CENTER DELIVERY FOR LATE 2025

THE SHOPS AT STONEBRIDGE

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

ONE SITE LEFT FOR SALE - 1.3 ACRES

Great



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.

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

Available: 1,900sf - 3,250sf.



OVERALL SITE PLAN





PROPERTY LEASING PLAN - RETAIL

			>		
T. M. S.			TEN	ANTS / AVAILAB	ILITY
State Designation of the state			#	TENANT	Sq. Ft.
SNA STATISTICS			A110	Paris Baguette	3,450
and the second se			A120	Club Pilates	1,500
			A130	Available	2,210
			A140	Blender Bar	2,490
			A150	LOI Out	4,000
		Savery Lews	A180	Saybrook Home	9,211
B1	10 C210		B110	Whole Foods	40,000
CLUB PILATES		C310	C110	Choice Pet Supply	3,000
		ARNES C 210	C120	LOI Out	2,100
I I I I I I I I I I I I I I I I I I I	C C C C C C C C C C C C C C C C C C C		C130	J Crew Factory	4,100
Sealing		Pade Pade Pade Pade Pade Pade Pade Pade Pade	C110	TJ Maxx	23,000
			C310	Barnes & Noble	18,000
			C410	Harvey and Lewis	2,800
			C420	Available	2,208
	GoHealth		C430	Available	3,800
			C510	Mercato Italian Kitchen & Bar	5,000
			C520	Marketplace	5,000
			D110	LOI Out	2,354
		D120	D120	Chipotle	2,442
			E110	Birdcode	2,500
	SHAKE A SHACK		E120	Shake Shack	3,250
1	13,290 VPD		F110	LOI Out	2,500
1 Company of the local day of the			F120	Go Health	2,500
			G110	Verizon	2,007
			G120	Lease Out	2,400
			H110	Chase Bank	3,050
Available Lease Out	LOI Out Occupie	ea			



TRADE AREA DEMOGRAPHICS

<u>1 MILE RADIUS:</u>

Households: 737

Median Age: 46.1

Daytime Population: 3,526



Total Population: **2,196**

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

<u>3 MILE RADIUS:</u>



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**

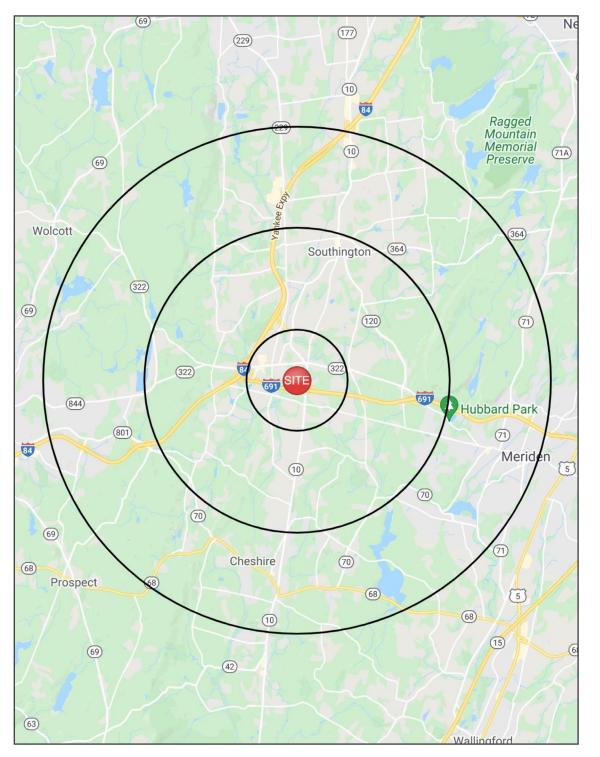
5 MILE RADIUS:



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

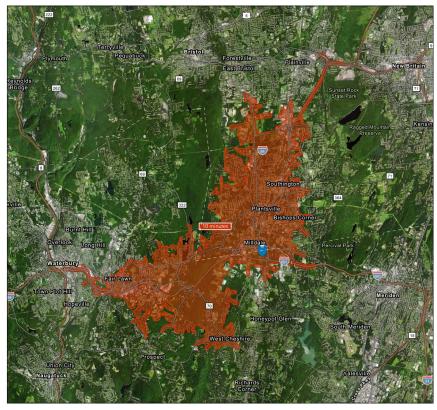


Average Household Income: **\$139,816** Median Household Income: **\$107,961**





10 MINUTE DRIVE TIME



44.040	KEY FACTS	40.0		
46,869		42.8		
Population		Median Age		
\$87,290		43,163		
Median Household Income		Daytime Population		
Т	APESTRY SEGMEN	٢S		
Parks & Rec	Front Porches	Savvy Suburbanites		
5,112 Households	4,629 Households	3,141 Households		
Socioeconomic Traits	Socioeconomic Traits	Socioeconomic Traits		
More than half of the population	Composed of a blue-collar	Residents are well educated,		
is college educated. This is a	workforce with a strong labor	well read, and well capitalized.		

workforce with a strong labor financially shrewd market with a force participation rate.

