

CENTER DELIVERY FOR LATE 2025

# THE SHOPS AT STONEBRIDGE

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

AVAILABLE 2,208 SF - 2,354 SF | ONE SITE LEFT FOR SALE - 1.3 ACRES



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.

...

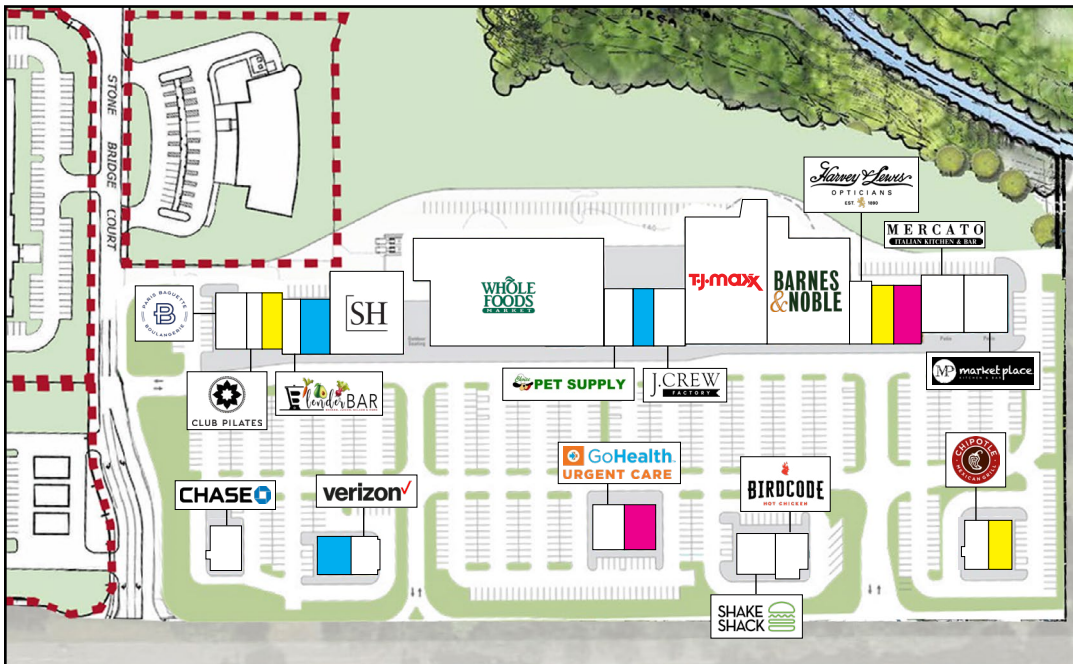
Retail Shopping Center of 136,000sf.

...

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

## AVAILABLE SPACE

Available: 2,208sf - 2,354sf.

