

FRONTAGE SHOPPING CENTER

78 FRONTAGE ROAD | EAST HAVEN, CT 06512

AVAILABLE 3,350 SF - 5,693 SF

ANCHORED BY

TJ-maxx

HOBBY
LOBBY



Burlington

DOLLAR TREE

PROPERTY INFORMATION

- GLA 200,000sf
- Directly off and visible from I-95 with full interchange
- Extremely successful Shopping Center serving entire shoreline and I-95 corridor
- Billboard pylon signage visible from I-95
- Population of 93,000 within 3 miles, plus a daytime business population of 76,000 people within 3 miles

AVAILABLE SPACE

- Space 05: 3,350 sf
- Space 07: 5,693 sf
- Spaces can be combined for 9,043 sf*

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,756	97,746	234,573
MEDIAN HH INC	\$67,968	\$69,826	\$71,717
AVERAGE HH INC	\$82,623	\$92,769	\$98,038



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www.CharterRealty.com



FOR MORE INFORMATION CONTACT:

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Hobby Lobby	44,000
02	Burlington - Summer 2025	30,000
03	TJ Maxx	35,000
04	Chili's	6,000
05	Starbucks - Summer 2026	2,504
06	Available	3,350
07	Available	5,693
08	Dollar Tree	9,050

	Available
	Lease Out
	Occupied

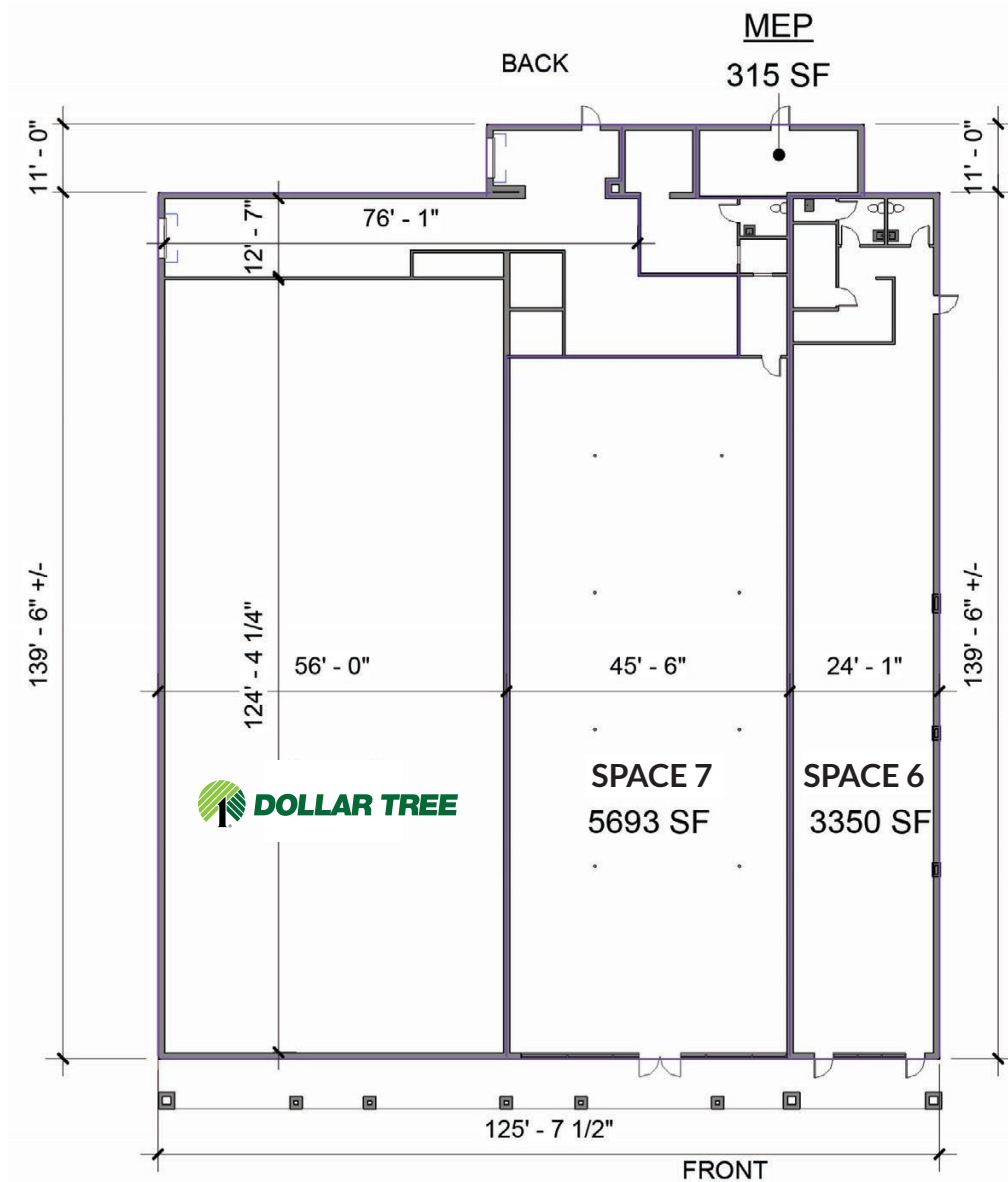


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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **13,756**

