

THE SHOPS AT STONEBRIDGE

JOIN WHOLE FOODS, TJ MAXX, BARNES & NOBLE, BIRDCODE, CHIPOTLE, SHAKE SHACK,
STARBUCKS, THE GODDARD SCHOOL, KAY JEWELERS

100% LEASED



CHESHIRE, CT

TOWN OF CHESHIRE, NEW HAVEN COUNTY, CONNECTICUT

107 ACRE MIXED USE PROJECT



THE SHOPS AT STONEBRIDGE

PROPERTY INFORMATION

New Development on 107 Acres.

• • • •

Easy access on / off of I-84 & I-691, with ideal location right off Exit 3 of I-691.

• • • •

Two signalized entrances to the center.

• • • •

Retail Pads Available, Adult Housing Opportunity / Office Opportunity & Hotel coming soon.

• • • •

Retail Shopping Center of 136,000sf.

• • • •

Traffic Count: I-691: 49,499 vpd; Highland Ave: 12,894 vpd.

AVAILABLE SPACE

100% Leased



OVERALL SITE PLAN



PROPERTY LEASING PLAN - RETAIL

TENANTS / AVAILABILITY



#	TENANT	Sq. Ft.
A110	Paris Baguette	3,450
A120	Club Pilates	1,500
A130	Hand & Stone Massage	2,210
A140	Blender Bar	2,490
A150	Sephora	4,000
A180	Saybrook Home	9,211
B110	Whole Foods	40,000
C110	Choice Pet Supply	3,000
C120	Love Sac	2,100
C130	J Crew Factory	4,100
C110	TJ Maxx	23,000
C310	Barnes & Noble	18,000
C410	Harvey and Lewis	2,800
C420	Kay jewelers	2,208
C430	90's Nails	3,800
C510	Blu Pointe Prime Meat & Seafood	5,000
C520	Marketplace	5,000
D110	Ramen N Bao	2,354
D120	Chipotle	2,442
E110	Birdcode	2,500
E120	Shake Shack	3,250
F110	Lease Out	2,500
F120	Go Health	2,500
G110	Verizon	2,007
G120	Starbucks	2,400
H110	Chase Bank	3,050

TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **2,196**
 Households: **737**
 Daytime Population: **3,526**
 Median Age: **46.1**



Average Household Income: **\$137,501**
 Median Household Income: **\$106,307**

3 MILE RADIUS:



Total Population: **31,708**
 Households: **11,696**
 Daytime Population: **29,478**
 Median Age: **42.2**



Average Household Income: **\$164,752**
 Median Household Income: **\$126,954**

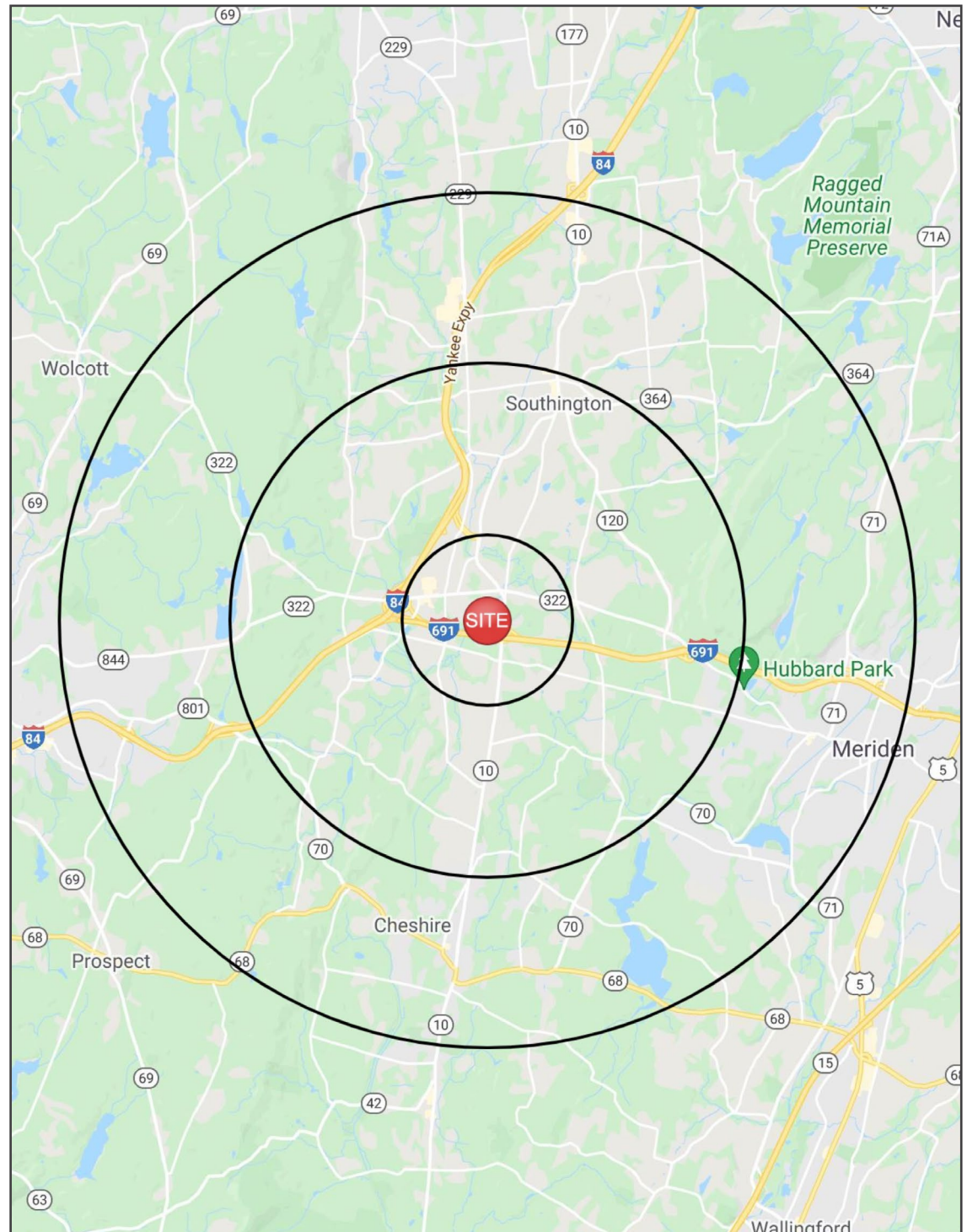
5 MILE RADIUS:



