

CENTER DELIVERY FOR LATE 2025

THE SHOPS AT STONEBRIDGE

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

AVAILABLE 2,208 SF & 2,210 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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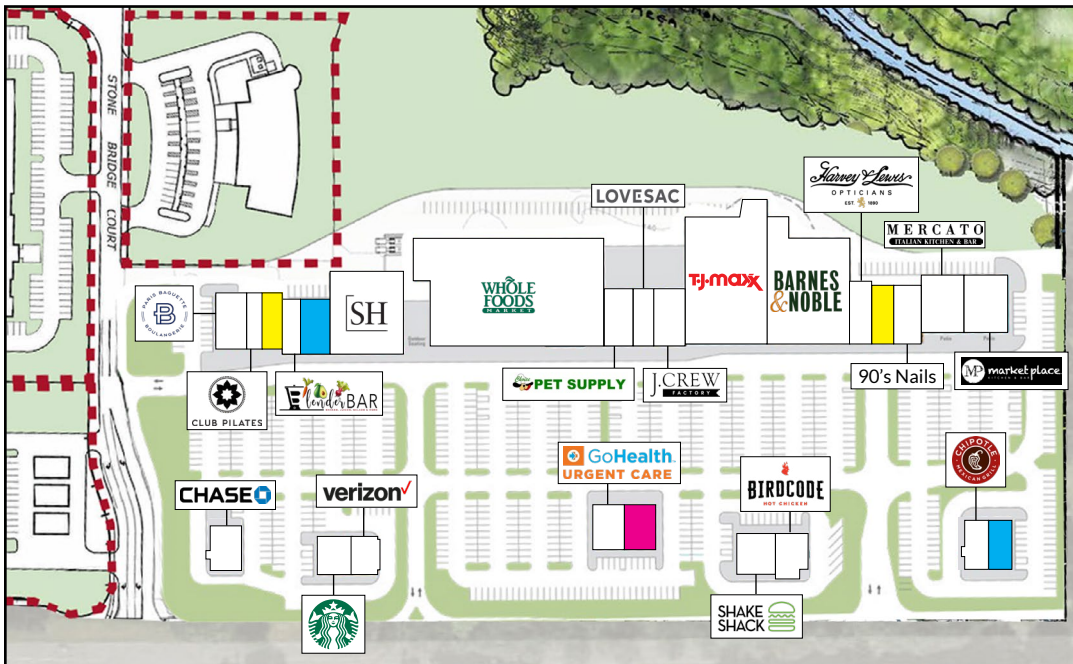
Retail Shopping Center of 136,000sf.

...

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

AVAILABLE SPACE

Available: 2,208sf & 2,210sf.



THE RESERVE AT STONEBRIDGE CROSSING

140 Unit Residential

RESIDENTIAL DEVELOPMENT AREA (+/- 180 UNITS)

ENTRY STATEMENT/COMMON SIGNAGE

SANITARY PUMP STATION

TEN MILE RIVER OPEN SPACE/WETLANDS PROTECTION CORRIDOR (CONSERVATION EASEMENT)

