

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 | ONE SITE LEFT FOR SALE - 1.2 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.

...

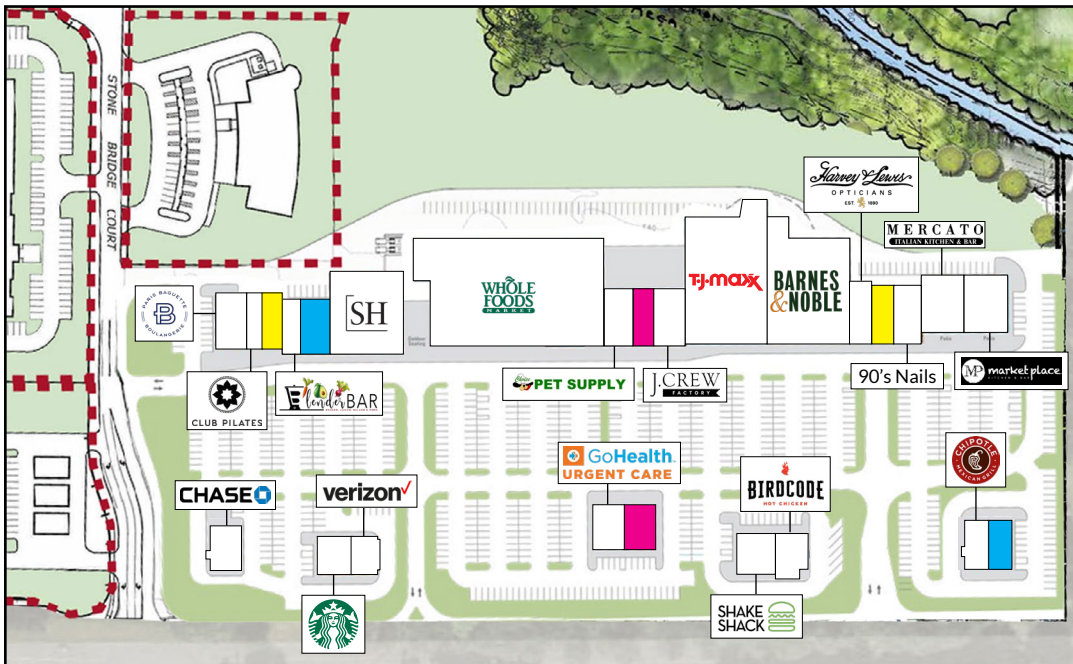
Retail Shopping Center of 136,000sf.

...