Households: **5,552**

Daytime Population: **7,789**

Median Age: **39.2**



Average Household Income: **\$82,623**

Median Household Income: **\$67,968**

3 MILE RADIUS:



Total Population: **97,746**

Households: **41,427**

Daytime Population: **86,164**

Median Age: **38.8**



Average Household Income: **\$92,769**

Median Household Income: **\$69,826**

5 MILE RADIUS:



Total Population: **234,573**

Households: **95,332**

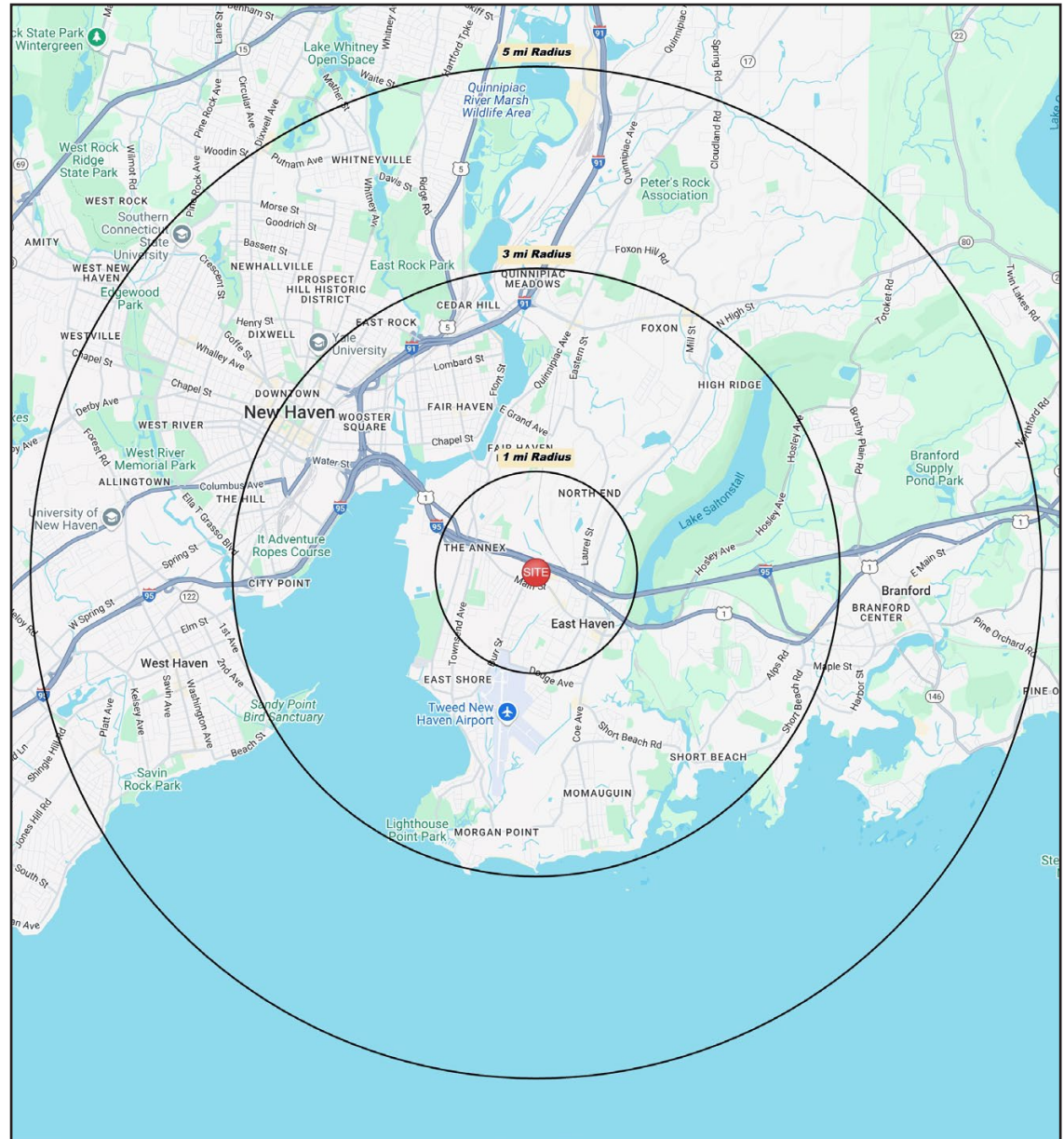
Daytime Population: **182,153**

Median Age: **37.8**



Average Household Income: **\$98,038**

Median Household Income: **\$71,717**



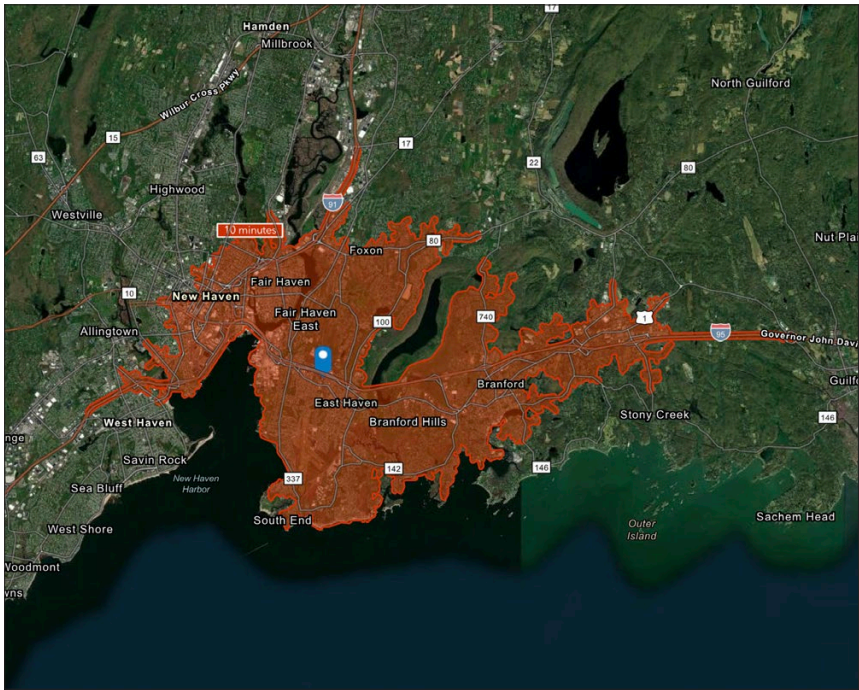
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10 MINUTE DRIVE TIME



KEY FACTS

108,984

Population

\$60,768

Median Household Income

37.2

Median Age

141,100

Daytime Population

TAPESTRY SEGMENTS

Parks & Rec

12,066 Households

Socioeconomic Traits

More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

Household Types

Married couples, approaching retirement age.

Typical Housing

Single Family

Metro Renters

8,877 Households

Socioeconomic Traits

Well-educated consumers, many currently enrolled in college. Willing to take risks and work long hours to get to the top of their profession.

Household Types

Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.

