

CONSTRUCTION HAS STARTED

THE SHOPS AT STONEBRIDGE

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

TWO SITES LEFT FOR SALE - 1.2 ACRES & 3.97 ACRES WITH APPROVED 120-ROOM HOTEL



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 signaled entrances to the center.

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

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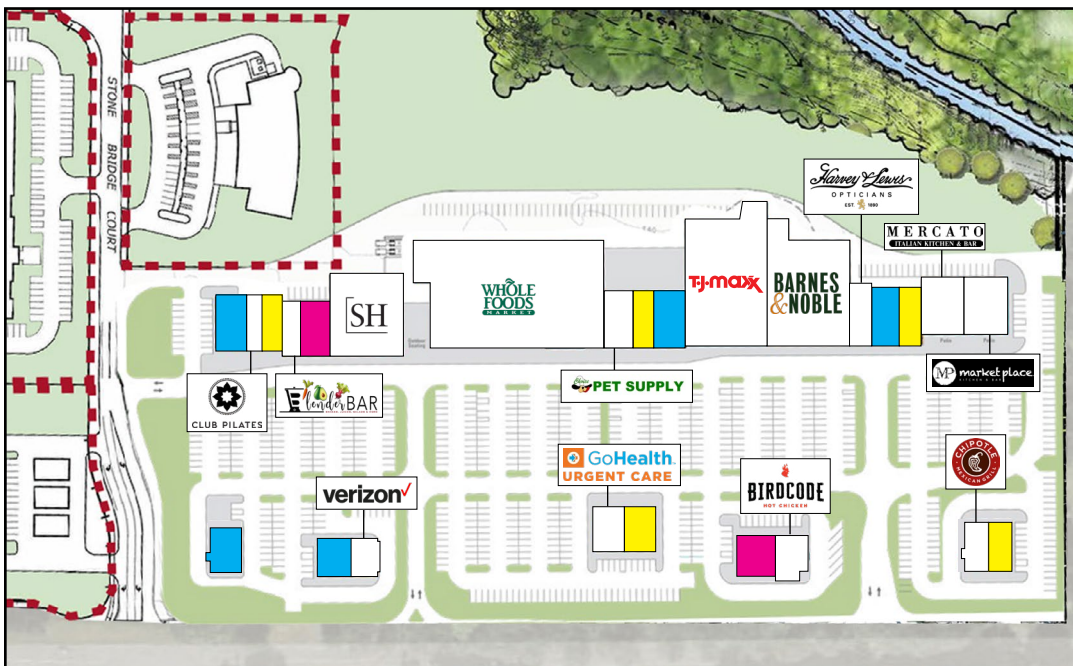
Retail Shopping Center of 136,000sf.

