: **49,173**

Median Age: **41.0**



Average Household Income: **\$154,731**

Median Household Income : **\$121,447**



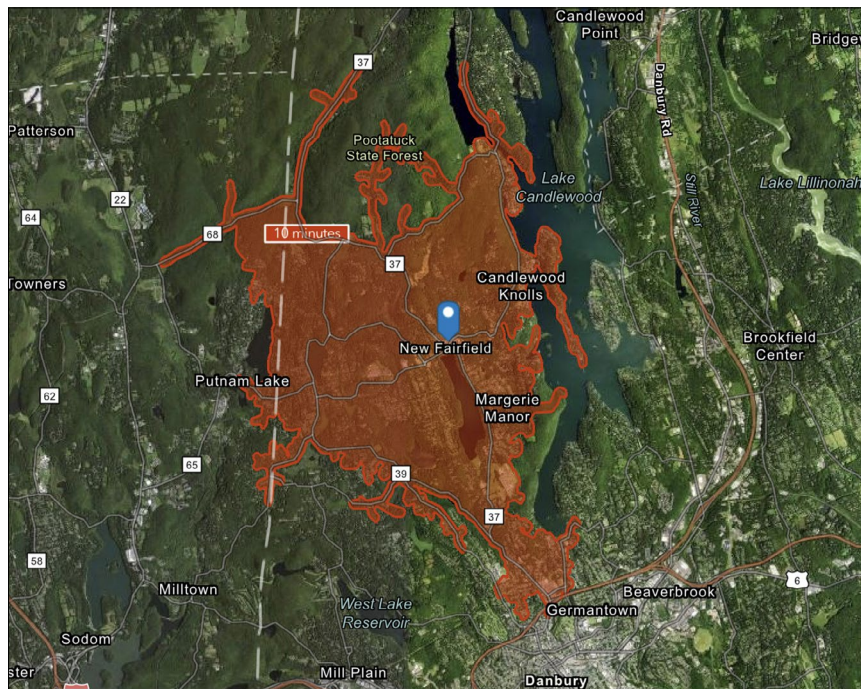
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10 MINUTE DRIVE TIME



KEY FACTS

21,884

Population

\$108,509

Median Household Income

43.3

Median Age

14,734

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites <i>3,191 Households</i>	Pleasantville <i>2,212 Households</i>	Enterprising Professionals <i>1,142 Households</i>
Socioeconomic Traits Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.	Socioeconomic Traits 66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.	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 Married couples with no children or older children; average household size is 2.85.	Household Types Older married-couple families, more w/o children under 18, but many w/ children over 18. years	Household Types Almost half of households are married couples, and 29% are single-person households.
Typical Housing Single Family	Typical Housing Single Family	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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