

CENTER DELIVERY FOR LATE 2025

THE SHOPS AT STONEBRIDGE

JOIN WHOLE FOODS, TJ MAXX, BARNES & NOBLE, BIRDCODE, CHIPOTLE, SHAKE SHACK, STARBUCKS

AVAILABLE 2,500 SF



CHESHIRE, CT

TOWN OF CHESHIRE, NEW HAVEN COUNTY, CONNECTICUT

107 ACRE MIXED USE PROJECT

THE SHOPS AT STONEBRIDGE

UNDER CONSTRUCTION

PROPERTY INFORMATION

New Development on 107 Acres.

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

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Two signalized entrances to the center.

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

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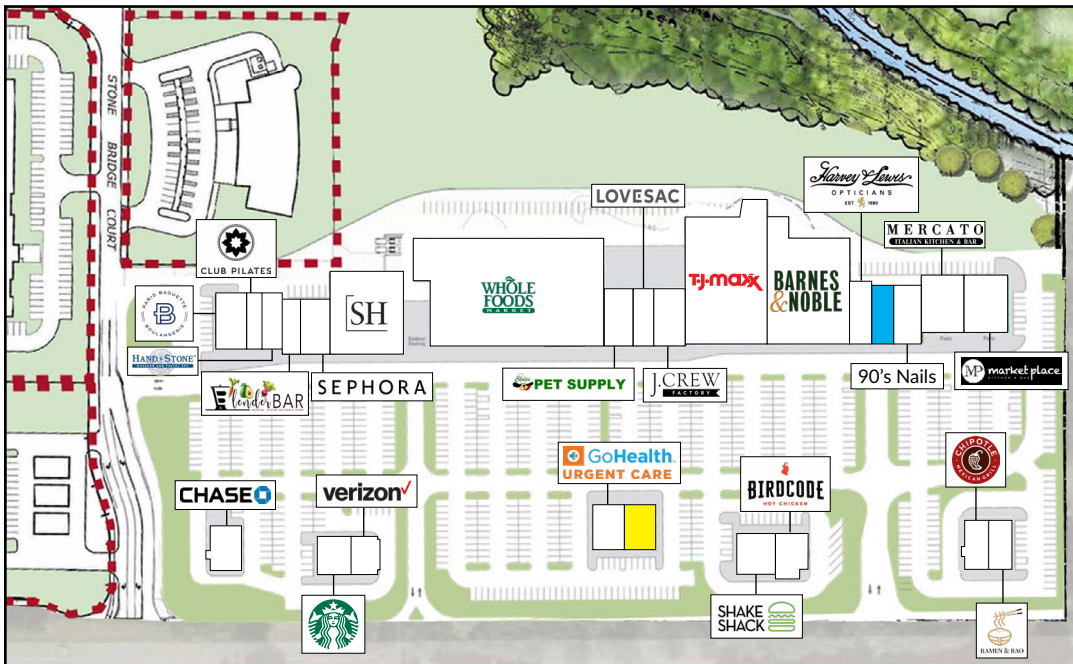
Retail Shopping Center of 136,000sf.