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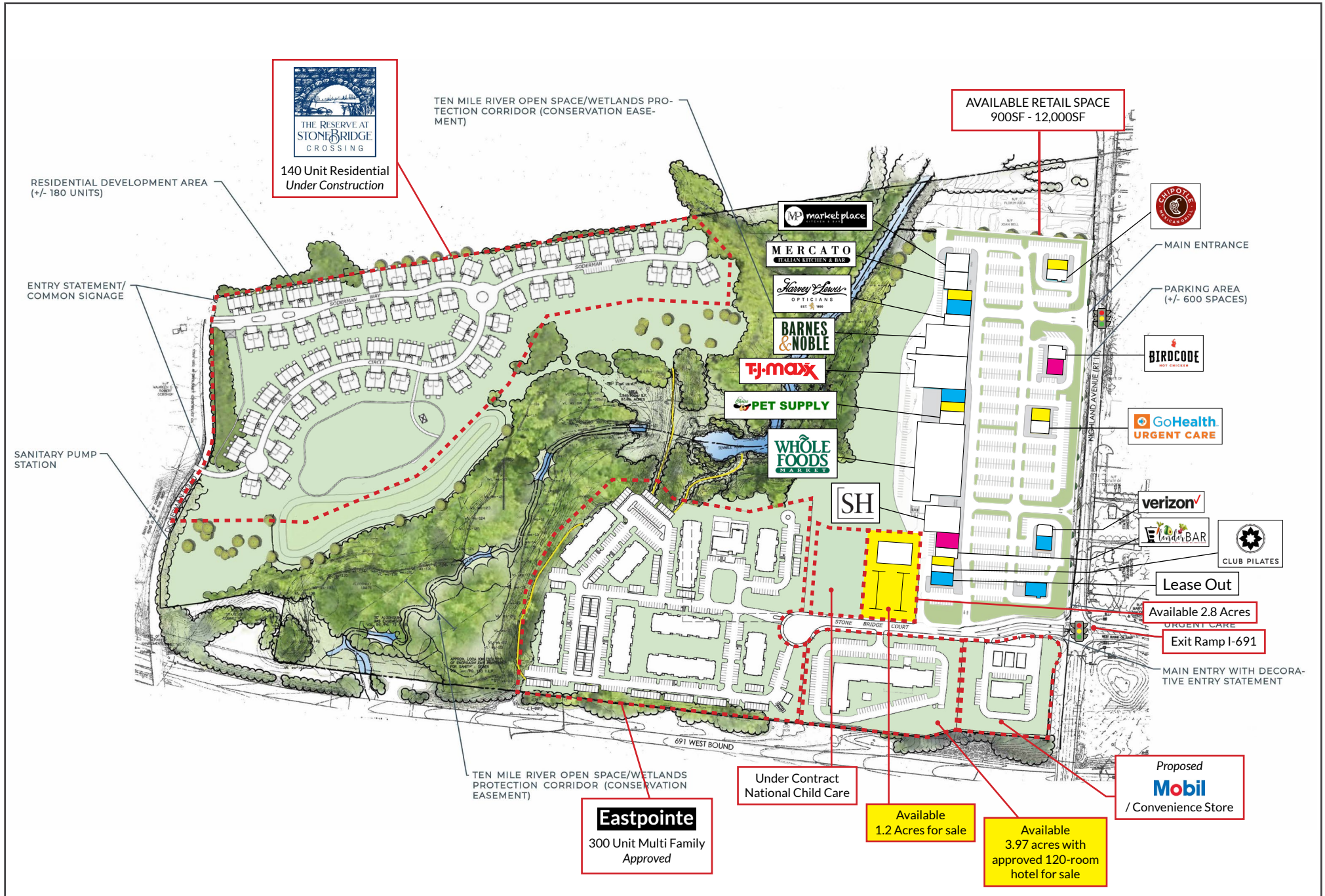
Traffic Count: I-691: 49,499 vpd; Highland Ave: 12,894 vpd.

