

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



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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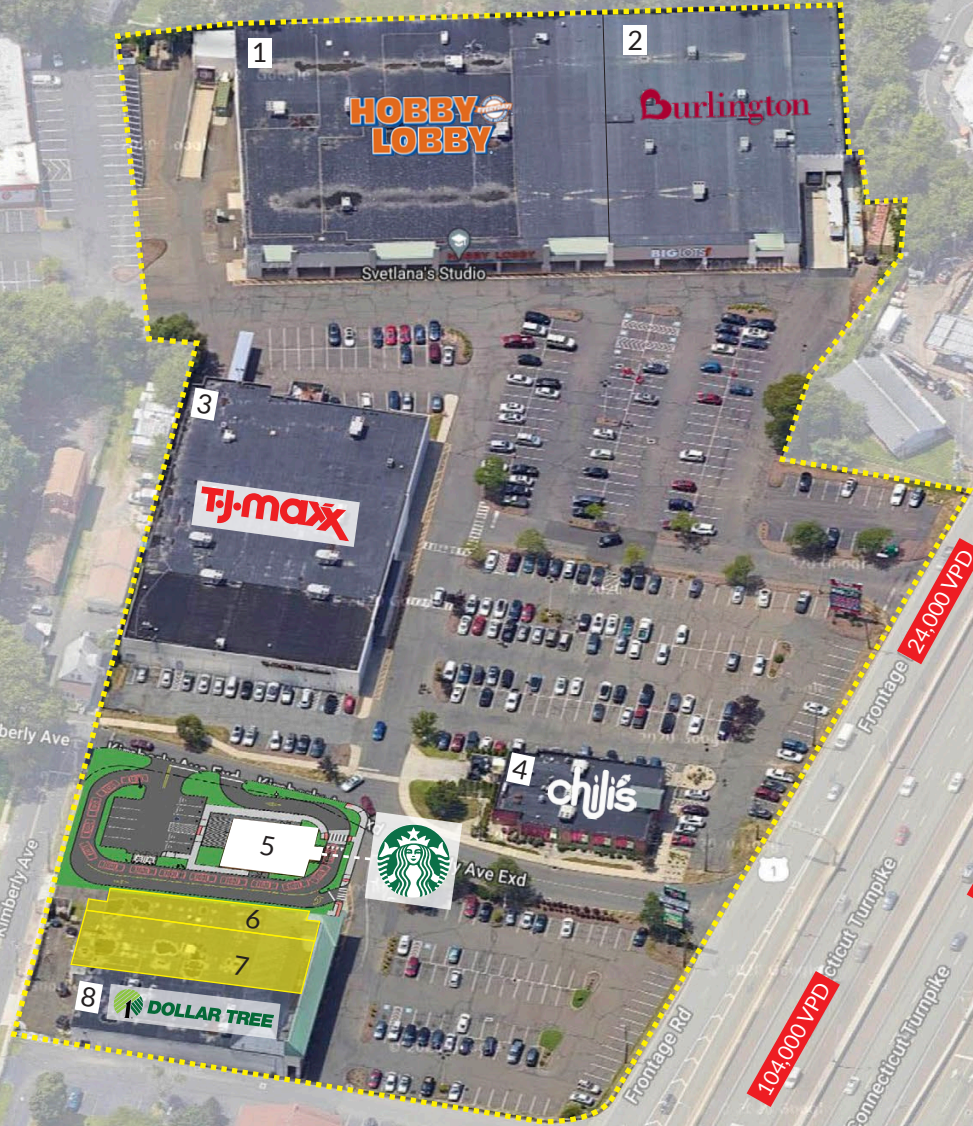
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TENANTS / AVAILABILITY

