

TJ MAXX SHOPPING CENTER

78 FRONTAGE ROAD | EAST HAVEN, CT 06512

AVAILABLE 1,800SF - 5,128SF

ANCHORED BY

TJ-maxx HomeGoods BIGLOTS!

HOBBY LOBBY

SALLY BEAUTY SUPPLY

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: 1,800sf endcap with drive thru
- Space 07: 5,128sf

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	Big Lots	30,000
03	TJ Maxx / HomeGoods	35,000
04	Chili's	6,000
05	Available - with drive thru	1,800
06	Sally Beauty	2,000
07	Available	5,128
08	Work'n Gear	5,678
09	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**



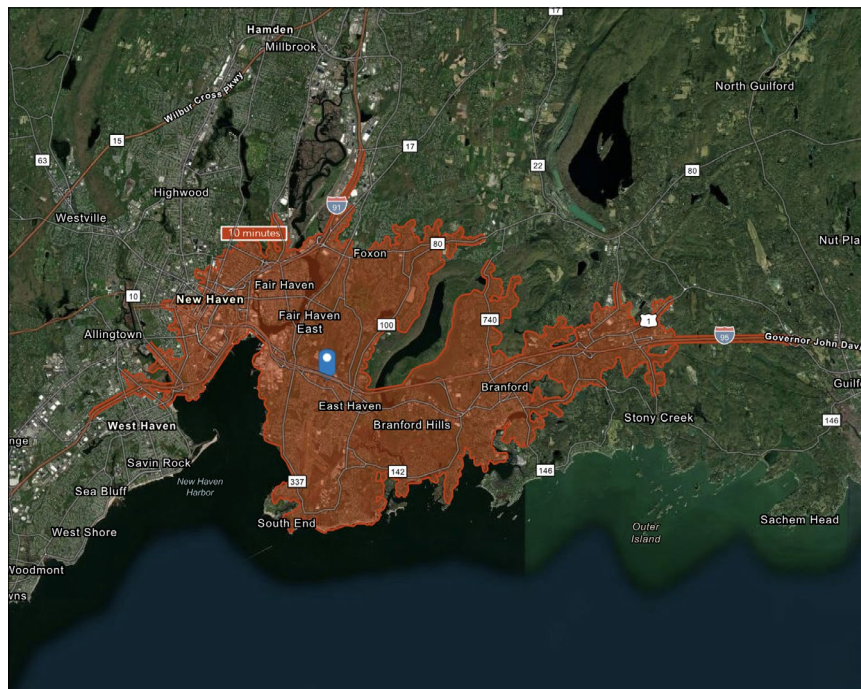
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10 MINUTE DRIVE TIME



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>
Socioeconomic Traits More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.	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.	Socioeconomic Traits Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.
Household Types Married couples, approaching retirement age.	Household Types Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.	Household Types More single-parent than married-couple families.
Typical Housing Single Family	Typical Housing Multi-unit Rentals	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

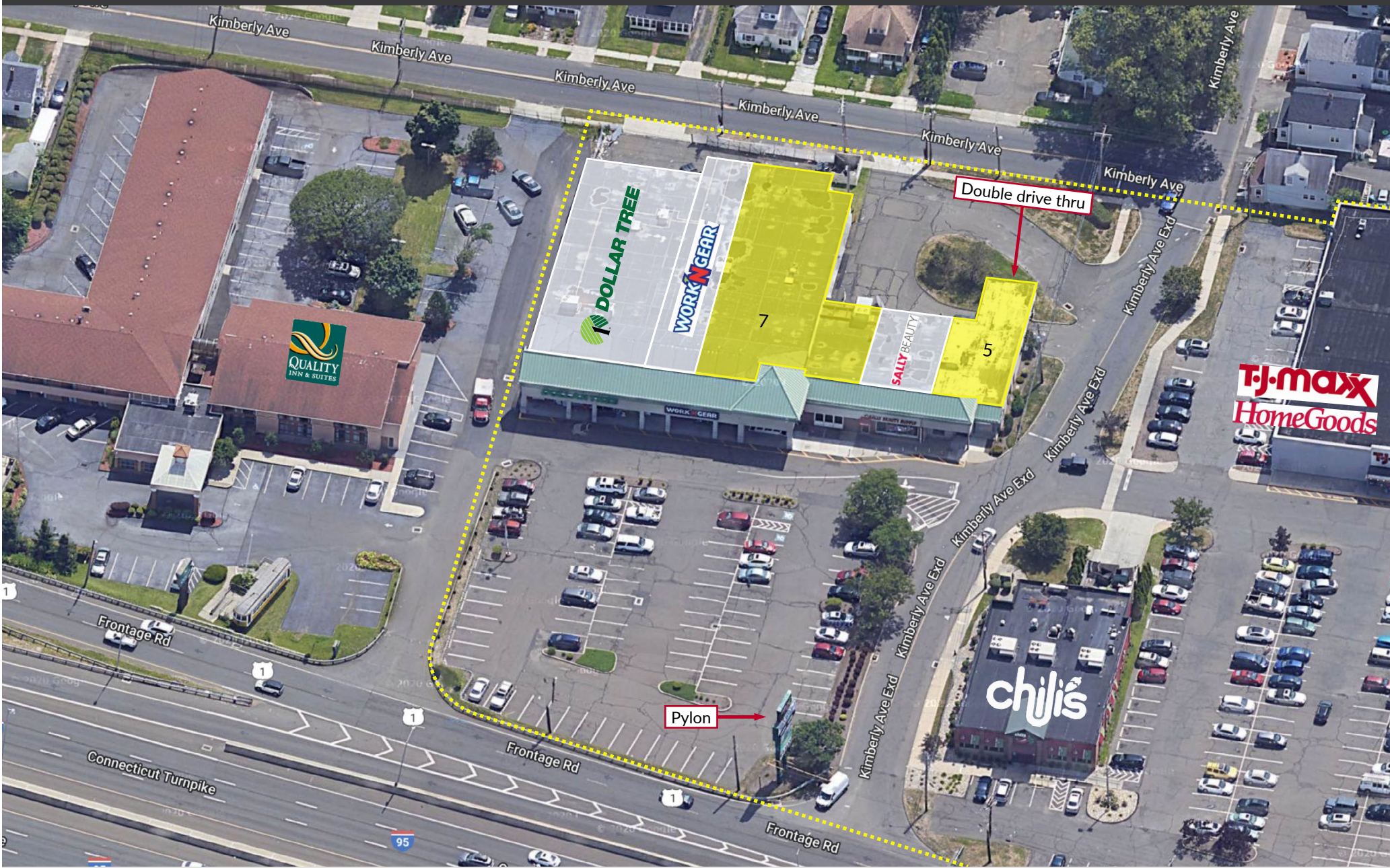


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