AVAILABLE SPACE

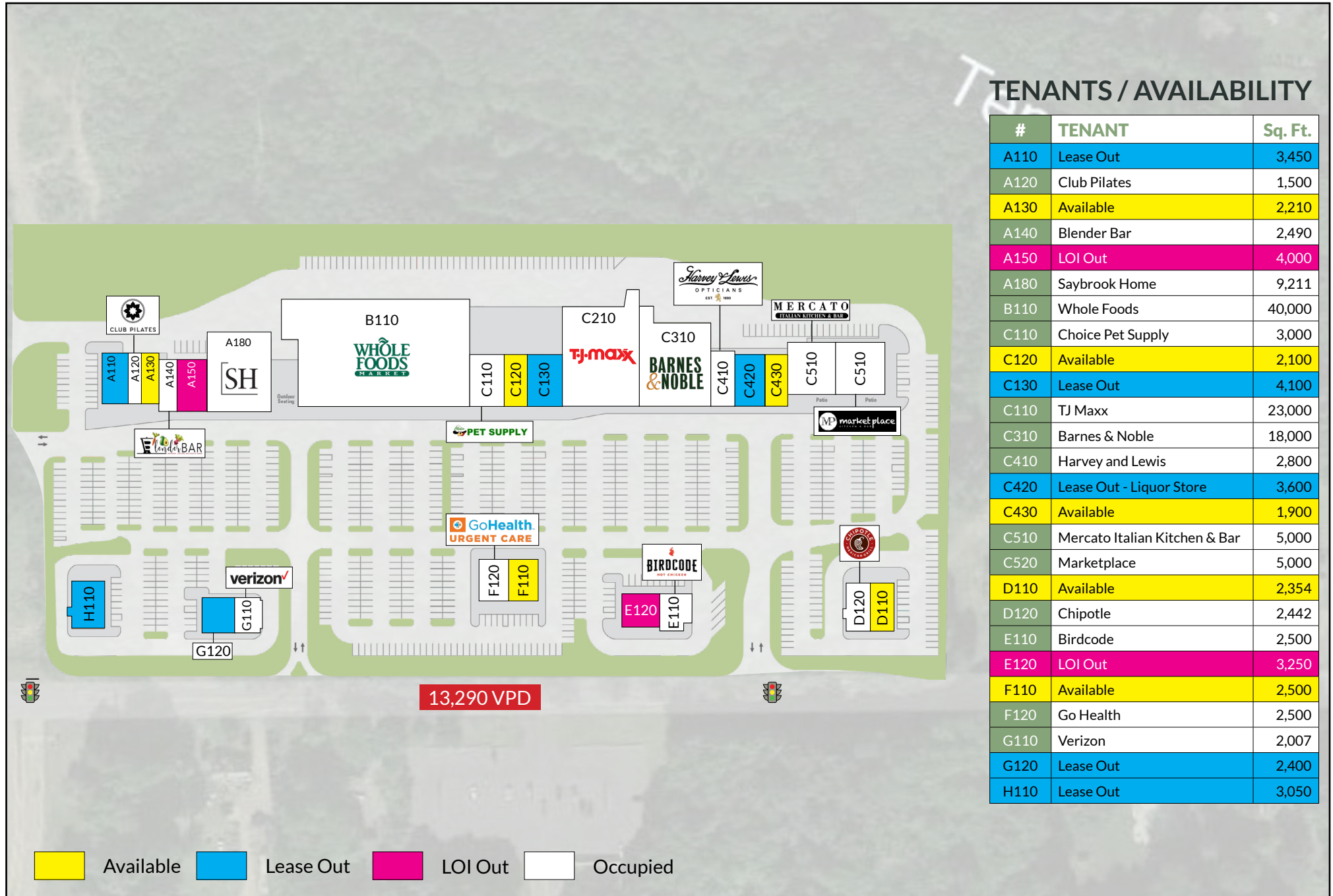
Available: 1,900sf - 3,250sf.