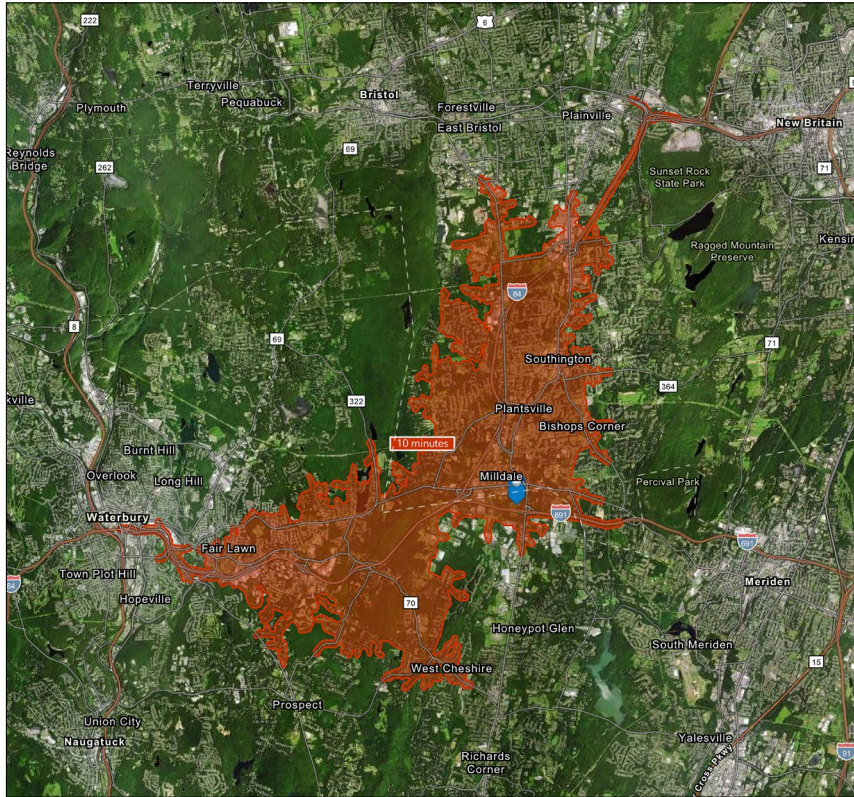
Total Population: **102,005**
 Households: **39,661**
 Daytime Population: **72,216**
 Median Age: **41.4**