AVAILABLE RETAIL SPACE
900SF - 12,000SF

MAIN ENTRANCE

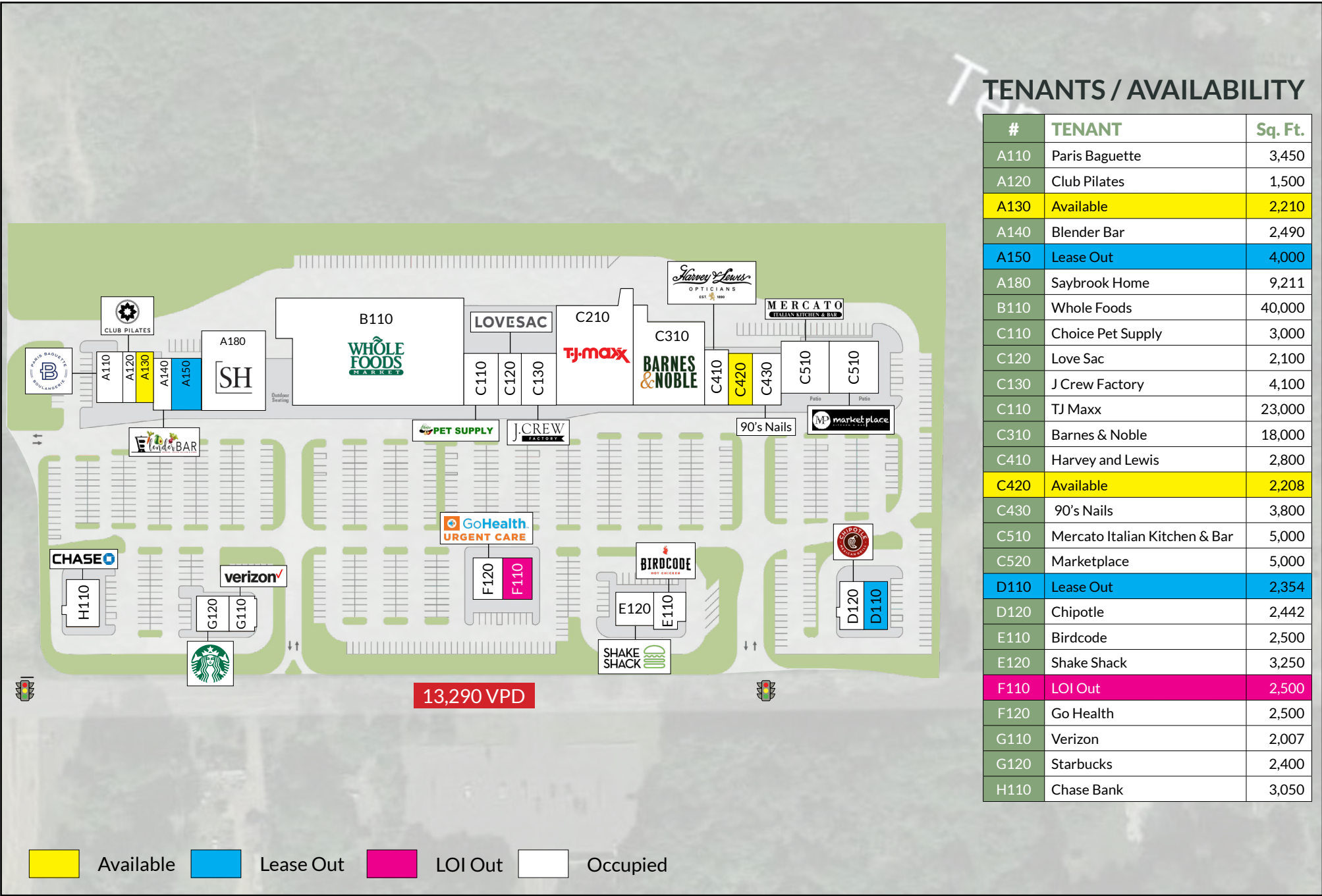
PARKING AREA (+/- 600 SPACES)

Logos: market place, MERCATO ITALIAN STEAKS & BAR, 90's Nails, Harvey & Lewis OPTICIANS, BARNES & NOBLE, T.J. maxx, J.CREW, PET SUPPLY, WHOLE FOODS, CHIPOTLE, BIRDCODE, SHAKE SHACK, LOVESAC, GoHealth URGENT CARE, SH, Starbucks, verizon, E! BAR, CLUB PILATES, PARIS BAGUETTE, CHASE, Available 2.8 Acres, Exit Ramp I-691, MAIN ENTRY WITH DECORATIVE ENTRY STATEMENT, Mobil / Convenience Store, Under Contract National Child Care, Under Contract 1.3 Acres for sale, **HOMESWOOD SUITES BY HILTON** 120-room hotel, **Eastpointe** 300 Unit Multi Family

TEN MILE RIVER OPEN SPACE/WETLANDS PROTECTION CORRIDOR (CONSERVATION EASEMENT)