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

AVAILABLE SPACE

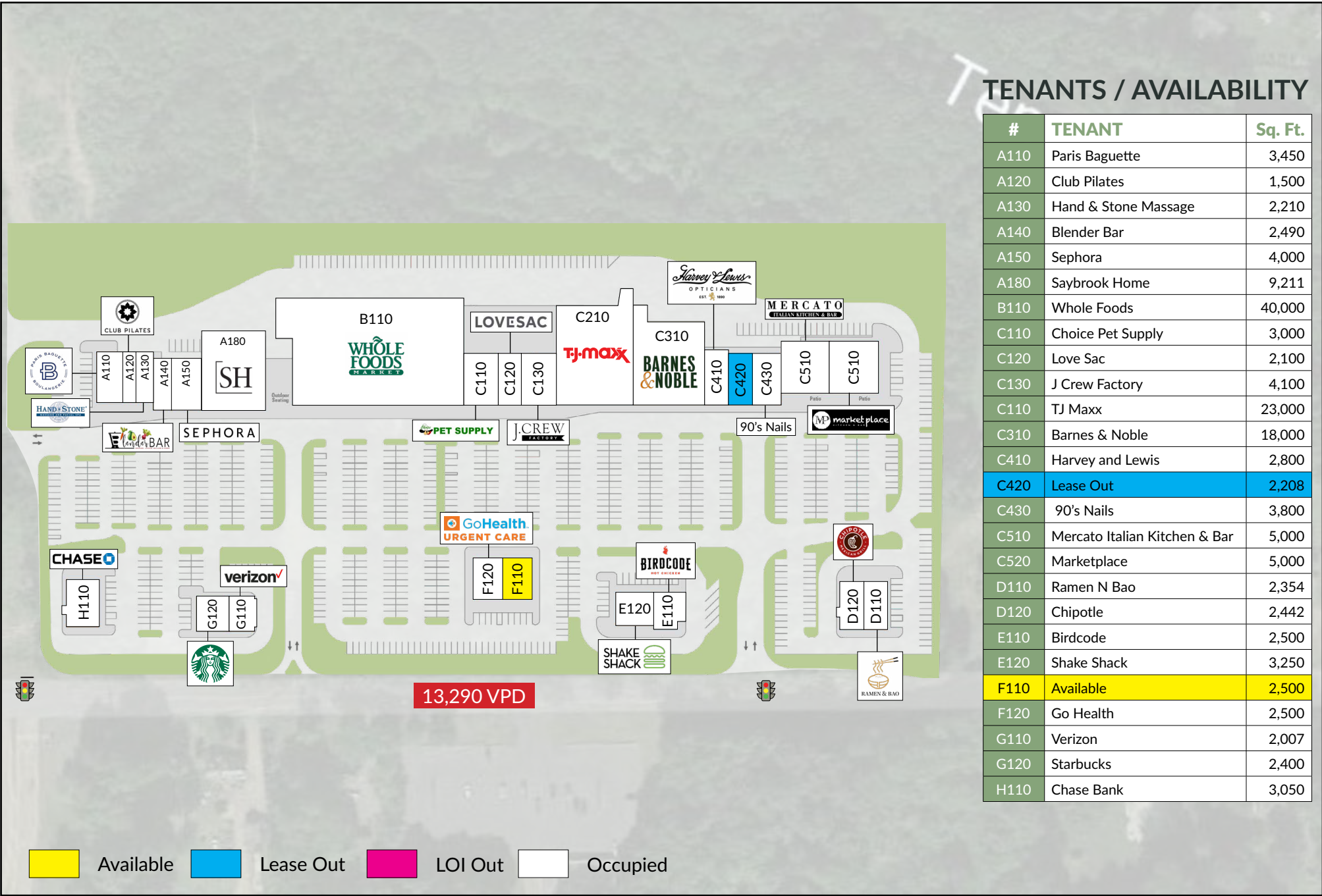
Available: 2,500 sf



OVERALL SITE PLAN



PROPERTY LEASING PLAN - RETAIL



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**

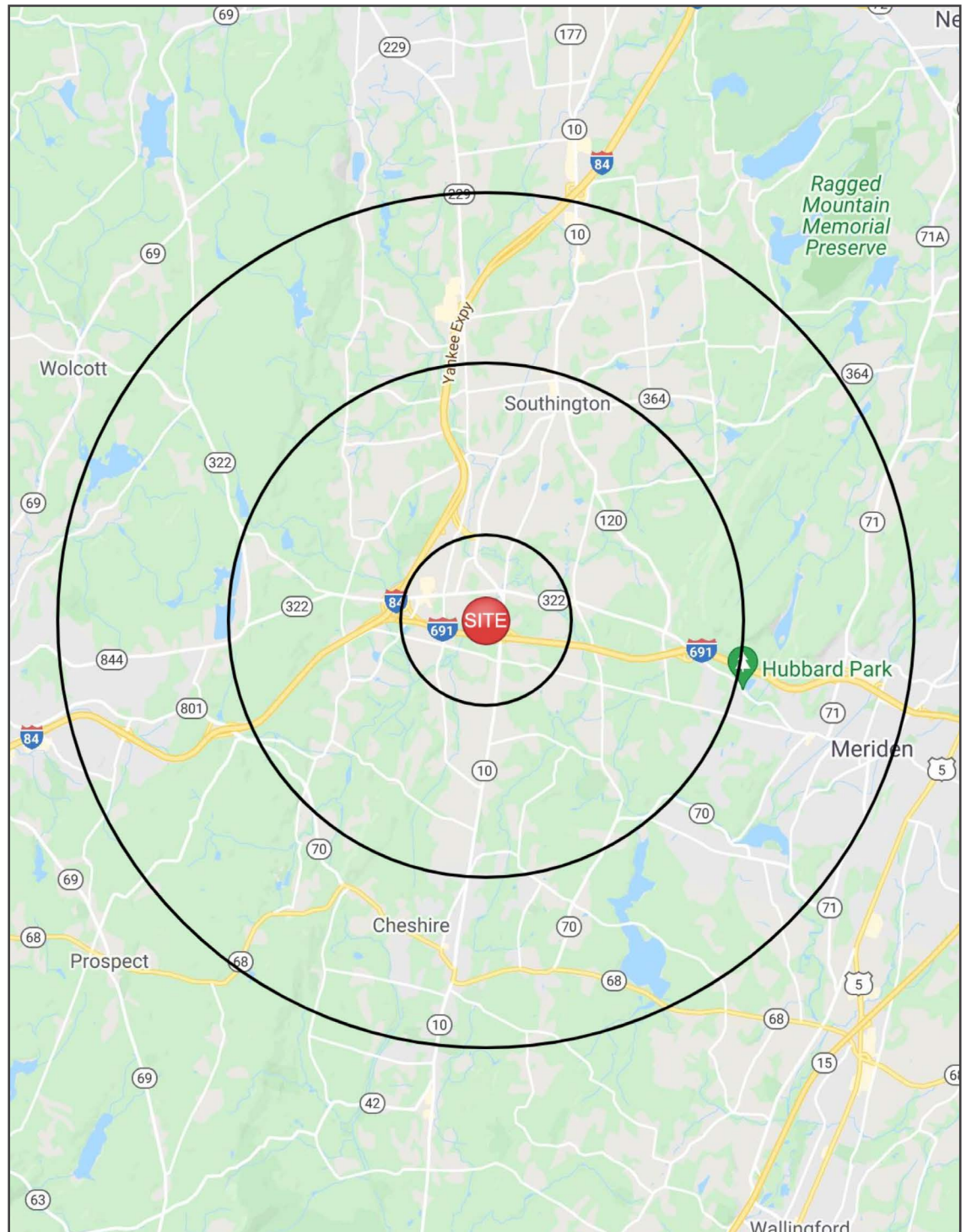
Daytime Population: **72,216**

Median Age: **41.4**

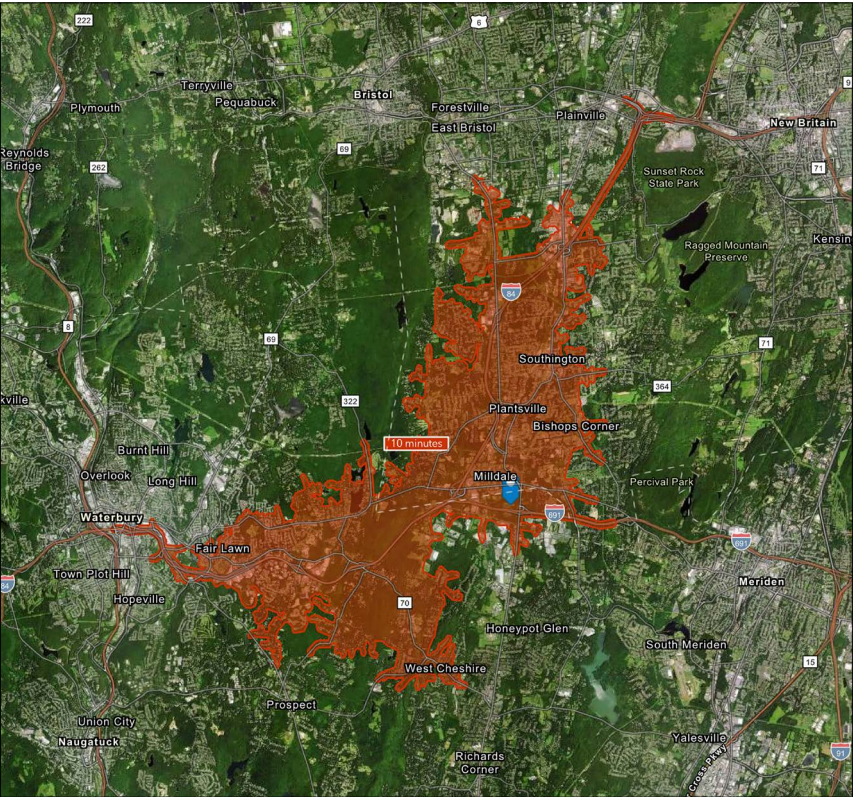


Average Household Income: **\$139,816**

Median Household Income: **\$107,961**