Average Household Income: **\$139,816**
 Median Household Income: **\$107,961**



10 MINUTE DRIVE TIME



KEY FACTS

63,784

Population

41.0

Median Age

\$91,663

Median Household Income

63,814

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites

8,382 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

Fresh Ambitions

3,136 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

Dreambelt

1,736 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

TOTAL RETAIL SALES

Includes F&B



\$700,952,149

EDUCATION

Bachelor's Degree or Higher



40%

OWNER OCCUPIED HOME VALUE

Average



\$471,022

ANNUAL HOUSEHOLD SPENDING

\$4,293

Eating Out

\$2,599

Apparel & Services

\$7,772

Groceries

\$243

Computer & Hardware

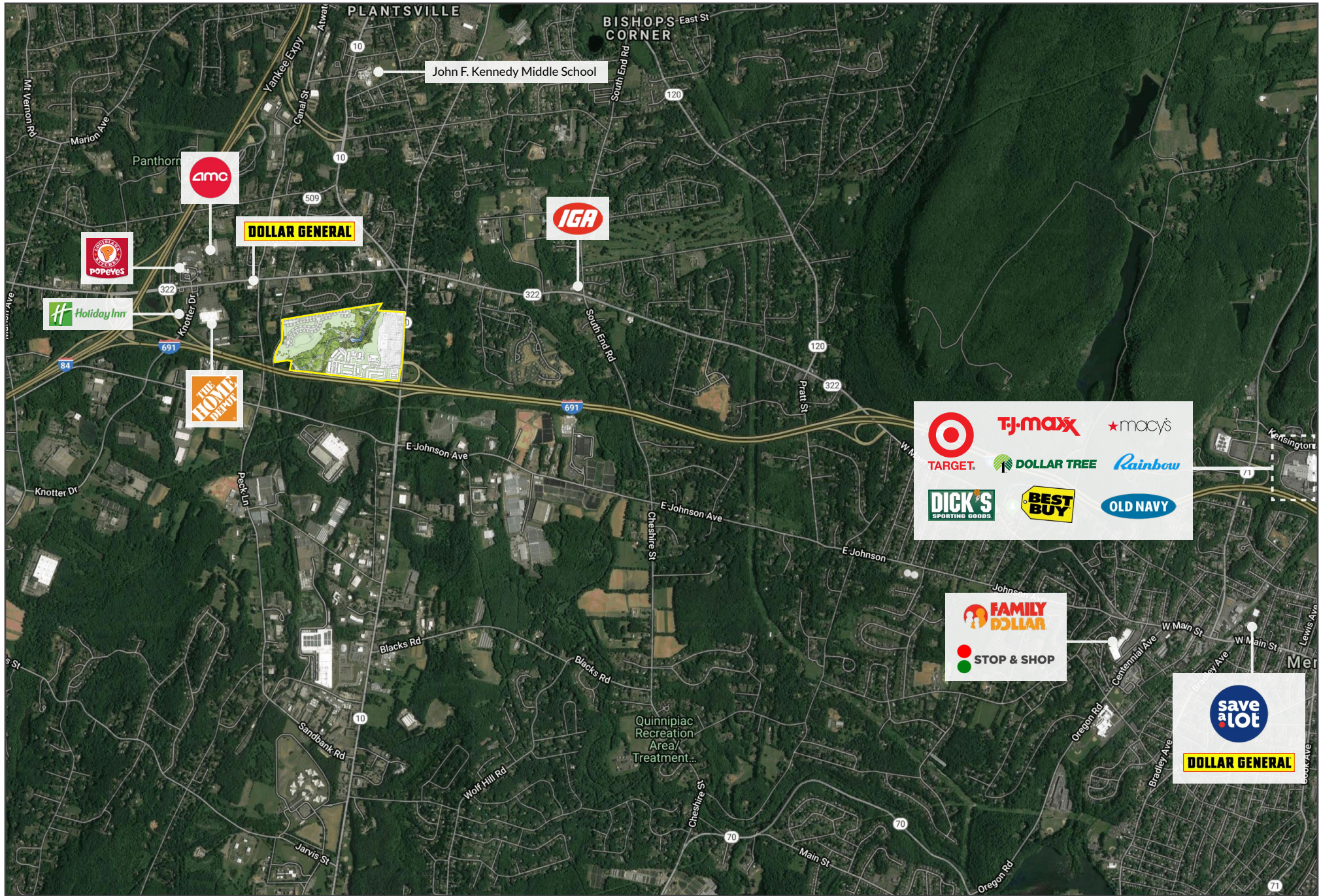
\$8,004

Health Care

AERIAL PLAN



MARKET OVERVIEW



CENTER PICTURES



THE SHOPS AT STONEBRIDGE



CHARTER REALTY

Dan Zelson | (203) 227-2922 | Dan@CharterRealty.com

www.CharterRealty.com

The Shops At Stonebridge | Route 10 & I-691, Cheshire, CT 06410

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.