691 WEST BOUND

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**

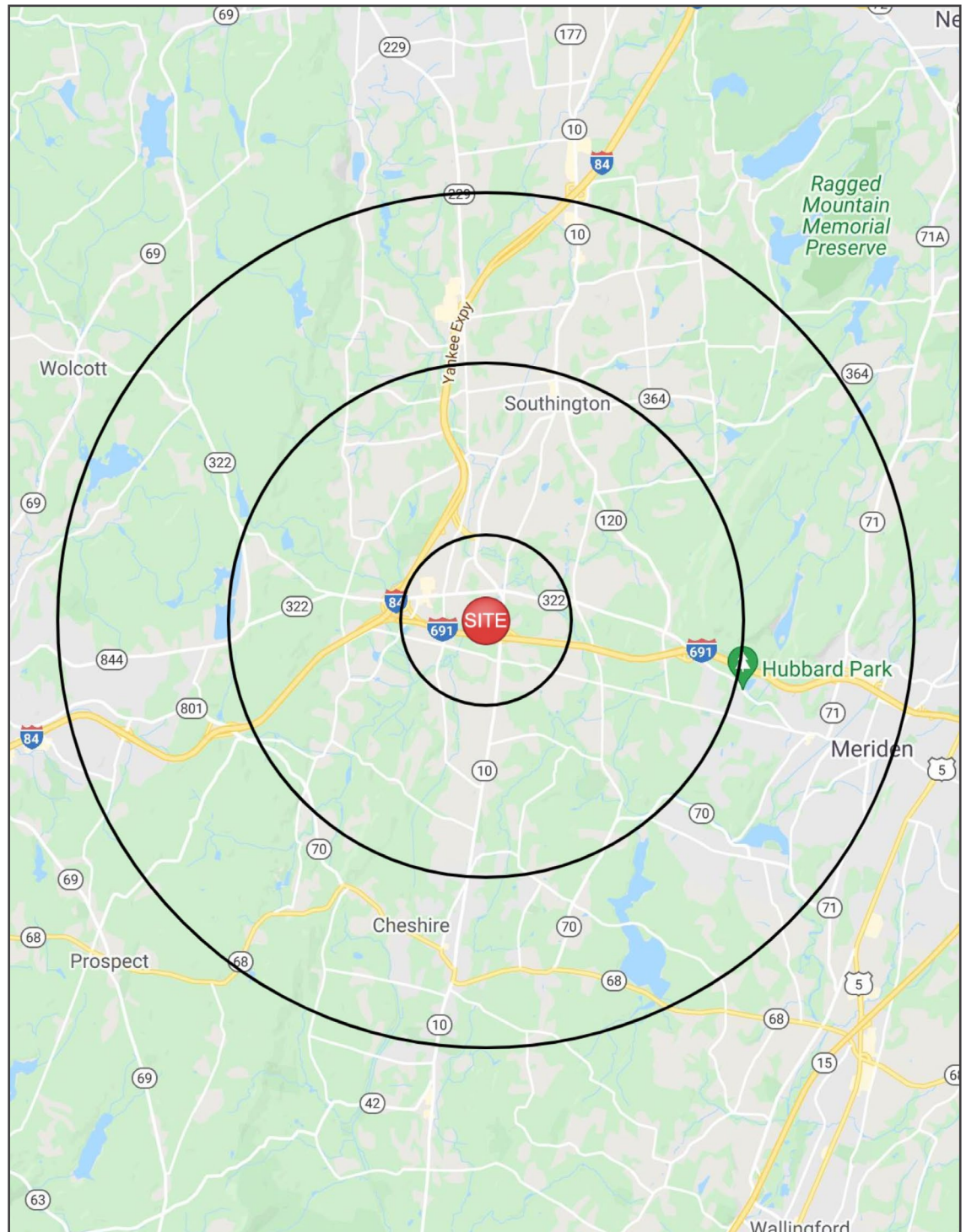
5 MILE RADIUS:



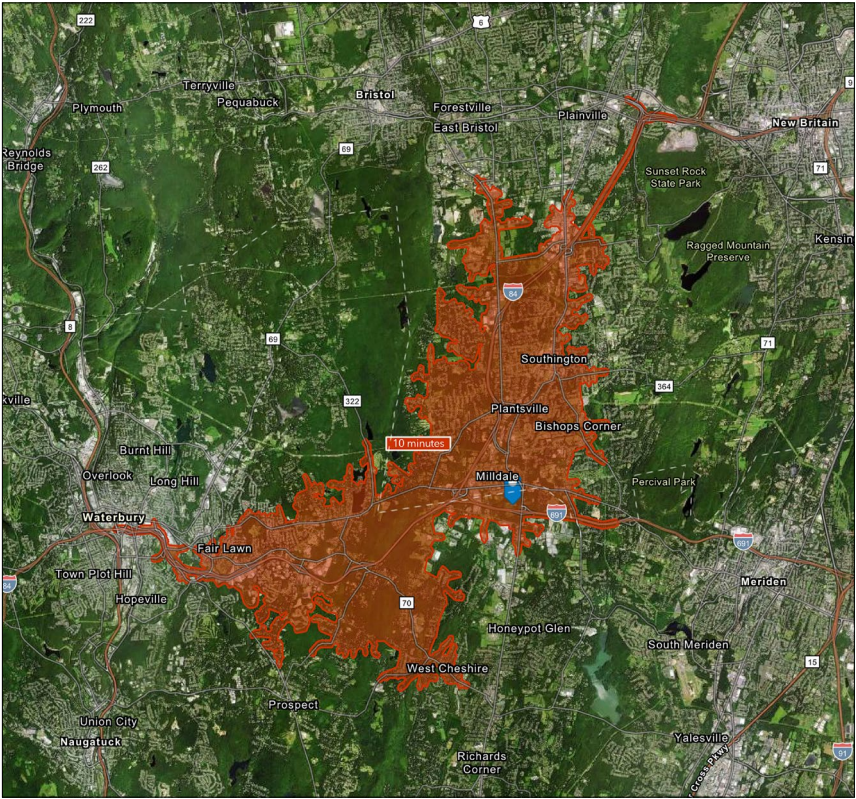
Total Population: **102,005**
Households: **39,661**
Daytime Population: **72,216**
Median Age: **41.4**



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 <i>8,382 households</i>	Fresh Ambitions <i>3,136 households</i>	Dreambelt <i>1,736 households</i>
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

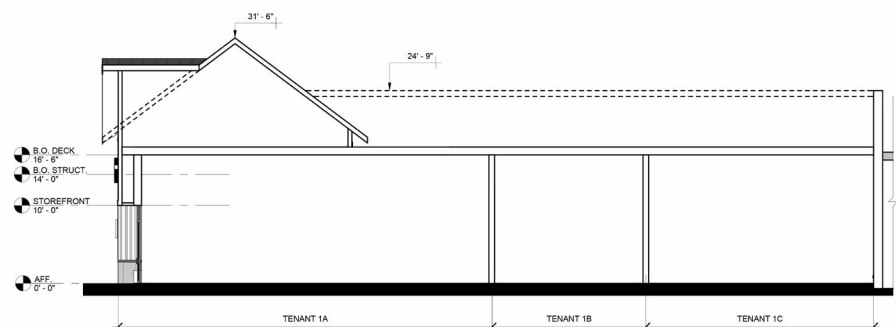
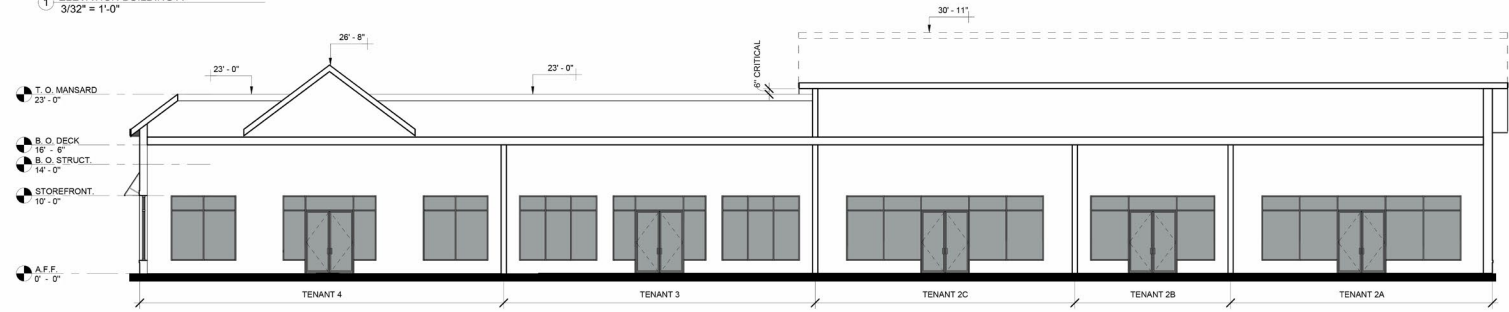
\$243