#	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

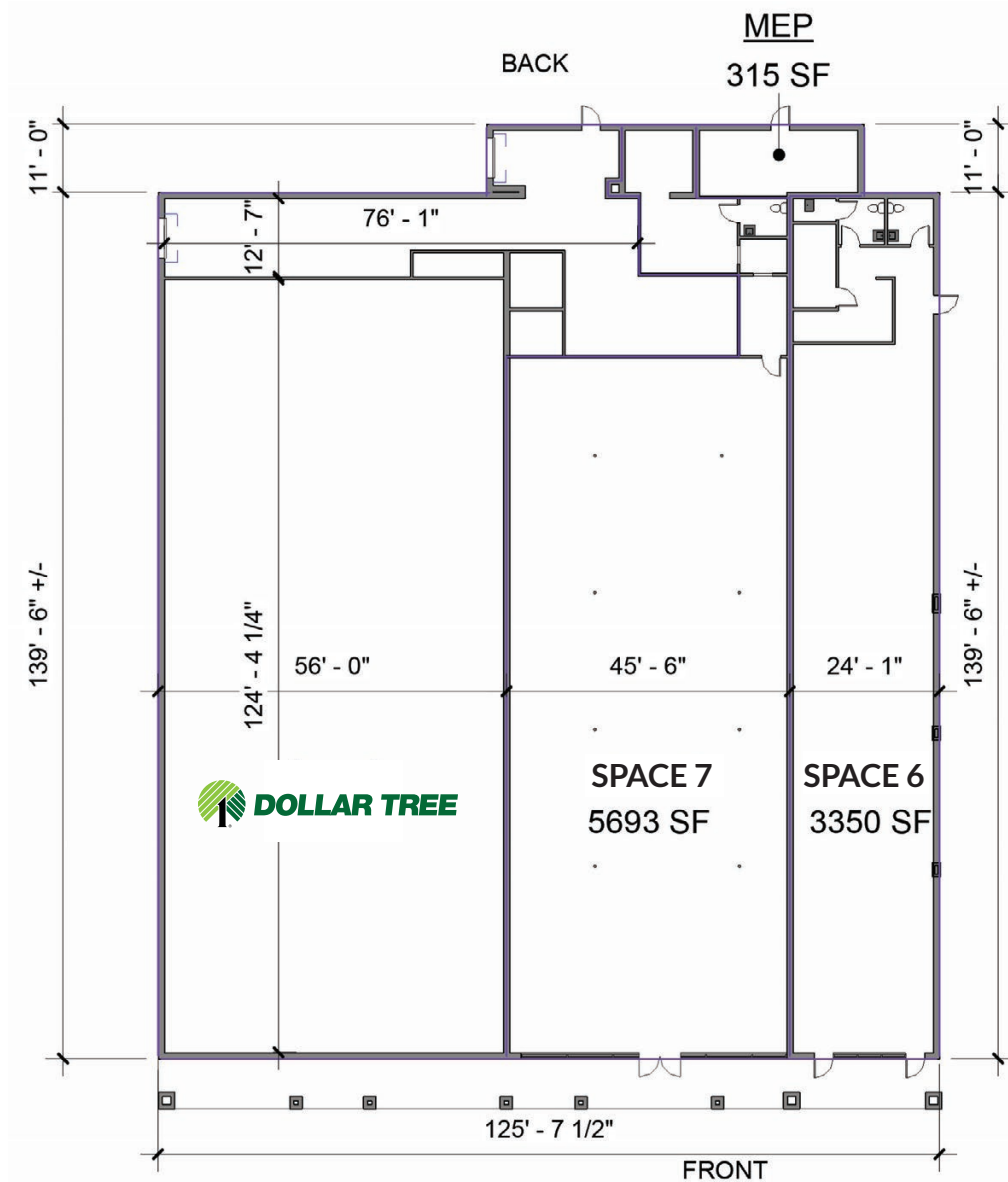


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TRADE AREA DEMOGRAPHICS

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**

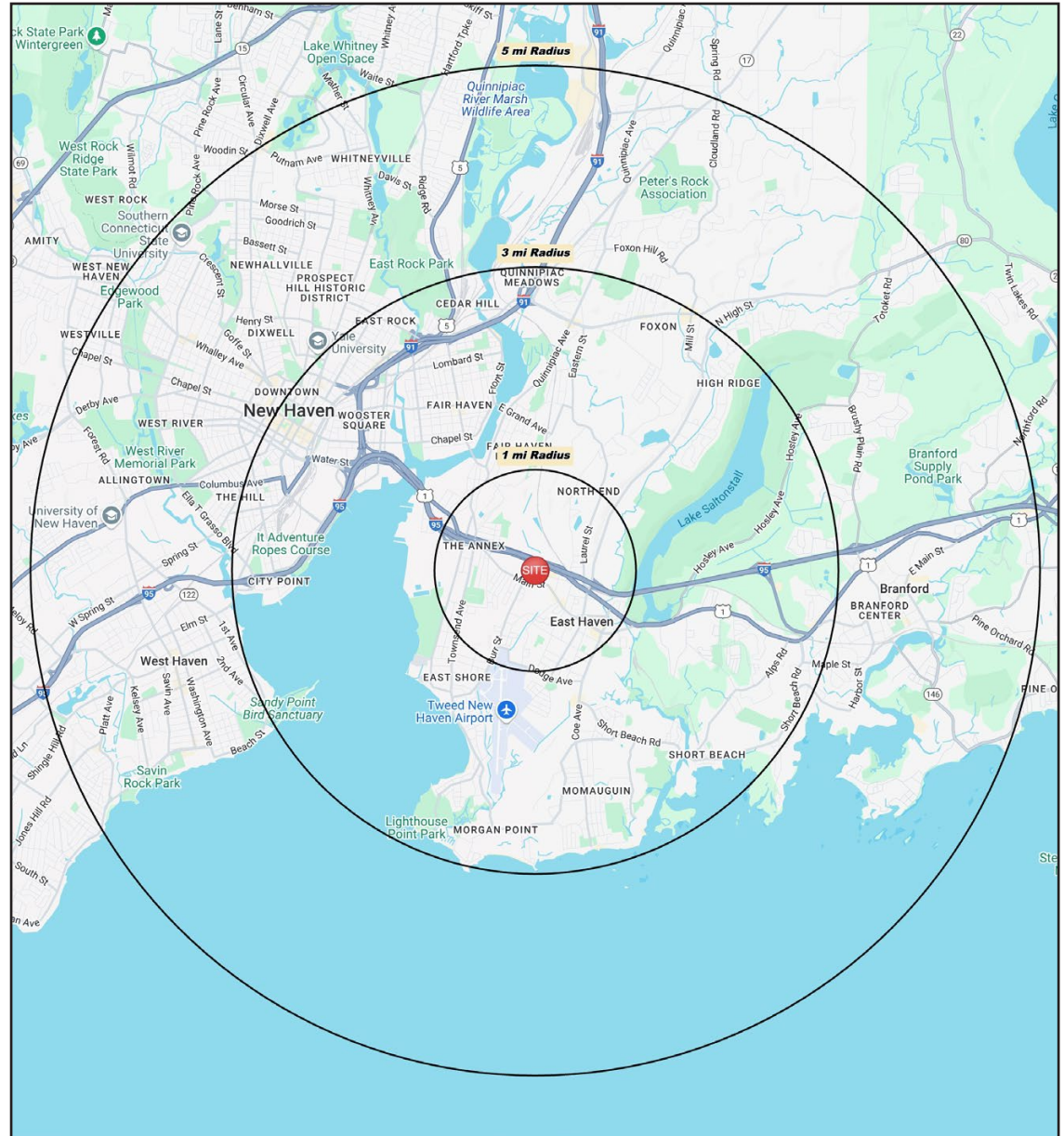