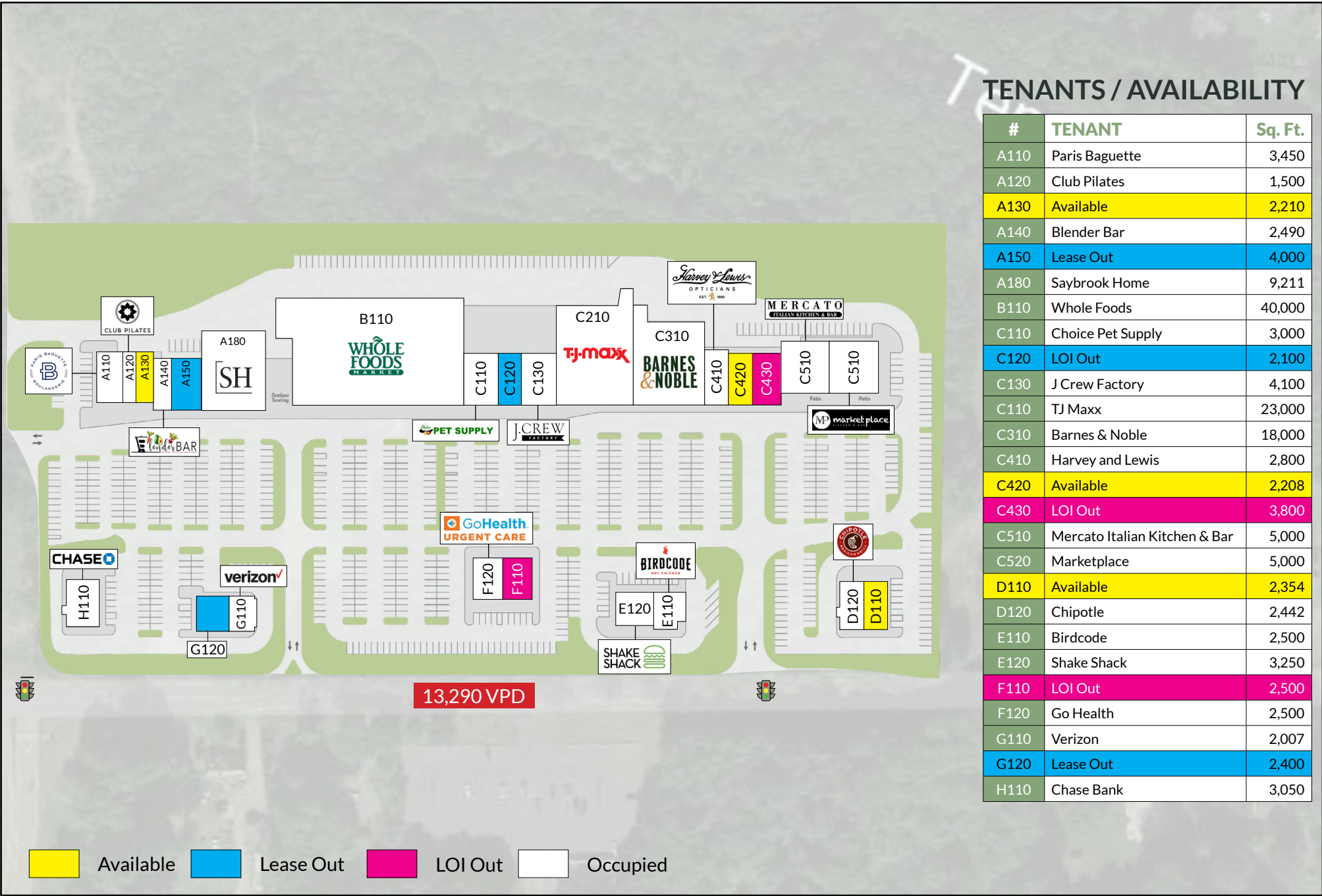




# OVERALL SITE PLAN



# 