

TJ MAXX SHOPPING CENTER

78 FRONTAGE ROAD | EAST HAVEN, CT 06512

AVAILABLE 3,350 SF - 5,693 SF

ANCHORED BY



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

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,368	93,685	227,236
MEDIAN HH INC	\$64,994	\$68,649	\$68,956
AVERAGE HH INC	\$78,244	\$90,208	\$91,704



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

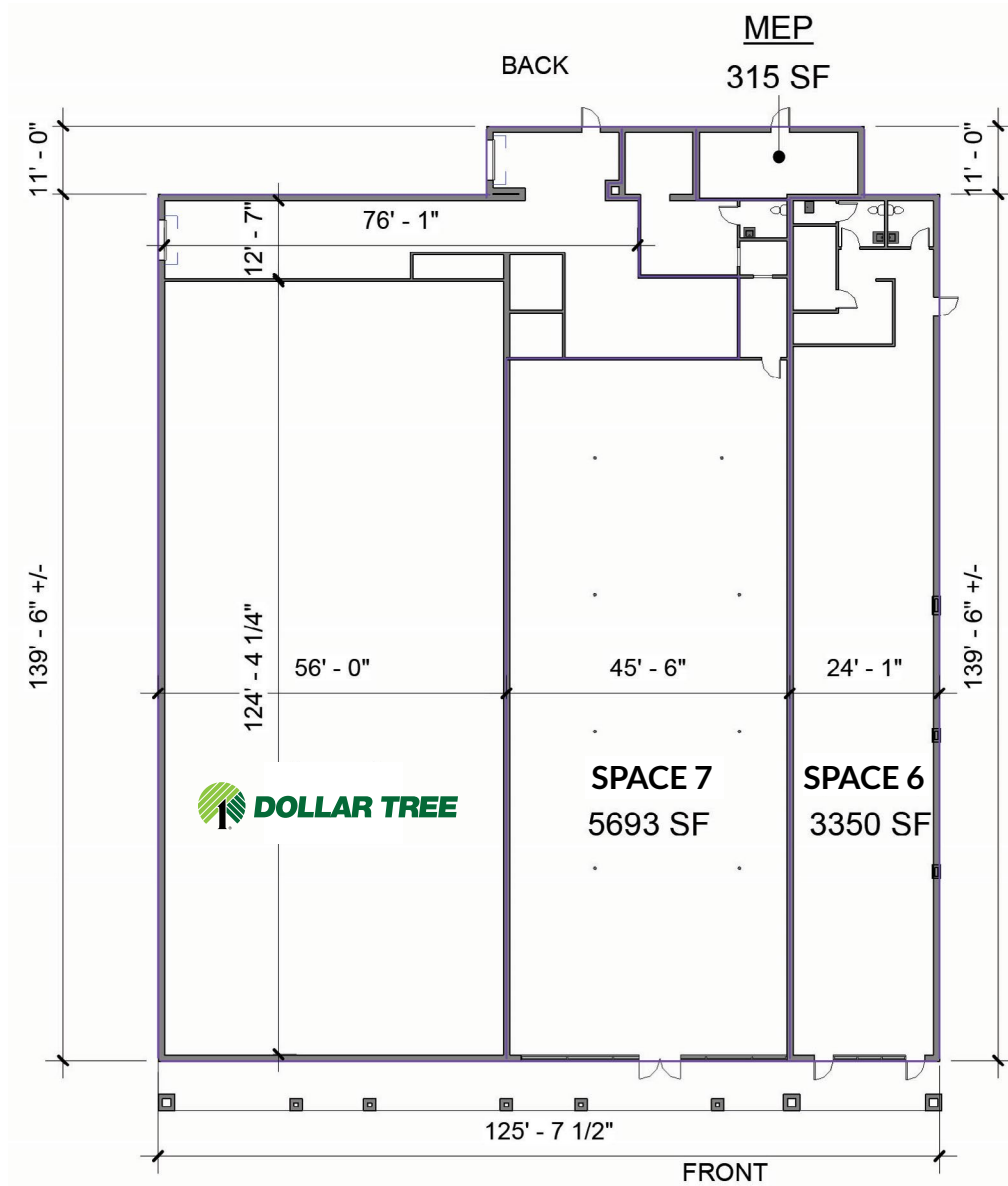


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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **13,368**