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

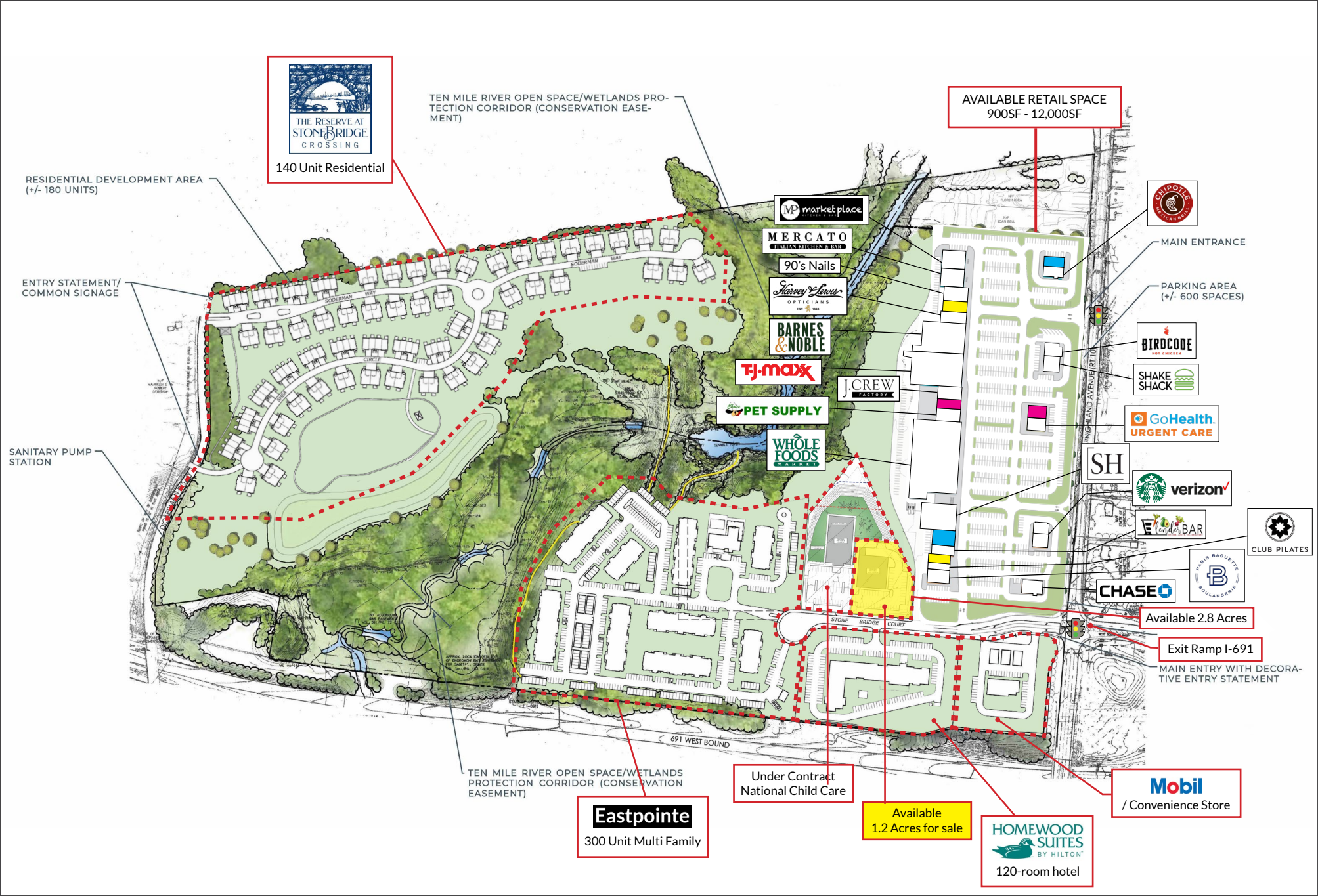
## AVAILABLE SPACE