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**

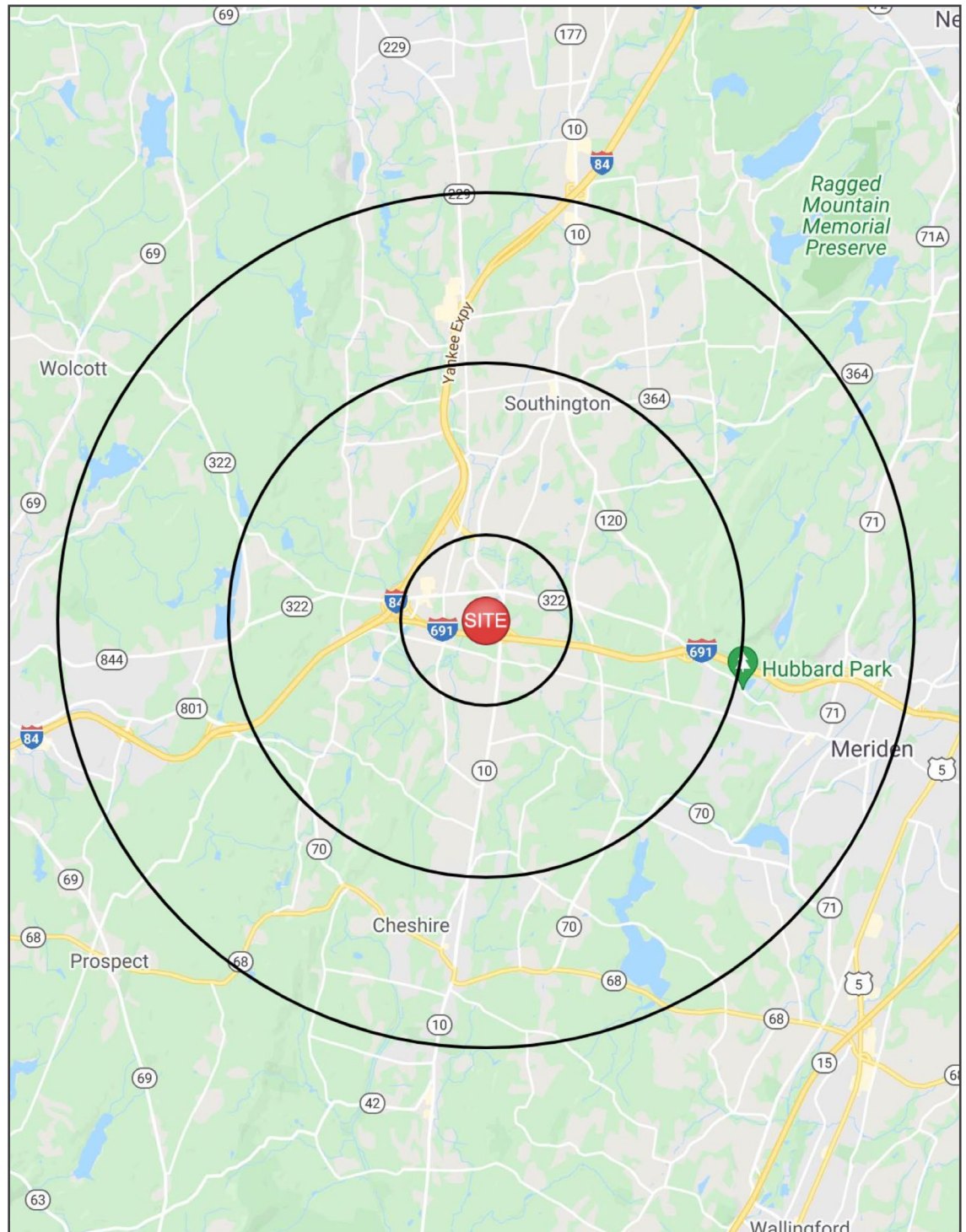
5 MILE RADIUS:



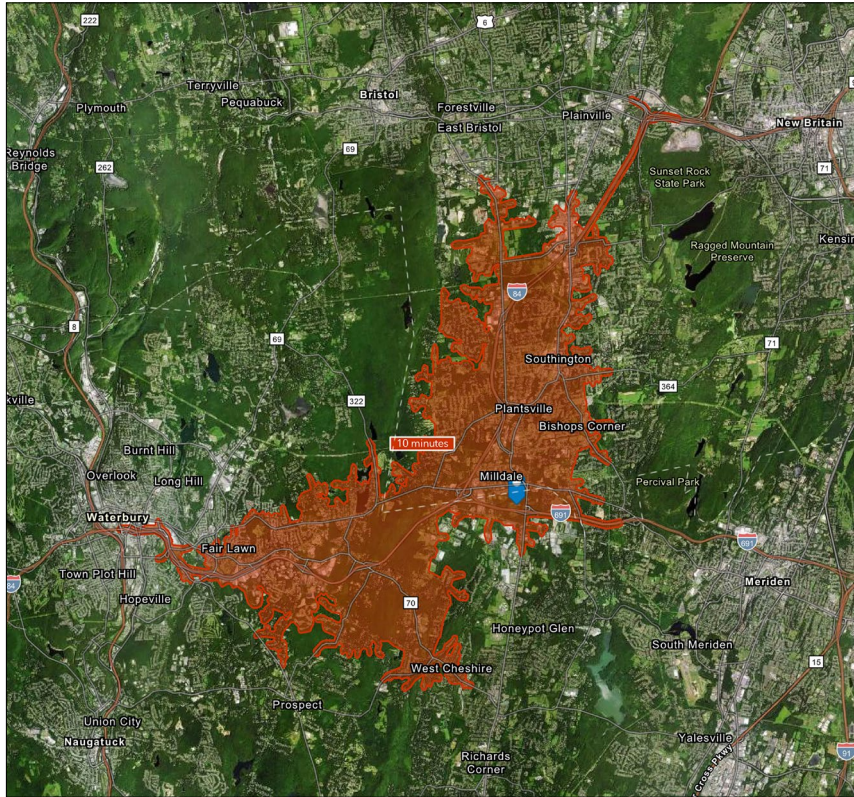
Total Population: **102,005**
Households: **39,661**
Daytime Population: **72,216**
Median Age: **41.4**