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$700,952,149

EDUCATION

Bachelor's Degree
or Higher



40%

OWNER OCCUPIED HOME VALUE

Average



\$471,022

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	Fresh Ambitions 3,136 households	Dreambelt 1,736 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.	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.	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	Household Types Single parents and married or cohabiting couples	Household Types Married couples
Typical Housing Single Family	Typical Housing Multi-Units	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$4,293

Eating
Out

\$2,599

Apparel &
Services

\$7,772

Groceries

\$243

Computer &
Hardware

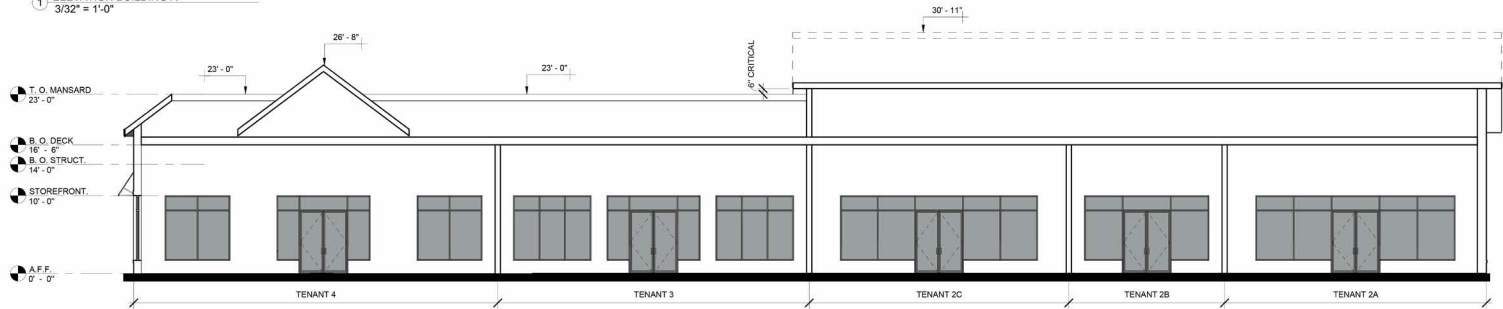
\$8,004

Health
Care

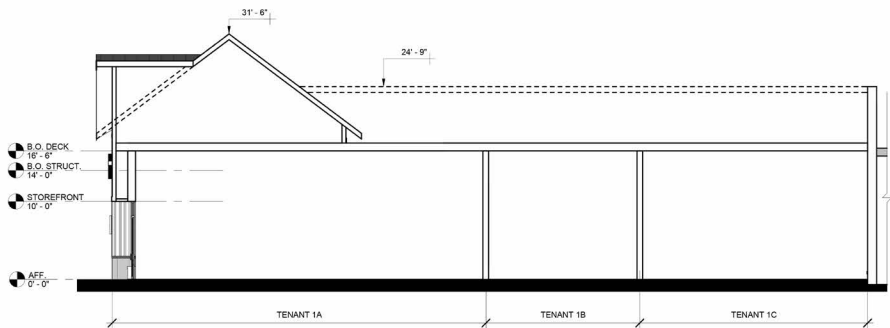
ELEVATIONS



① ELEVATION BUILDING A
3/32" = 1'-0"



② SCHEMATIC BUILDING A SECTION
1/8" = 1'-0"