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**

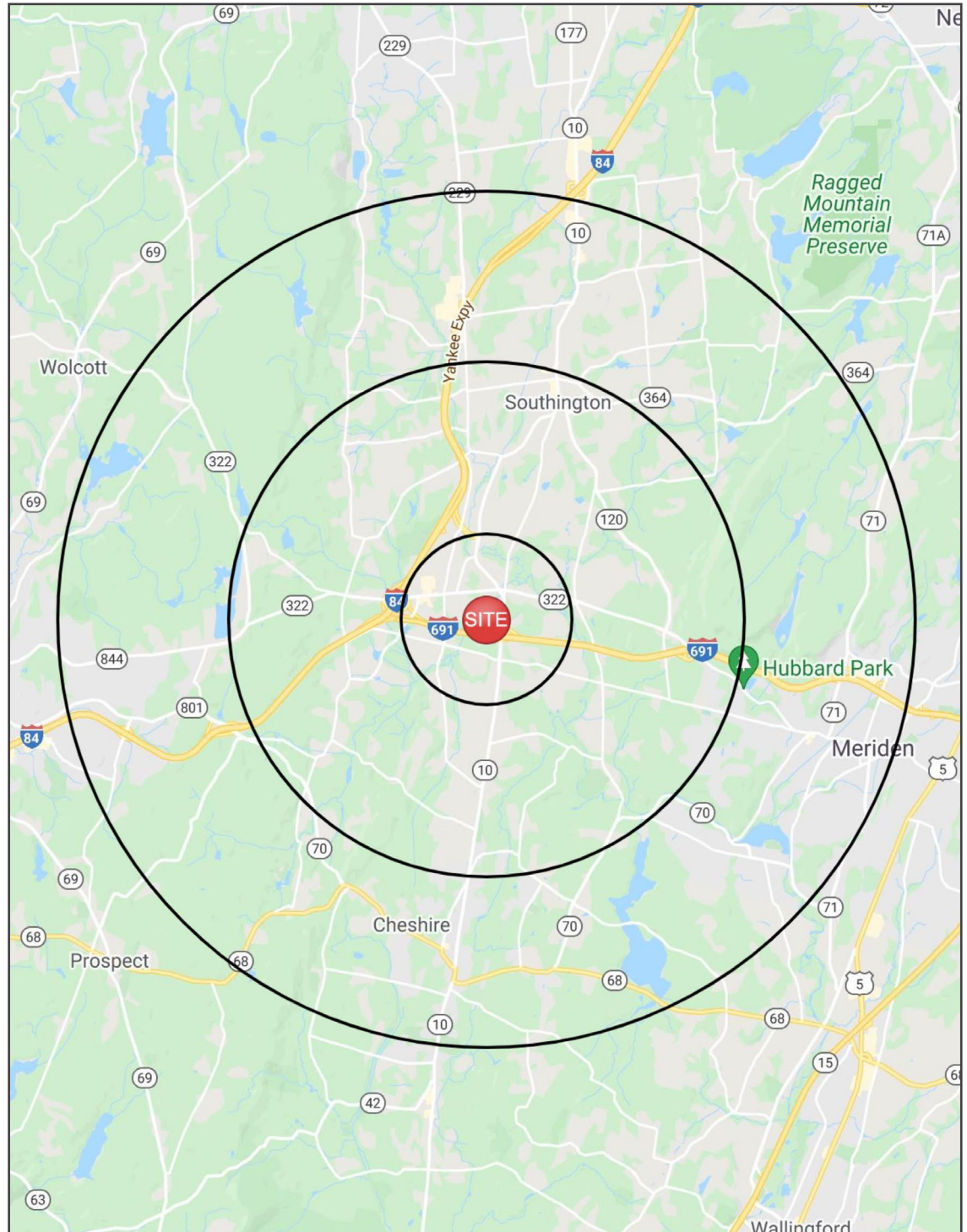
## 5 MILE RADIUS:



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

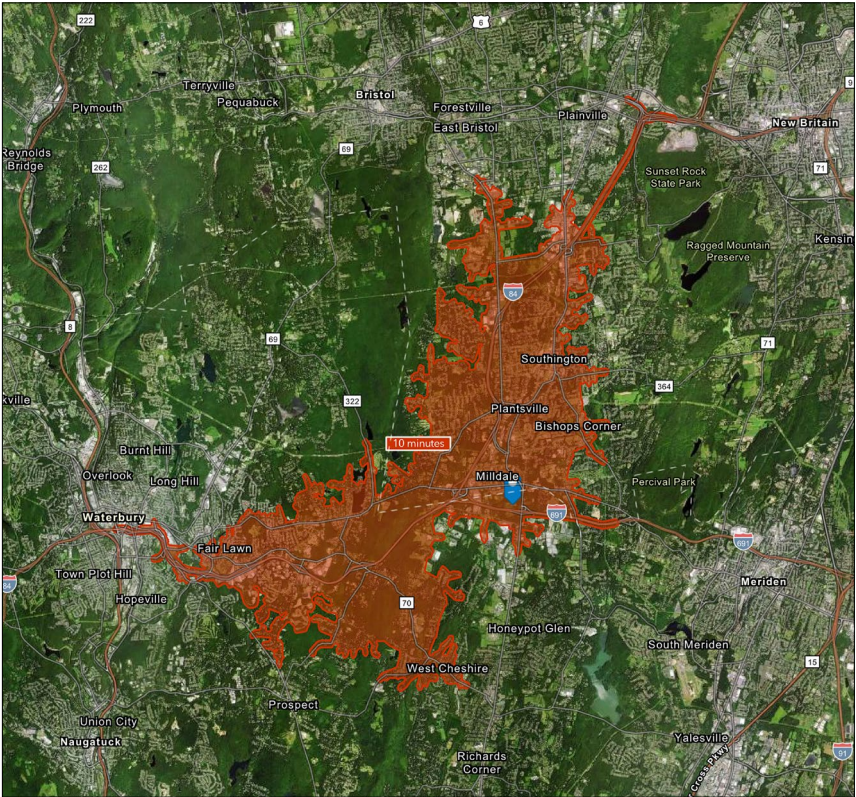


Average Household Income: **\$139,816**  
Median Household Income: **\$107,961**





# 10 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



\$481,874,662

## EDUCATION

Bachelor's Degree  
or Higher



37%

## OWNER OCCUPIED HOME VALUE

Average



\$340,880

## KEY FACTS

46,869

Population

42.8

Median Age

\$87,290

Median Household Income

43,163

Daytime Population

## TAPESTRY SEGMENTS

Parks & Rec 5,112 Households	Front Porches 4,629 Households	Savvy Suburbanites 3,141 Households
<b>Socioeconomic Traits</b> More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.	<b>Socioeconomic Traits</b> Composed of a blue-collar workforce with a strong labor force participation rate.	<b>Socioeconomic Traits</b> Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.
<b>Household Types</b> Married couples, approaching retirement age.	<b>Household Types</b> Young families w/ children, single parent families, singles living alone.	<b>Household Types</b> Married couples with no children or older children; average household size is 2.85.
<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family; Multi Units	<b>Typical Housing</b> Single Family