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



10 MINUTE DRIVE TIME



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

TOTAL RETAIL SALES

Includes F&B



\$481,874,662

EDUCATION

Bachelor's Degree or Higher



37%

OWNER OCCUPIED HOME VALUE

Average



\$340,880

ANNUAL HOUSEHOLD SPENDING

\$3,938

Eating Out

\$2,364

Apparel & Services

\$7,307

Groceries

\$279

Computer & Hardware

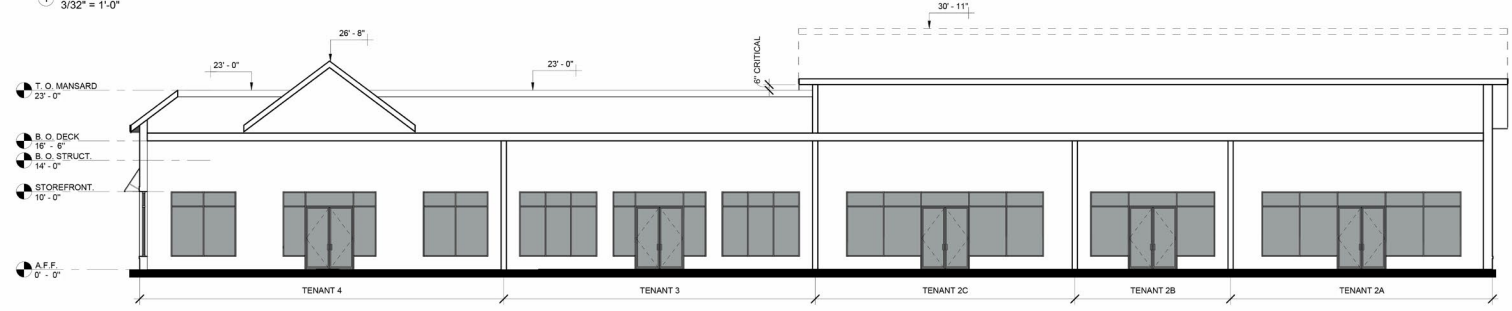
\$7,714

Health Care

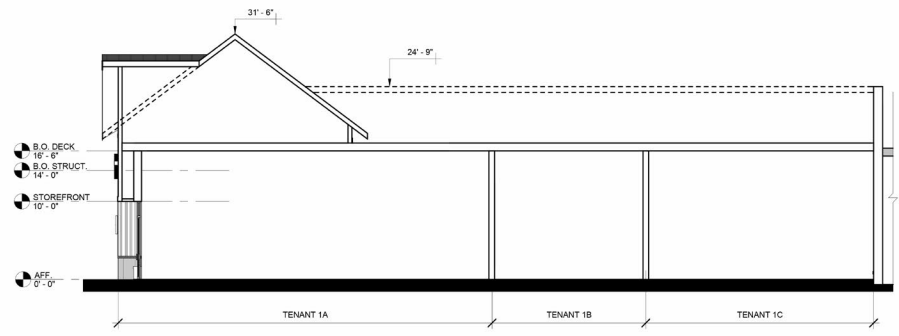
ELEVATIONS



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"