Typical Housing

Multi-unit Rentals

Fresh Ambitions

5,934 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

TOTAL RETAIL SALES

Includes F&B



\$959,913,328

EDUCATION

Bachelor's Degree
or Higher



38%

OWNER OCCUPIED HOME VALUE

Average



\$344,832

ANNUAL HOUSEHOLD SPENDING

\$3,266

Eating
Out

\$1,979

Apparel &
Services

\$5,980

Groceries

\$235

Computer &
Hardware

\$5,884

Health
Care

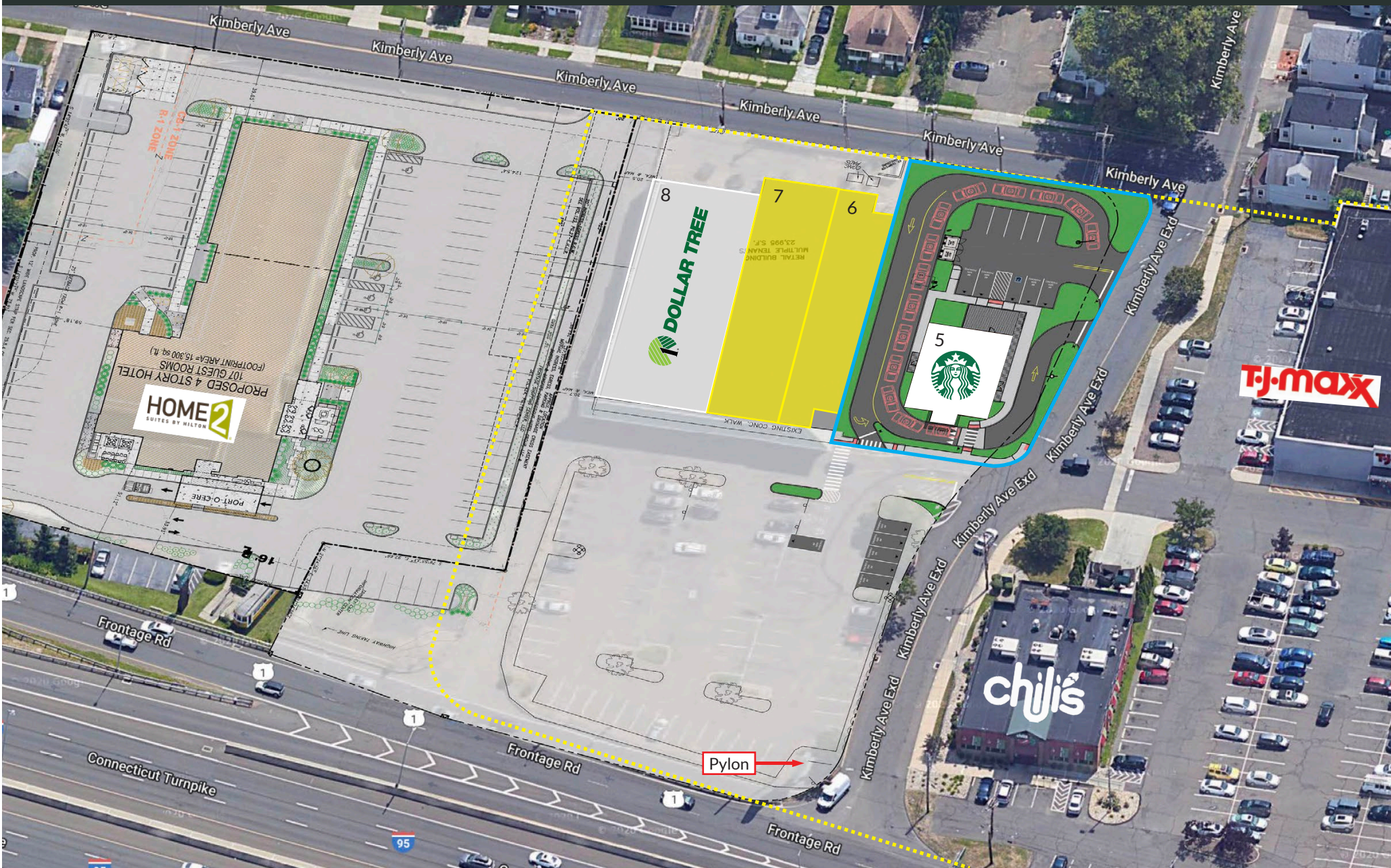


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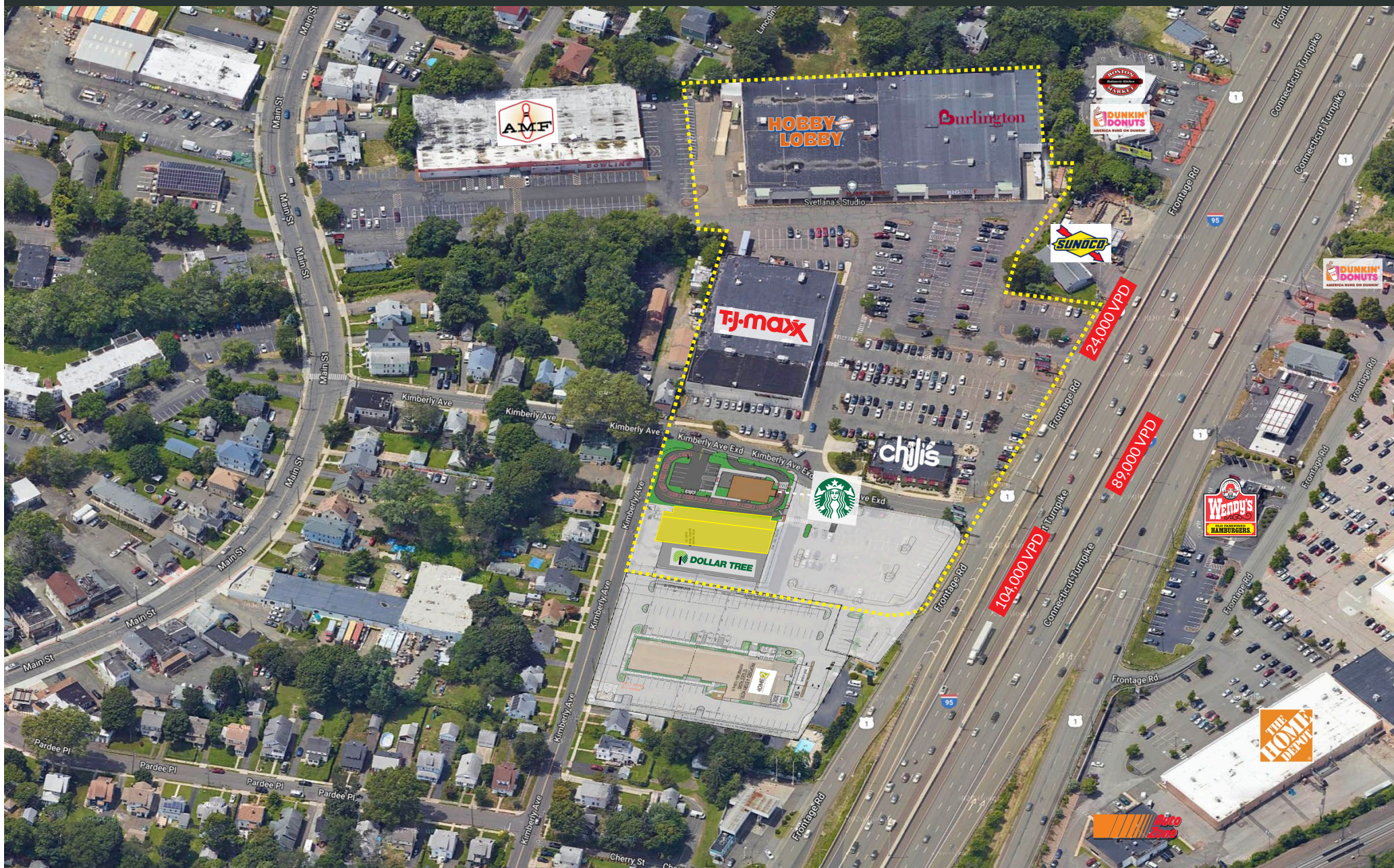


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