Daytime Population: **182,153**

Median Age: **37.8**



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

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



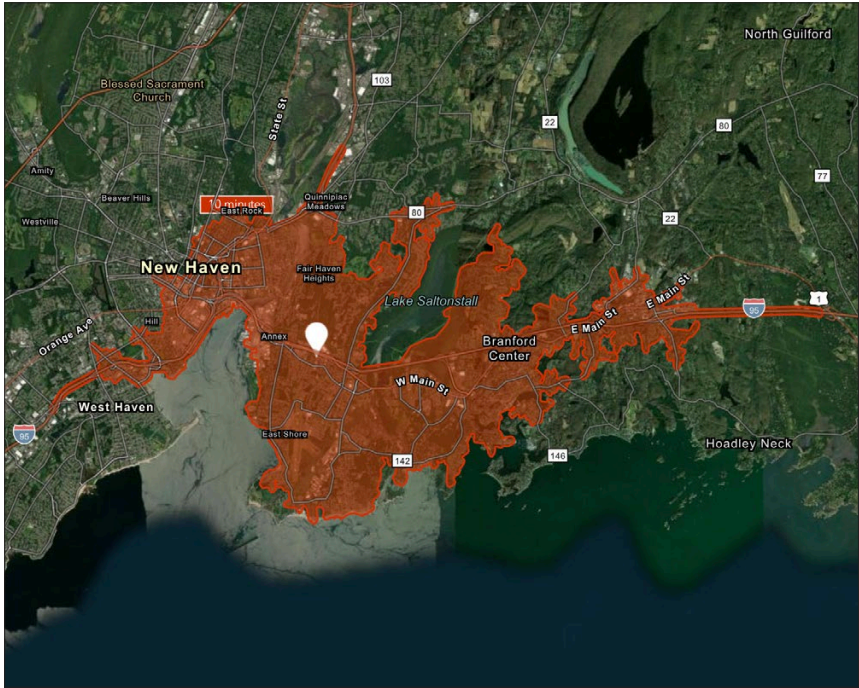
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10 MINUTE DRIVE TIME