## ANNUAL HOUSEHOLD SPENDING

\$3,938

Eating  
Out

\$2,364

Apparel &  
Services

\$7,307

Groceries

\$279

Computer &  
Hardware

\$7,714

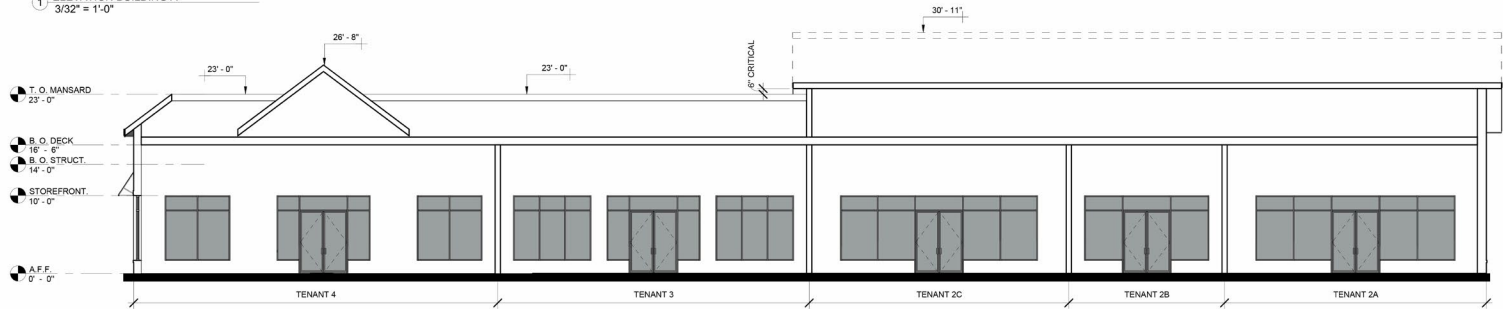
Health  
Care



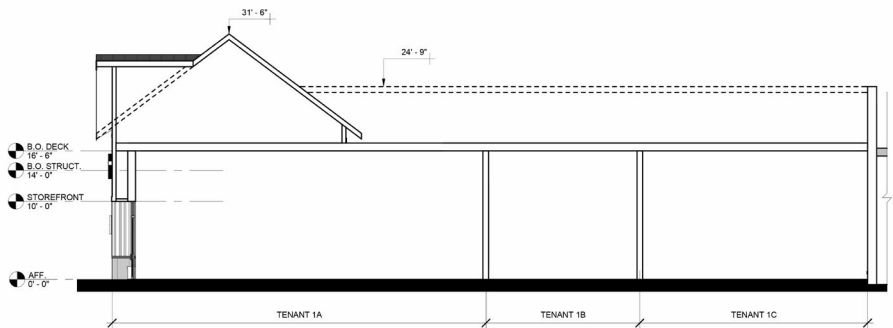
# ELEVATIONS



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



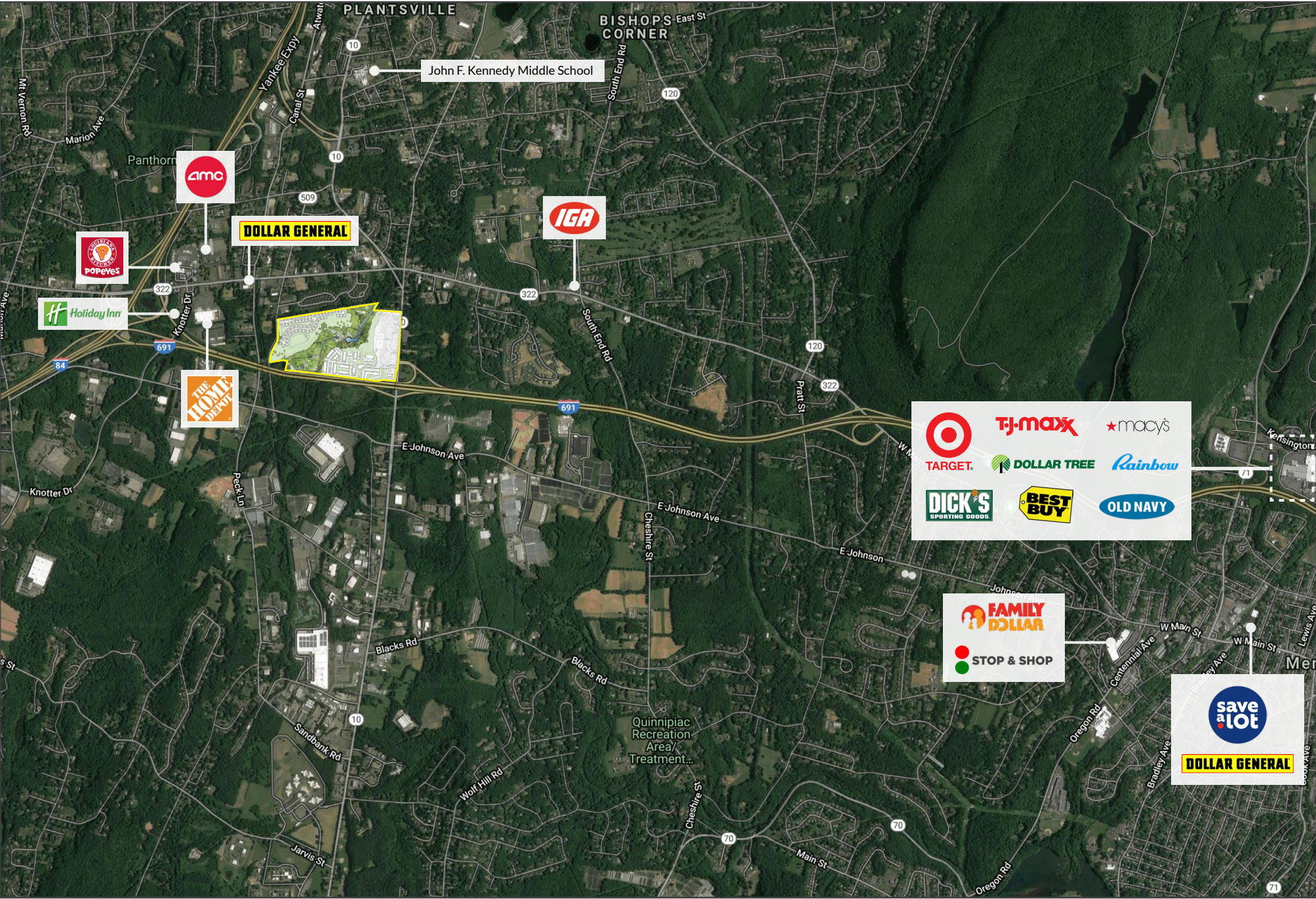


# AERIAL PLAN





# MARKET OVERVIEW





# RENDERINGS





# THE SHOPS AT STONEBRIDGE



**CHARTER REALTY**

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

**[www.CharterRealty.com](http://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.