



# THE AUGUST AT STEELPOINTE HARBOR

BRIDGEPORT, CT

RETAIL SPACE FOR LEASE



CÉLINE

HARBOR BREWHOUSE & KITCHEN

203

Main Street Grill



# THE AUGUST AT STEELPOINTE HARBOR

## PROPERTY INFORMATION

10,300 SF with a  $\pm 2,500$  SF outdoor patio

• • • •

450 garage parking spots, 106 street parking spots

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Approximately 0.2 miles, 1 minute to Interstate-95

• • • •

Retail, medical, or restaurant use

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Delivery Q3-Q4 2025

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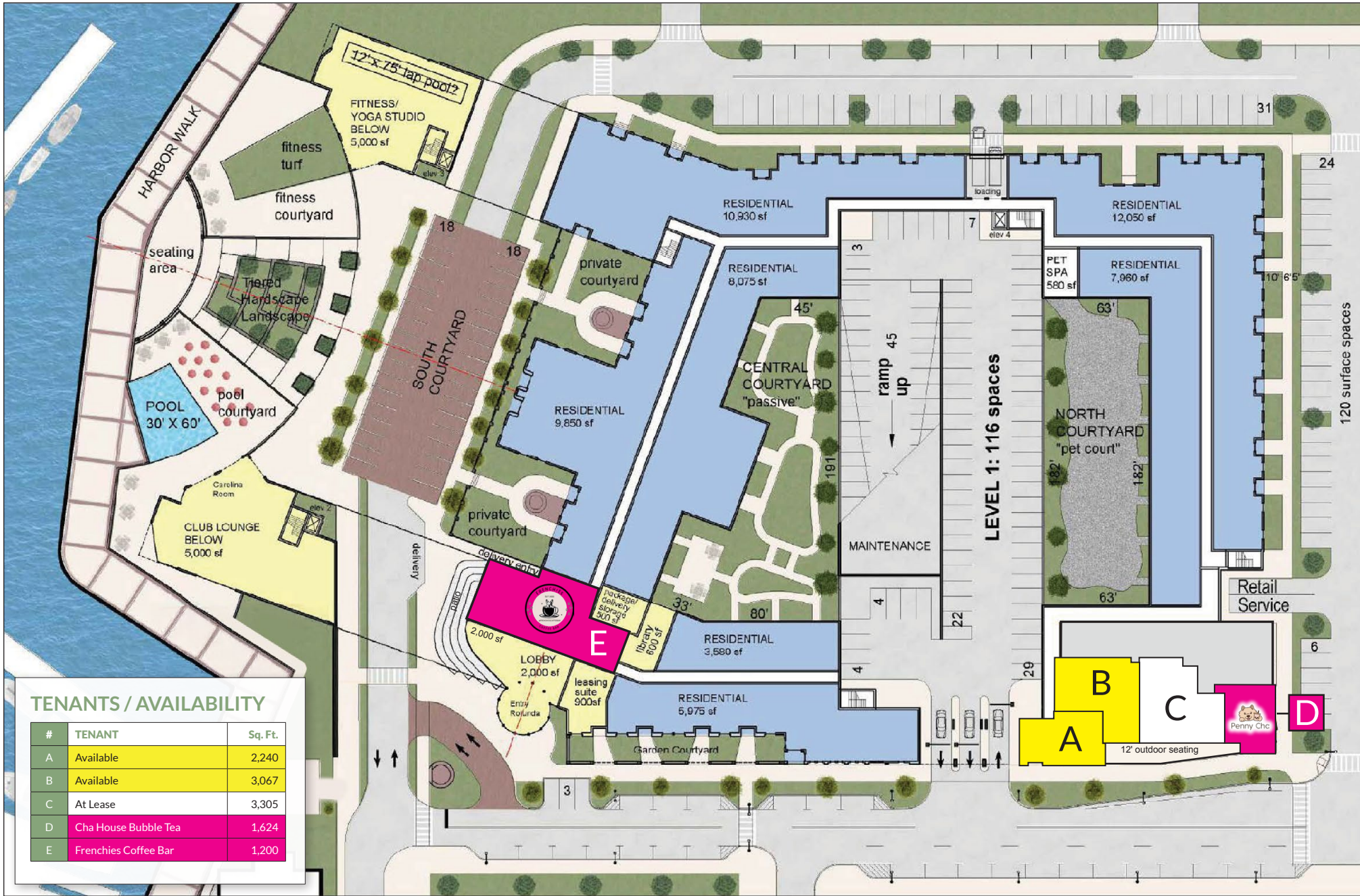
16,000 VPD on Main St.