Households: **5,614**

Daytime Population: **7,455**

Median Age: **37.3**



Average Household Income: **\$78,244**

Median Household Income : **\$64,994**

3 MILE RADIUS:



Total Population: **93,685**

Households: **39,516**

Daytime Population: **85,027**

Median Age: **36.3**



Average Household Income: **\$90,208**

Median Household Income : **\$68,649**

5 MILE RADIUS:



Total Population: **227,236**

Households: **92,318**

Daytime Population: **177,426**

Median Age: **35.8**



Average Household Income: **\$91,704**

Median Household Income : **\$68,956**



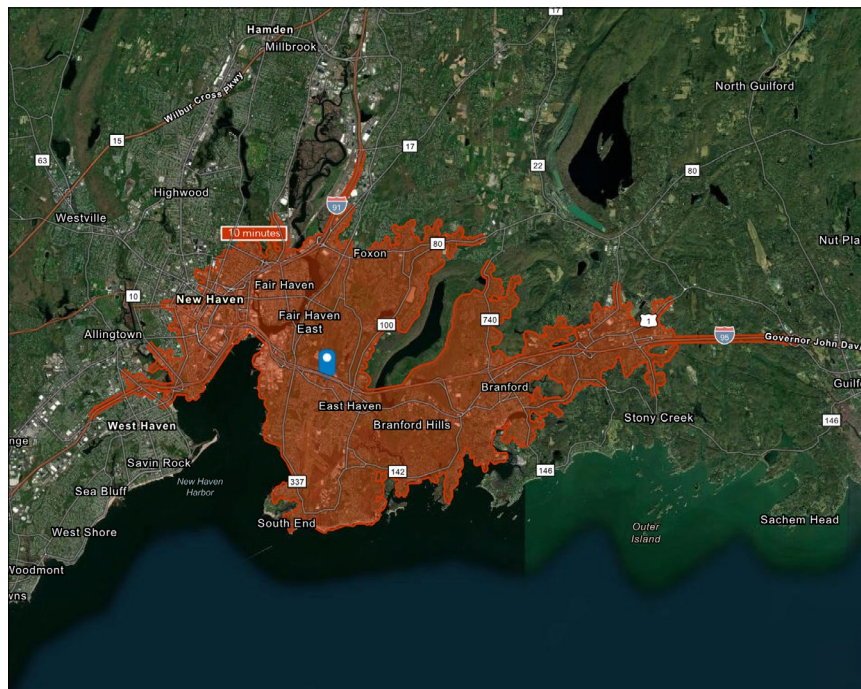
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10 MINUTE DRIVE TIME



KEY FACTS

108,984

Population

\$60,768

Median Household Income

37.2

Median Age

141,100

Daytime Population

TAPESTRY SEGMENTS

Parks & Rec <i>12,066 Households</i>	Metro Renters <i>8,877 Households</i>	Fresh Ambitions <i>5,934 Households</i>
<p>Socioeconomic Traits</p> <p>More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.</p>	<p>Socioeconomic Traits</p> <p>Well-educated consumers, many currently enrolled in college. Willing to take risks and work long hours to get to the top of their profession.</p>	<p>Socioeconomic Traits</p> <p>Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.</p>
<p>Household Types</p> <p>Married couples, approaching retirement age.</p>	<p>Household Types</p> <p>Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.</p>	<p>Household Types</p> <p>More single-parent than married-couple families.</p>
<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Multi-unit Rentals</p>	<p>Typical Housing</p> <p>Multi-unit Rentals; Single Family</p>

