

SHOP RITE PLAZA

250 BARNUM AVENUE CUTOFF | STRATFORD, CT 06614

100% LEASED

ANCHORED BY



PROPERTY INFORMATION

- GLA 320,000 sf
- Great exposure to I-95
- Traffic: 37,000 vehicles per day

AVAILABLE SPACE

- 100% Leased

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,023	91,880	221,129
MEDIAN HH INC	\$110,054	\$89,489	\$84,885
AVERAGE HH INC	\$130,606	\$111,120	\$107,461



CHARTER
REALTY & DEVELOPMENT

FOR MORE INFORMATION CONTACT:

DAN ZELSON | 203.227.2922 | Dan@CharterRealty.com

www.CharterRealty.com

SHOP RITE PLAZA

250 BARNUM AVENUE CUTOFF | STRATFORD, CT 06614

TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Webster Bank	3,200
02	Home Depot	115,000
03	Shop Rite	64,000
04	Walmart	120,000



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SHOP RITE PLAZA

250 BARNUM AVENUE CUTOFF | STRATFORD, CT 06614

TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **11,023**

Households: **4,539**

Daytime Population: **10,928**

Median Age: **39.3**



Average Household Income: **\$130,606**

Median Household Income: **\$110,054**

3 MILE RADIUS:



Total Population: **91,880**

Households: **36,579**

Daytime Population: **63,937**

Median Age: **40.2**



Average Household Income: **\$111,120**

Median Household Income: **\$89,489**

5 MILE RADIUS:



Total Population: **221,129**

Households: **84,892**

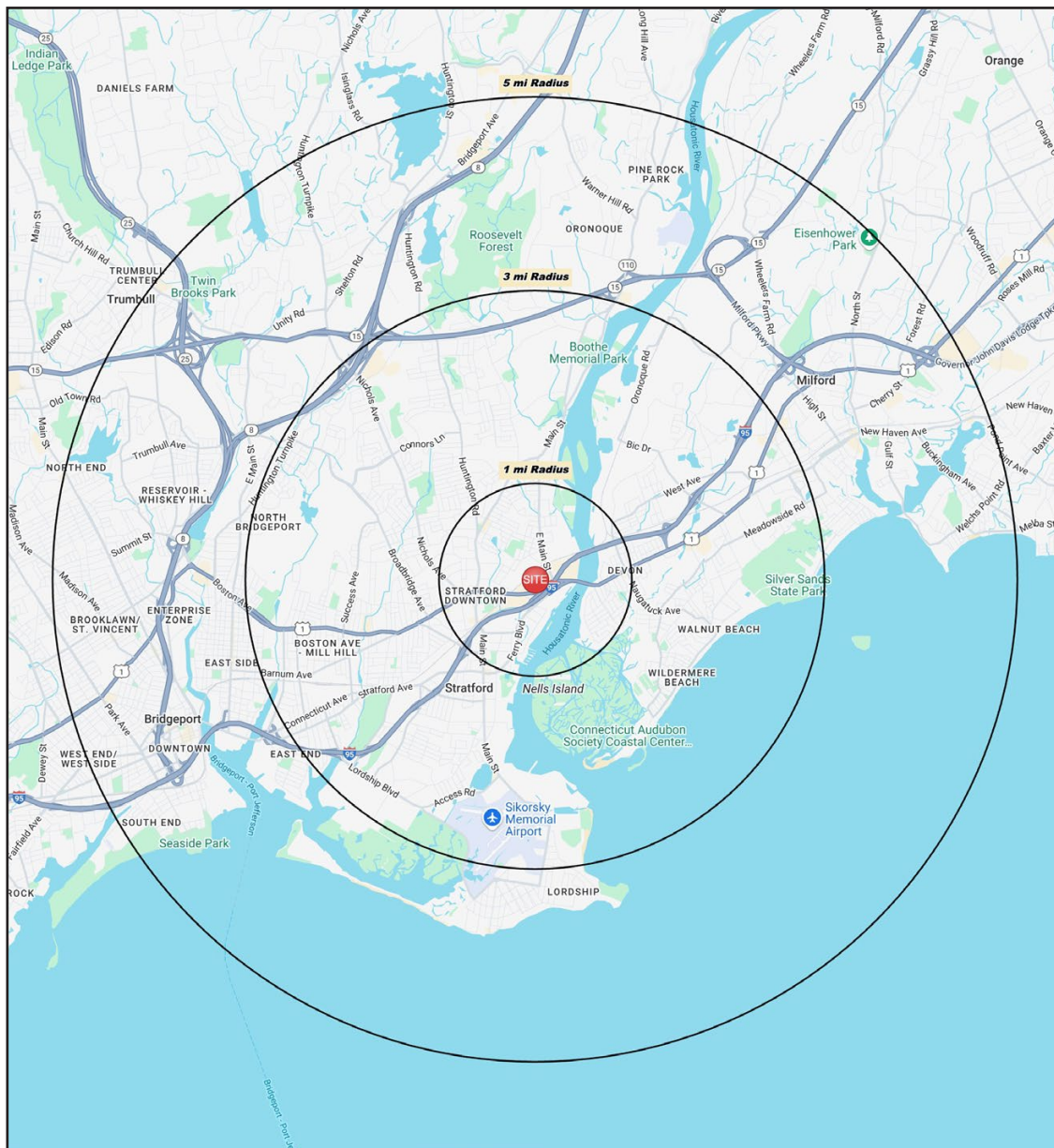
Daytime Population: **156,620**

Median Age: **39.4**



Average Household Income: **\$107,461**

Median Household Income: **\$84,885**



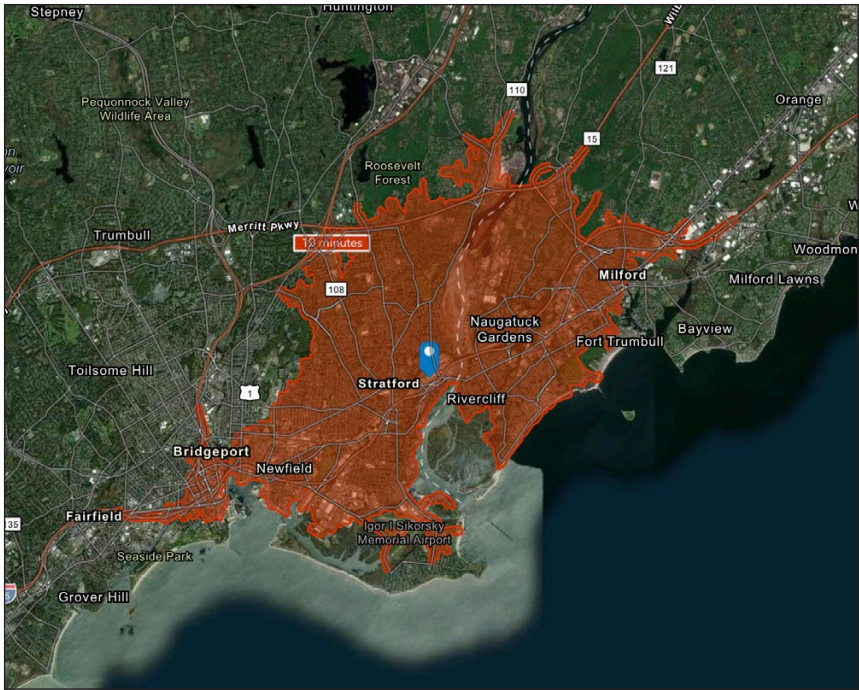
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SHOP RITE PLAZA