KEY FACTS

102,611

Population

\$65,421

Median Household Income

37.9

Median Age

108,158

Daytime Population

TAPESTRY SEGMENTS

Metro Renters

8,779 households

Socioeconomic Traits

These vibrant urban neighborhoods house educated young professionals, many foreign-born, who rent in high-rise buildings. They earn upper-tier incomes, often work remotely, and commute by walking, ridesharing, or public transit.

Household Types

Singles living alone

Typical Housing

High Rises

Fresh Ambitions

5,922 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.

Household Types

Single parents and married or cohabiting couples

Typical Housing

Multi-Units

City Greens

3,978 households

Socioeconomic Traits

Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.

Household Types

Married couples; singles living alone

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$980,784,253

EDUCATION

Bachelor's Degree
or Higher



39%

OWNER OCCUPIED HOME VALUE

Average



\$459,750

ANNUAL HOUSEHOLD SPENDING

\$3,440

Eating
Out

\$2,087

Apparel &
Services

\$6,211

Groceries

\$195

Computer &
Hardware

\$5,856

Health
Care

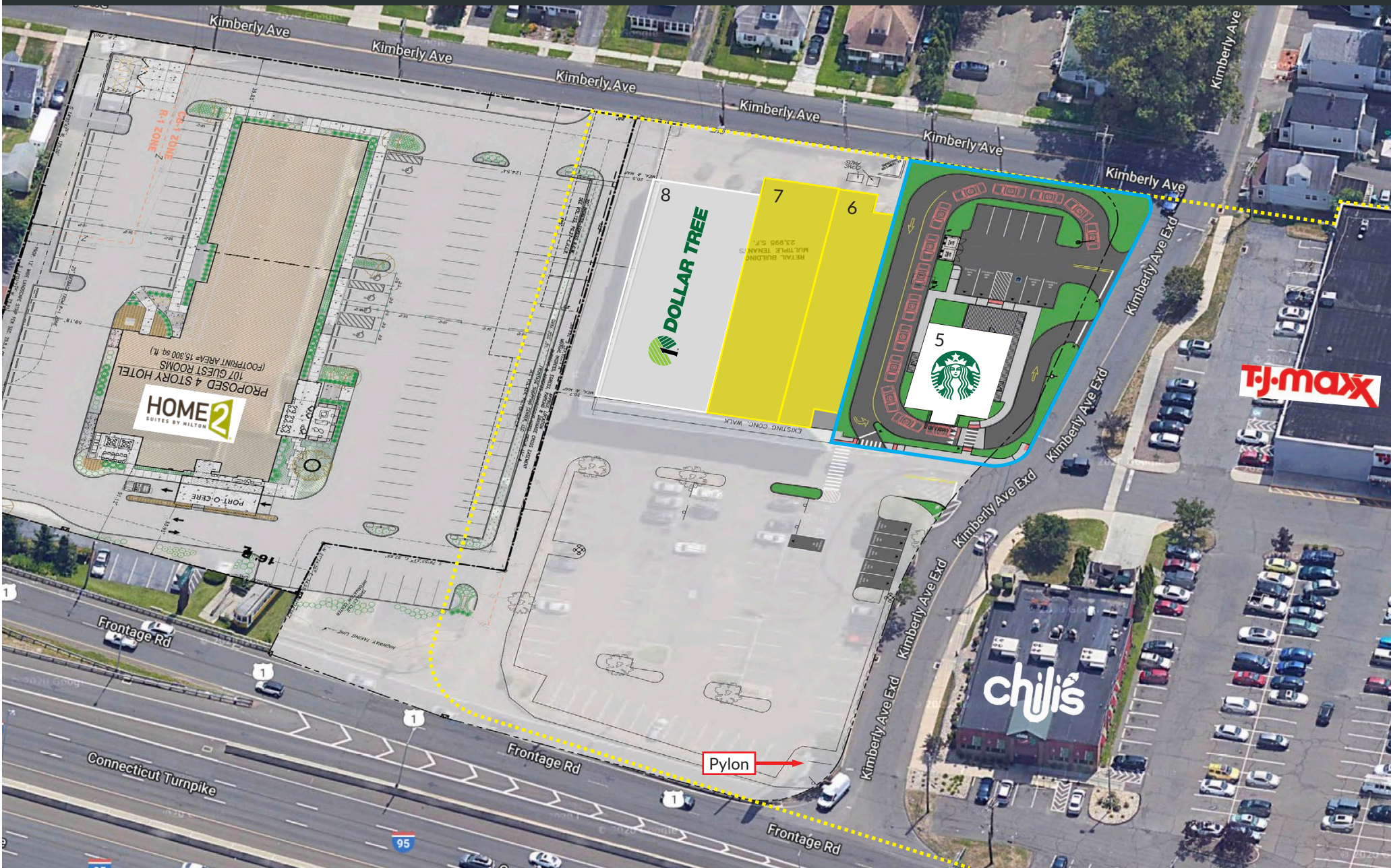


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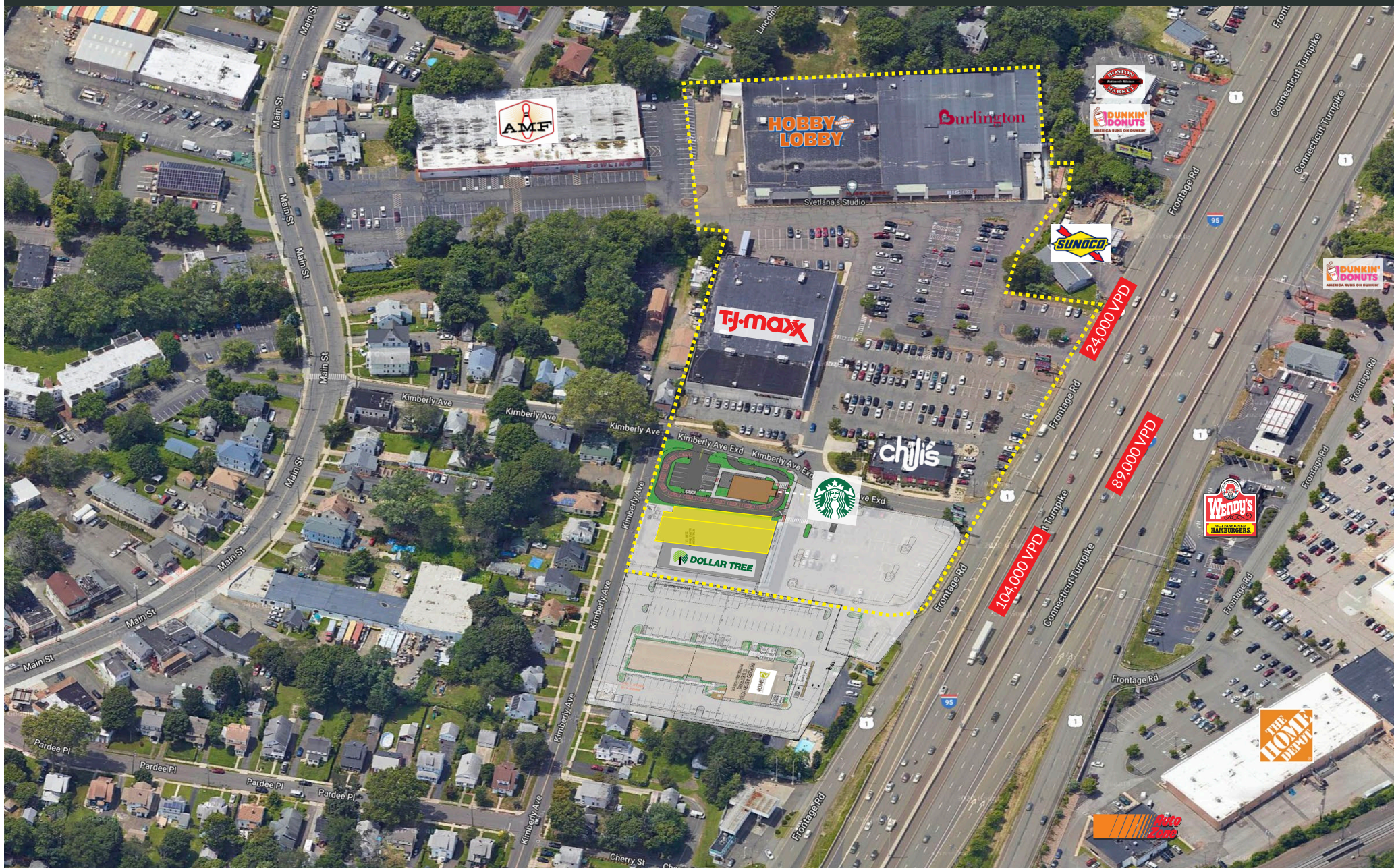