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

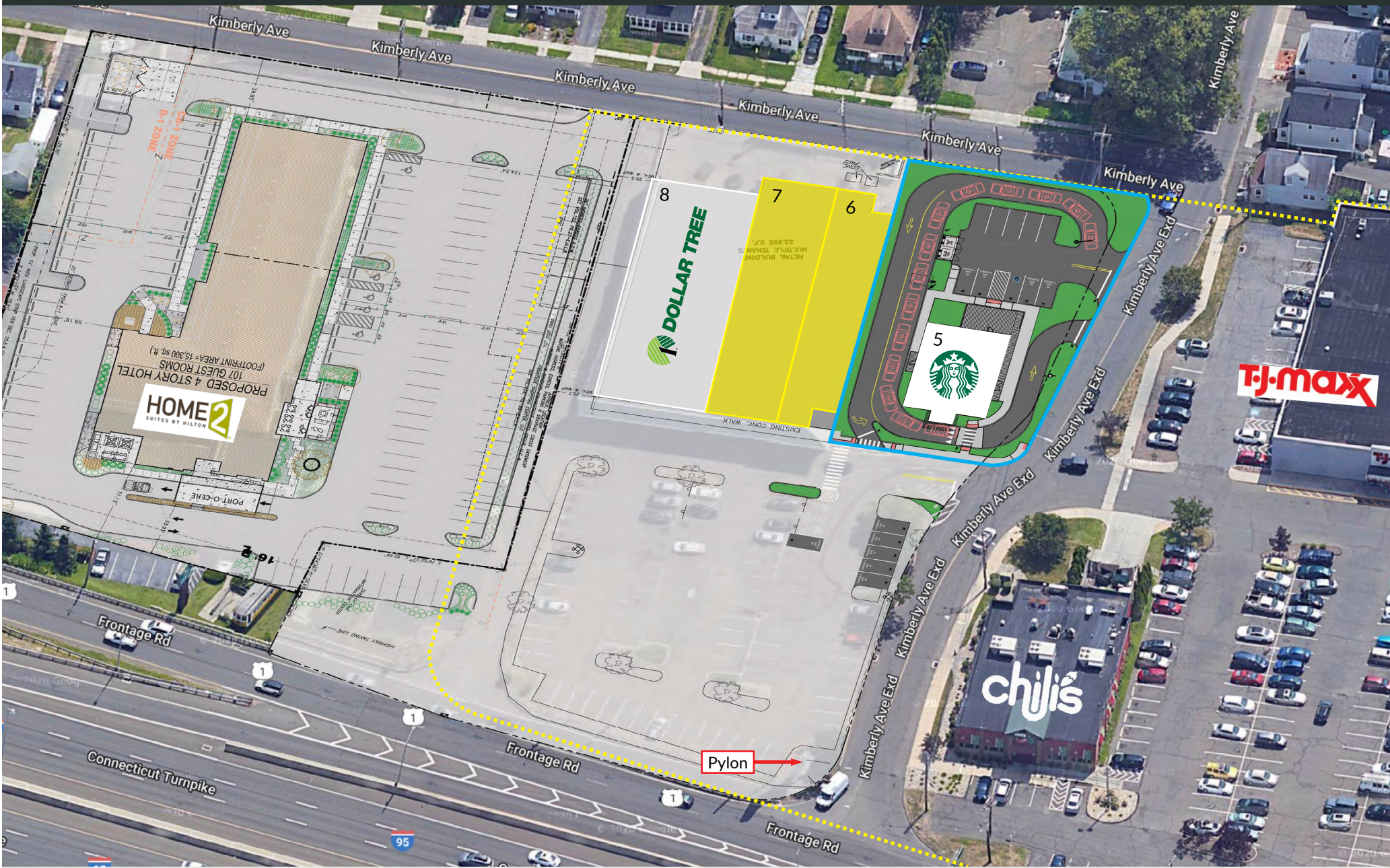


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