③ SCHEMATIC BUILDING A SECTION
1/8" = 1'-0"

ELEVATIONS



② ELEVATION BUILDING B
3/32" = 1'-0"

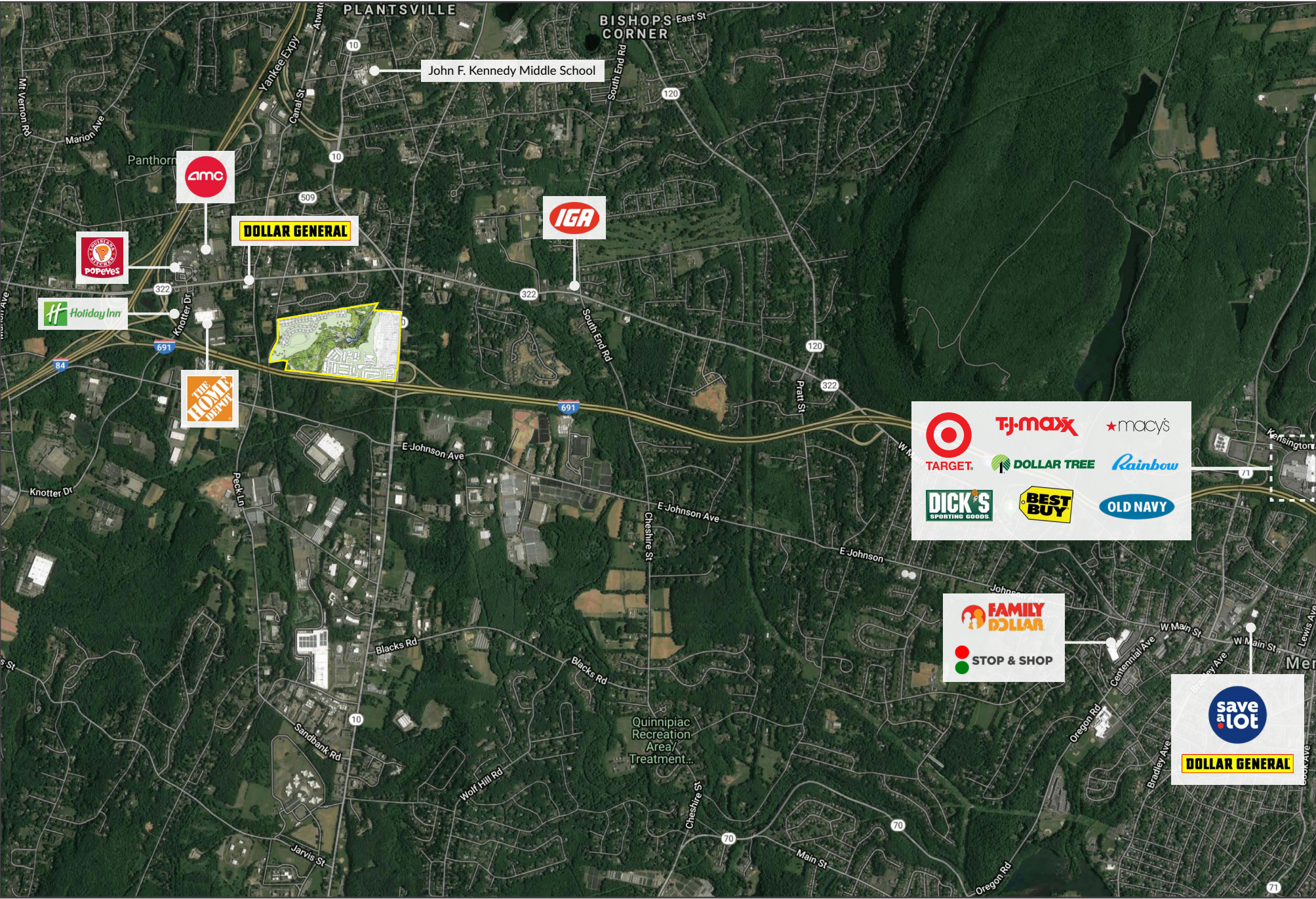
ELEVATIONS



AERIAL PLAN



MARKET OVERVIEW



RENDERINGS



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

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