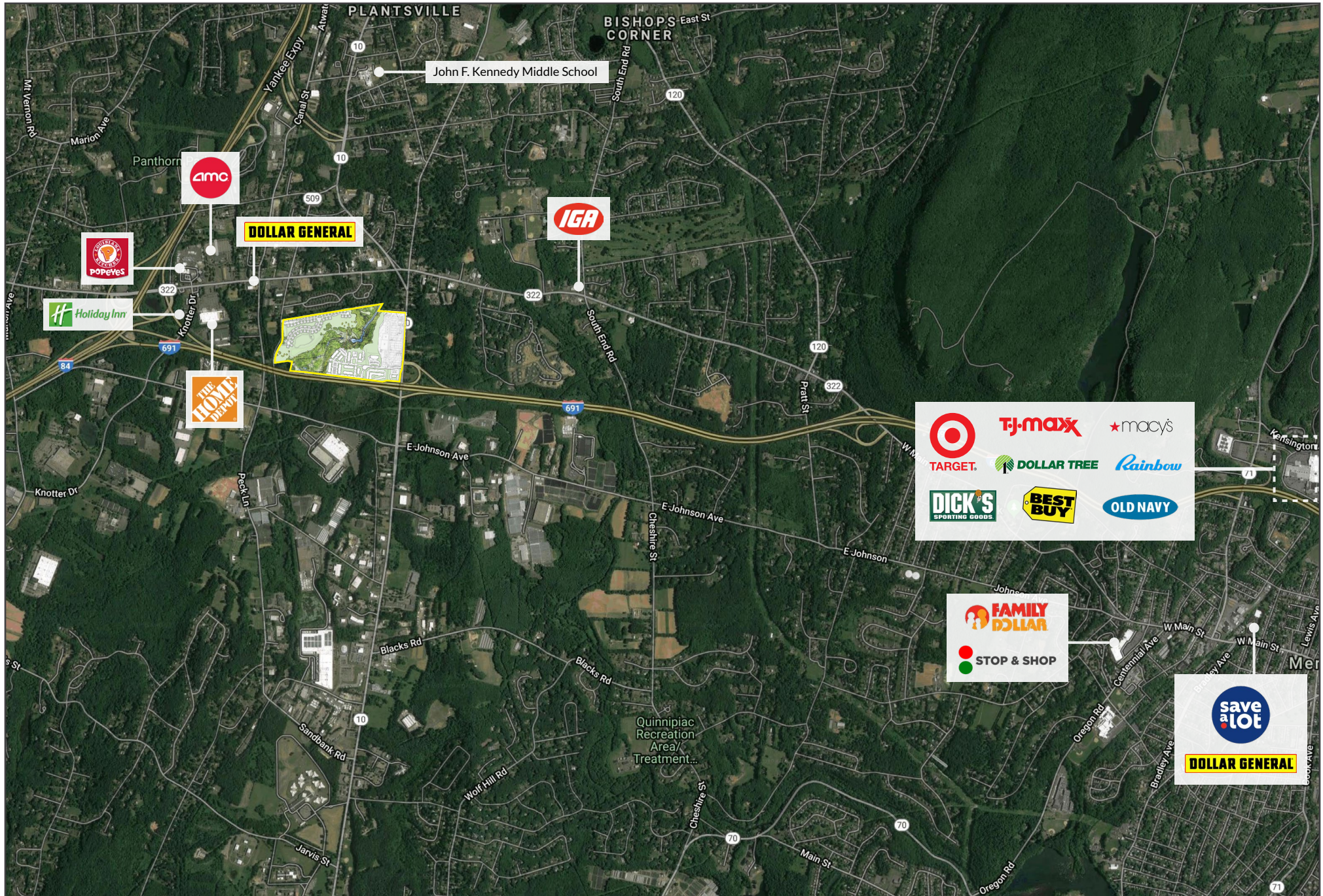
ELEVATIONS



AERIAL PLAN



MARKET OVERVIEW



RENDERINGS



THE SHOPS AT STONEBRIDGE



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