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

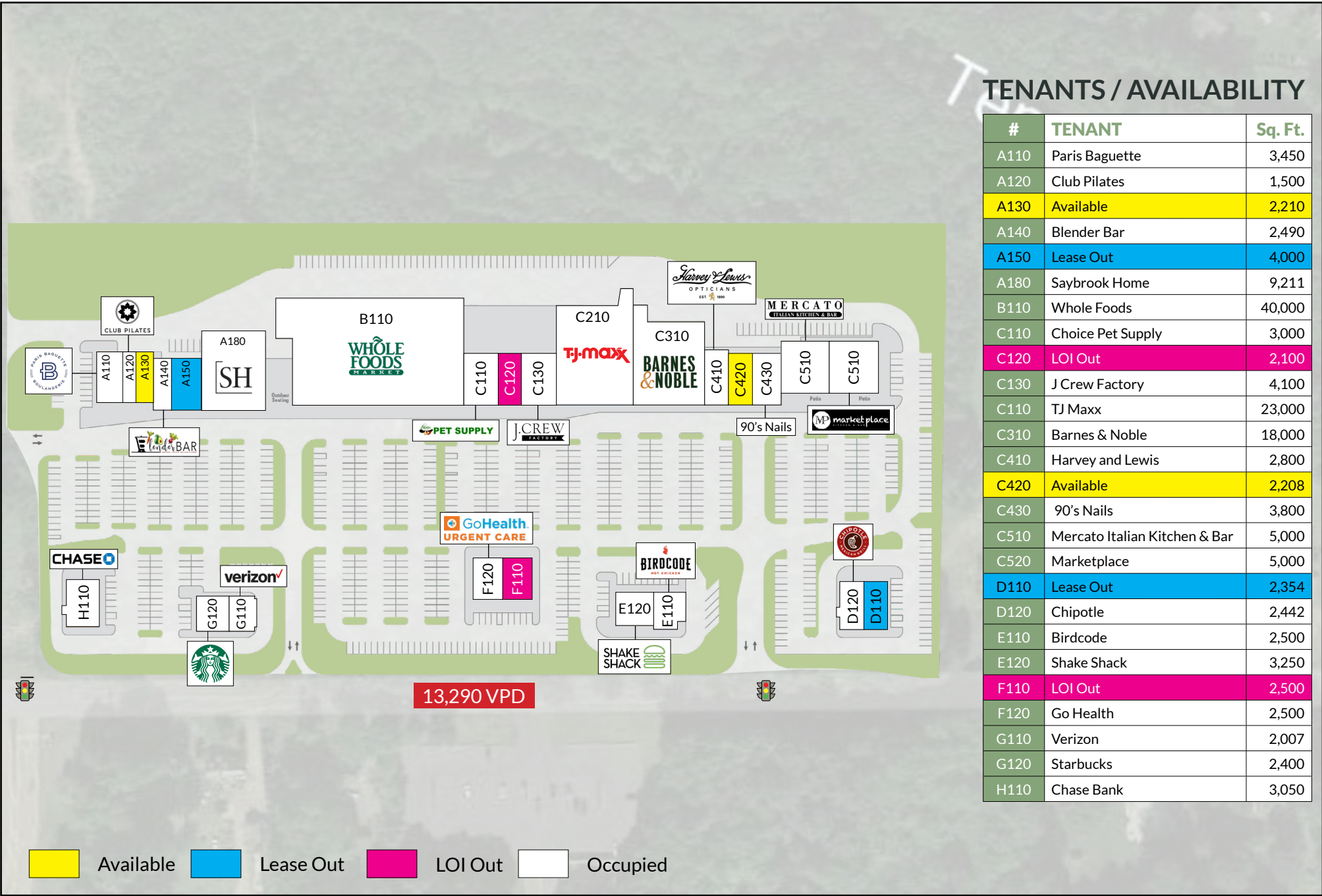




# OVERALL SITE PLAN