Computer & Hardware

\$8,004

Health Care

ELEVATIONS

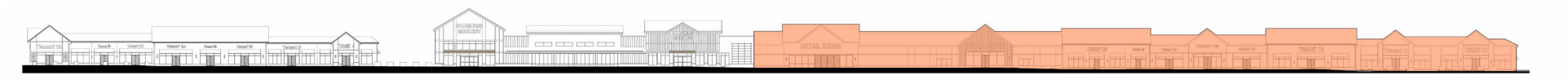


ELEVATIONS



② ELEVATION BUILDING B
3/32" = 1'-0"

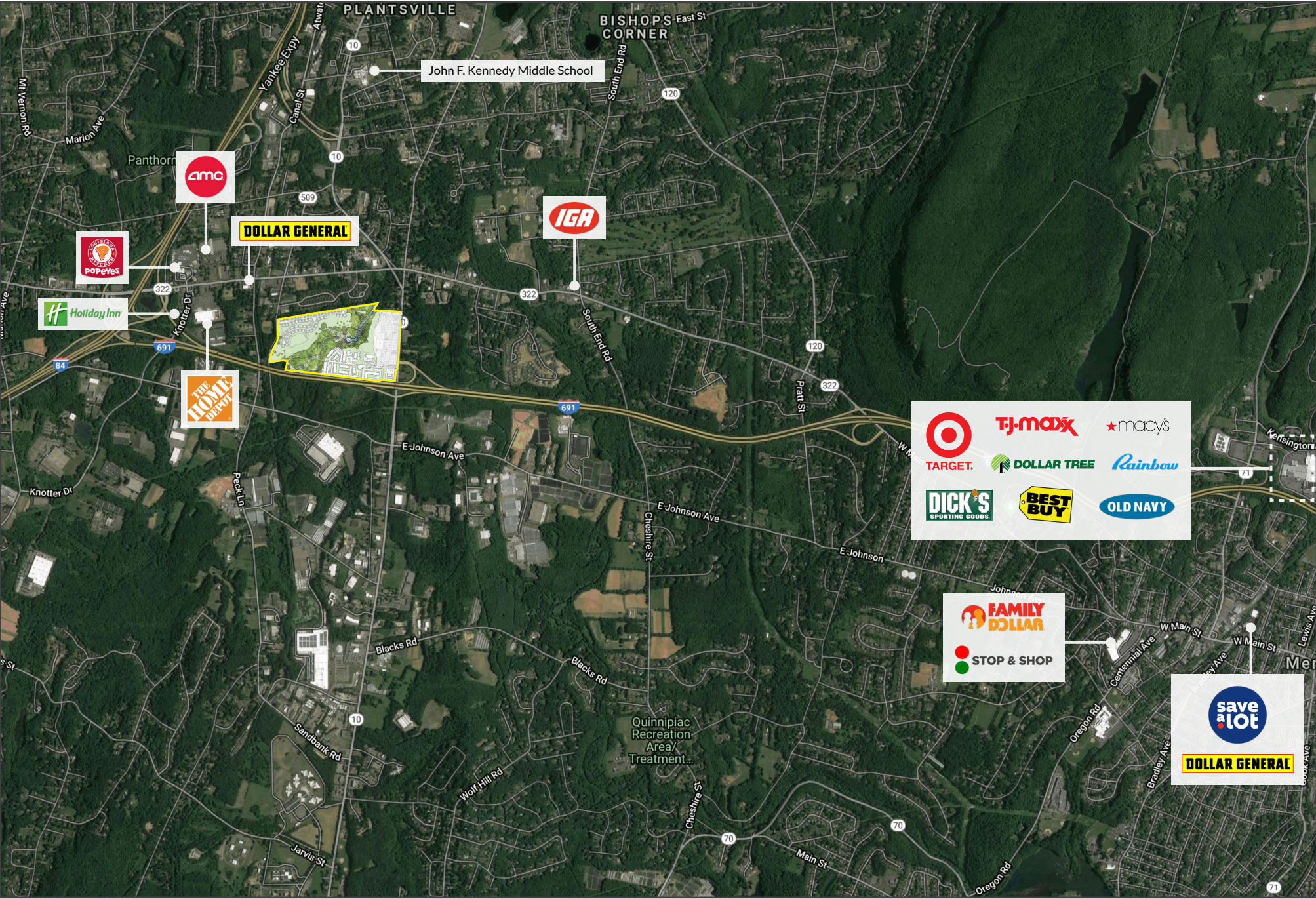
ELEVATIONS



AERIAL PLAN



MARKET OVERVIEW



RENDERINGS



THE SHOPS AT STONEBRIDGE



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