250 BARNUM AVENUE CUTOFF | STRATFORD, CT 06614

10 MINUTE DRIVE TIME



KEY FACTS

88,829

Population

\$87,693

Median Household Income

41.3

Median Age

85,966

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites

6,449 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

4,937 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

Fresh Ambitions

2,833 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

TOTAL RETAIL SALES

Includes F&B



\$954,195,523

EDUCATION

Bachelor's Degree
or Higher



35%

OWNER OCCUPIED HOME VALUE

Average



\$467,078

ANNUAL HOUSEHOLD SPENDING

\$4,174

Eating
Out

\$2,524

Apparel &
Services

\$7,640

Groceries

\$235

Computer &
Hardware

\$7,793

Health
Care



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SHOP RITE PLAZA

250 BARNUM AVENUE CUTOFF | STRATFORD, CT 06614



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SHOP RITE PLAZA

250 BARNUM AVENUE CUTOFF | STRATFORD, CT 06614

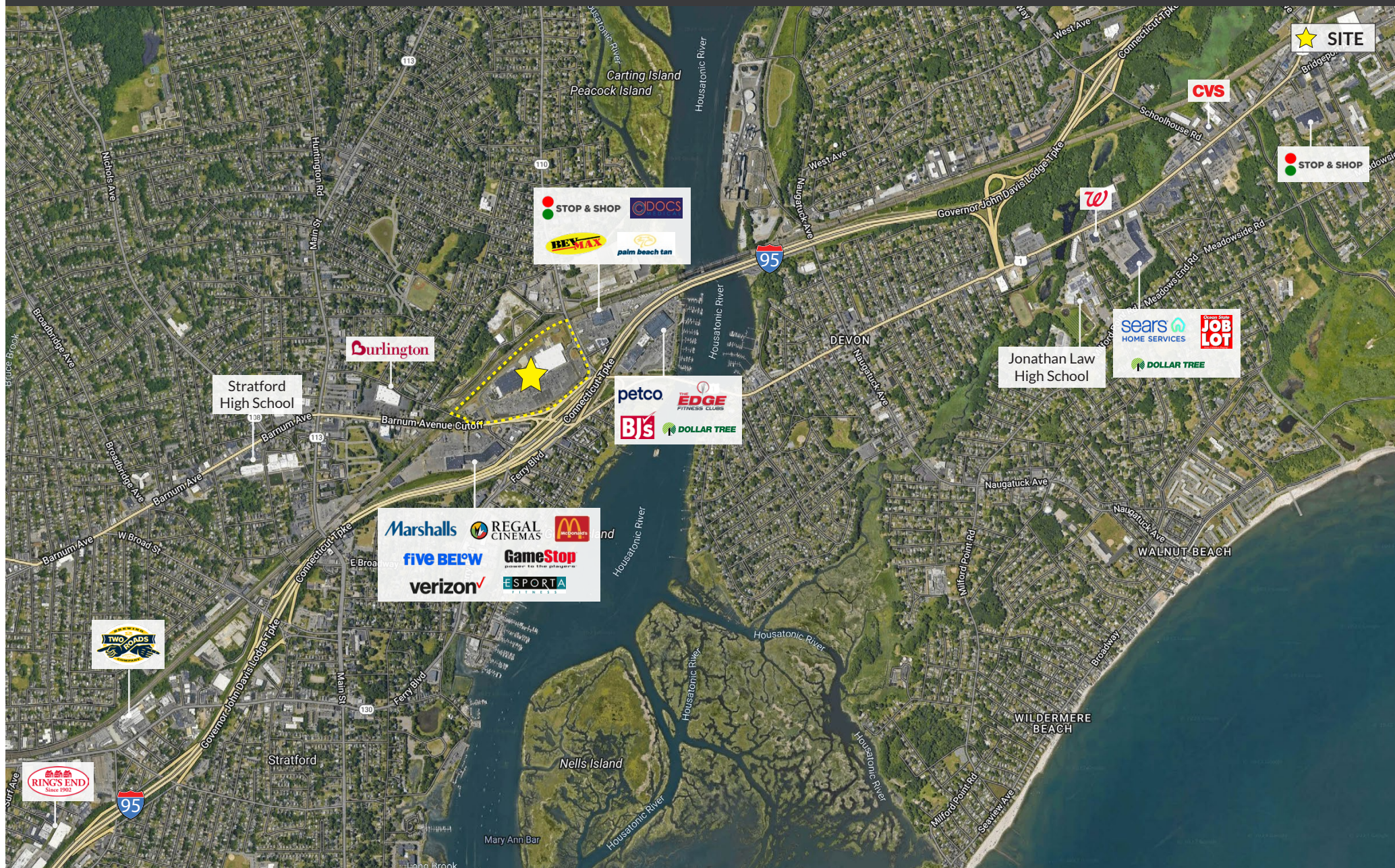


CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SHOP RITE PLAZA

250 BARNUM AVENUE CUTOFF | STRATFORD, CT 06614



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SHOP RITE PLAZA

250 BARNUM AVENUE CUTOFF | STRATFORD, CT 06614



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.