# 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**

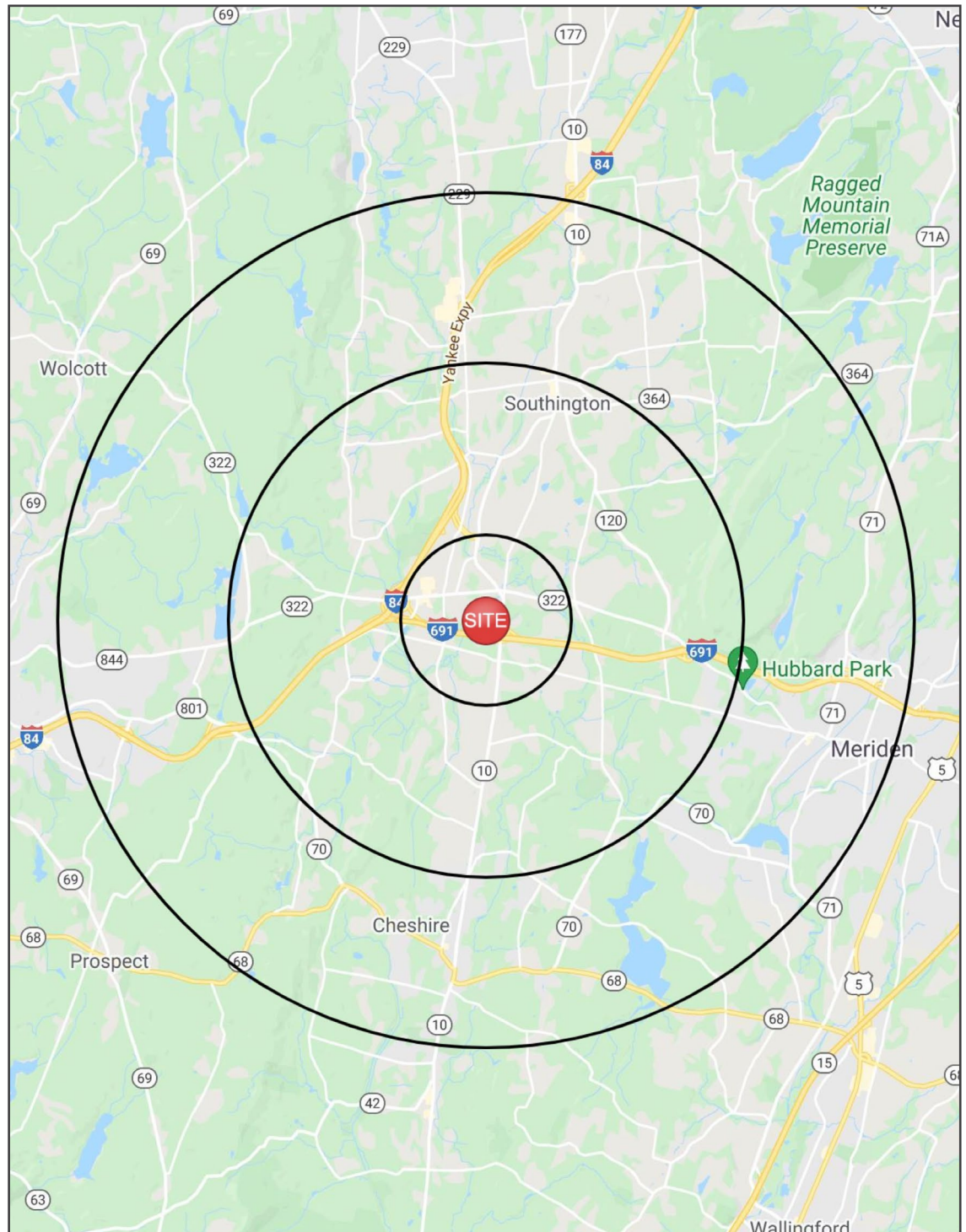
## 5 MILE RADIUS:



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

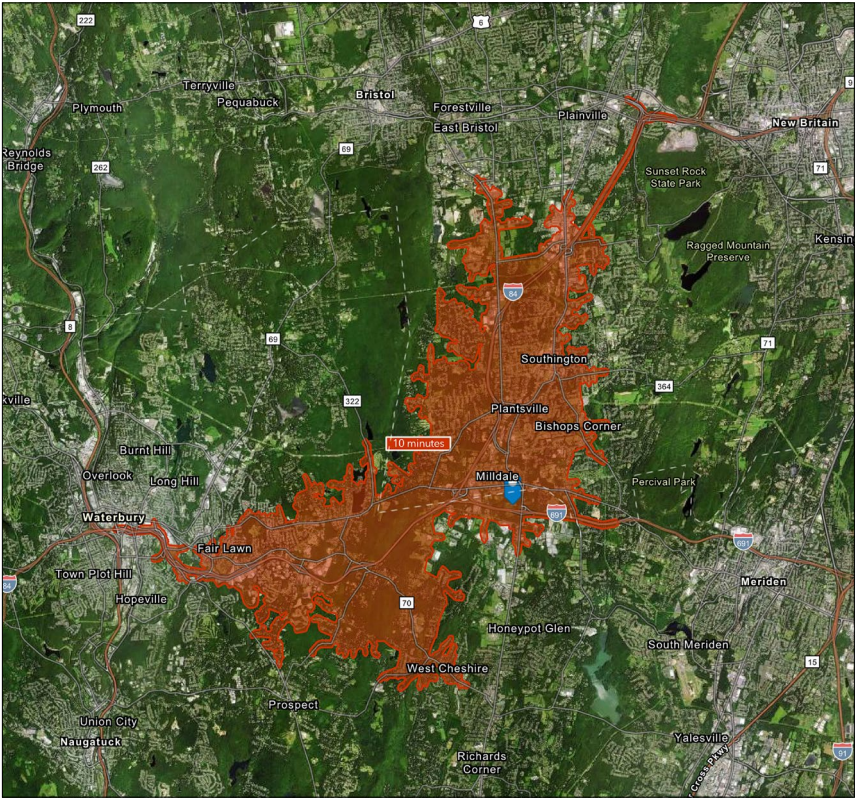


Average Household Income: **\$139,816**  
Median Household Income: **\$107,961**





# 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 <i>8,382 households</i>	Fresh Ambitions <i>3,136 households</i>	Dreambelt <i>1,736 households</i>
<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> 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.
<b>Household Types</b> Married couples	<b>Household Types</b> Single parents and married or cohabiting couples	<b>Household Types</b> Married couples
<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Multi-Units	<b>Typical Housing</b> Single Family