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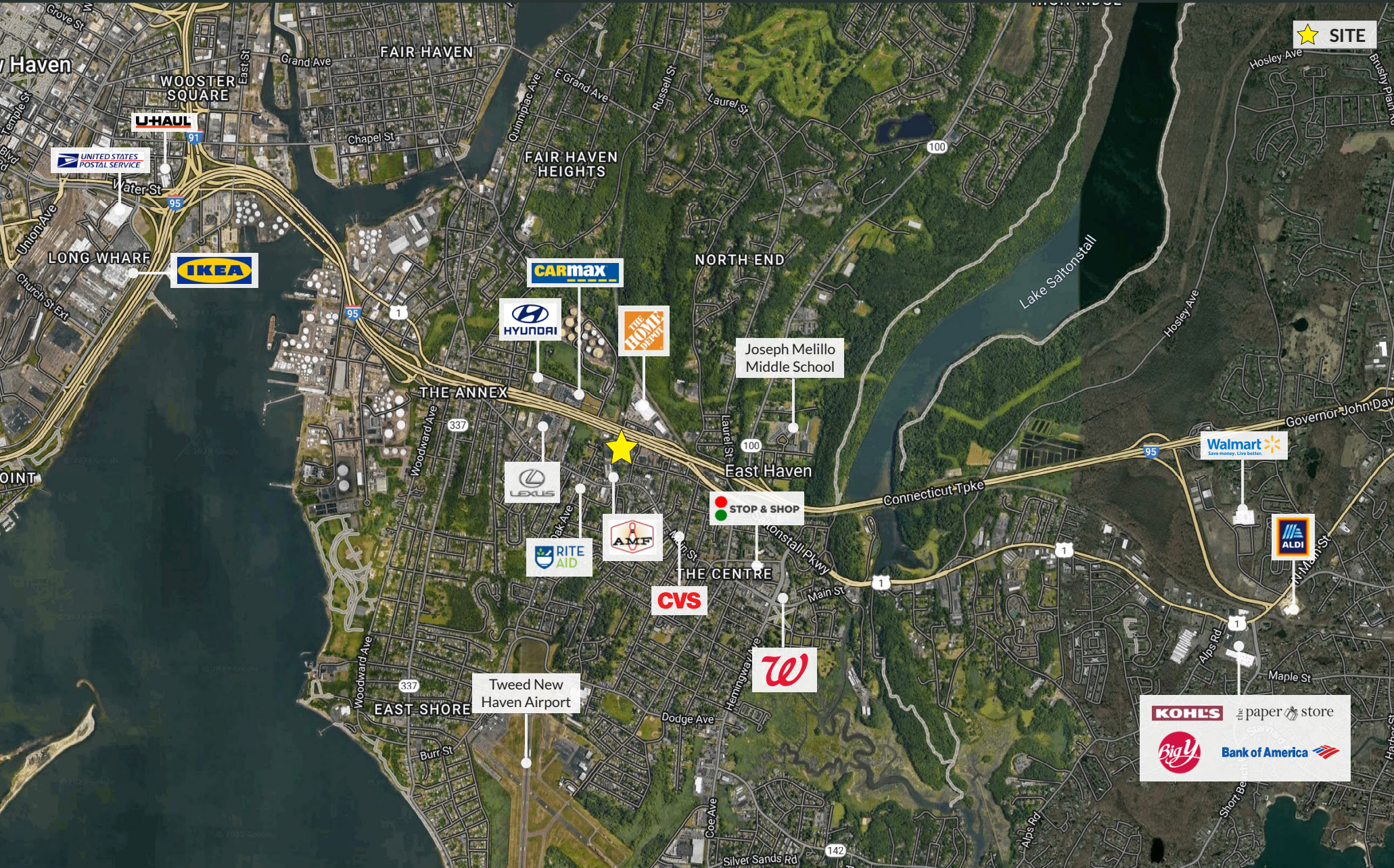


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