2 KAUPATURK	Richards Corner		Household	d Types	Household Types	rate a	t 67.9%.	
TOTAL RETAIL SALES	EDUCATION	OWNER OCCUPIED HOME VALUE	Married couples, approaching retirement age. Young fa single single Typical Housing		Young families w/ children, single parent families, singles living alone.	Married co children or o	old Types ouples with no older children; chold size is 2.85.	
Includes F&B	Bachelor's Degree or Higher	Average			Typical Housing Single Family; Multi Units		Typical Housing Single Family	
÷÷. ¶₩₽			ANNUAL HOUSEHOLD SPENDING					
• • • •			\$3,938	\$2,364	\$7,307	\$279	\$7,714	
\$481,874,662	37%	\$340,880	Eating	Apparel & Services		Computer & Hardware	Health	

Services

Out

diverse workforce.

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Care

Hardware

Families include empty nesters.

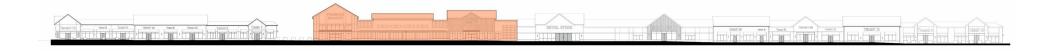
Higher labor force participation

ELEVATIONS











CHARTER REALTY

ELEVATIONS







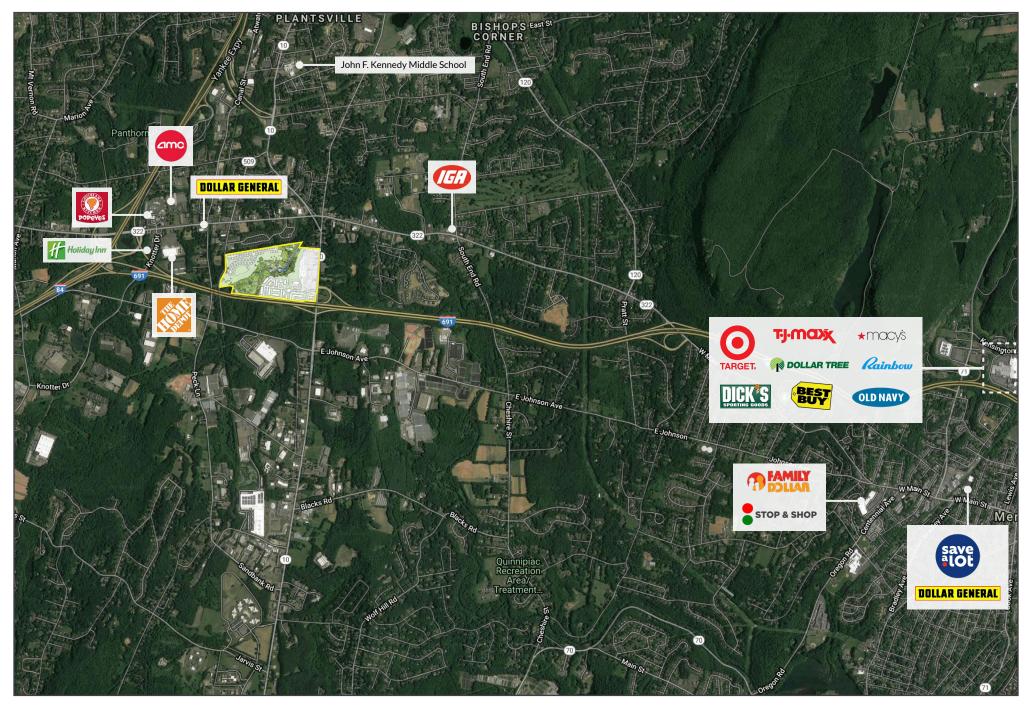
AERIAL PLAN





THE SHOPS AT STONEBRIDGE CHESHIRE, CT

MARKET OVERVIEW





RENDERINGS









THE SHOPS AT STONEBRIDGE



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