## ANNUAL HOUSEHOLD SPENDING

\$4,293

Eating  
Out

\$2,599

Apparel &  
Services

\$7,772

Groceries

\$243

Computer &  
Hardware

\$8,004

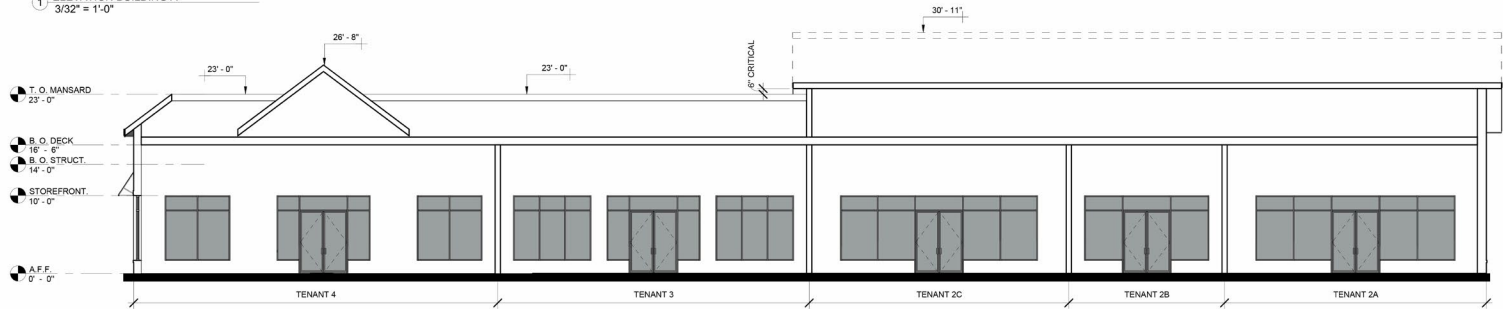
Health  
Care



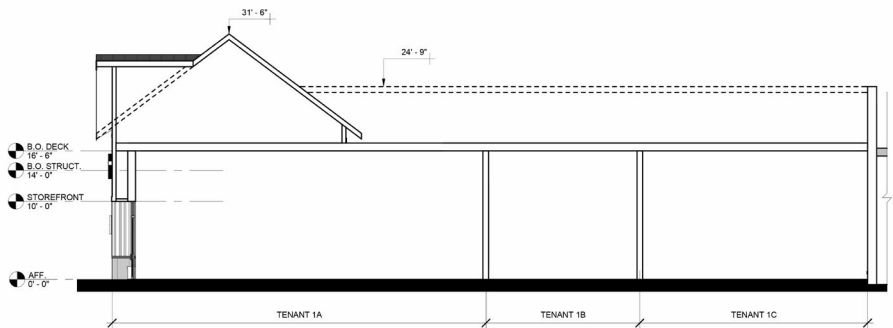
# ELEVATIONS



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



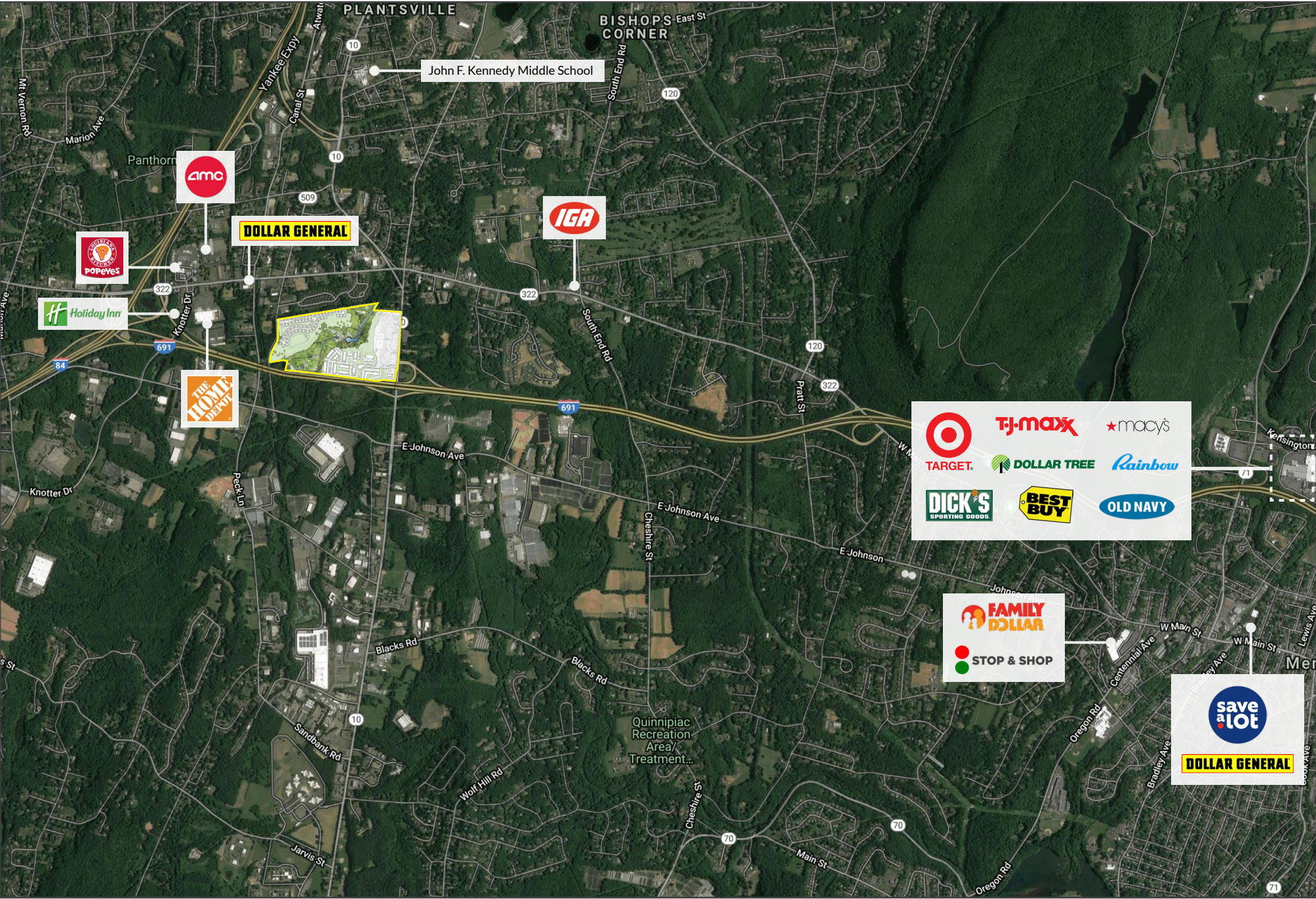


# AERIAL PLAN





# 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**

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