## SPACE DETAILS

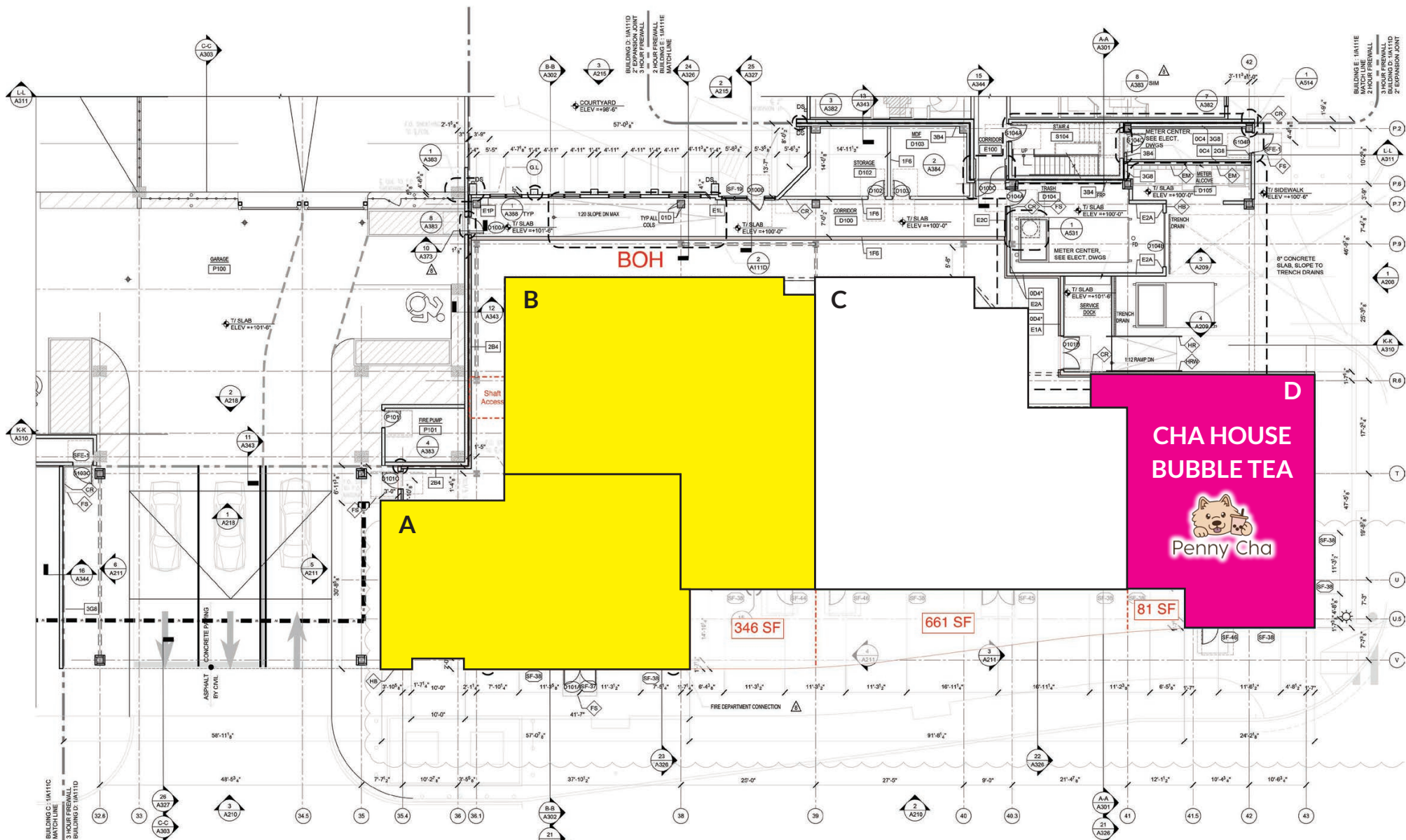
2,240 SF - 5,307 SF



# PROPERTY LEASING PLAN



# FLOOR PLAN



# DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

## 1 MILE RADIUS:



Total Population: **26,232**

Households: **10,222**

Daytime Population: **22,457**

Median Age: **35.8**



Average Household Income: **\$59,098**

Median Household Income: **\$43,961**

## 3 MILE RADIUS:



Total Population: **172,121**

Households: **64,662**

Daytime Population: **111,679**

Median Age: **37.6**



Average Household Income: **\$87,369**

Median Household Income: **\$67,894**

## 5 MILE RADIUS:



Total Population: **274,125**

Households: **101,475**

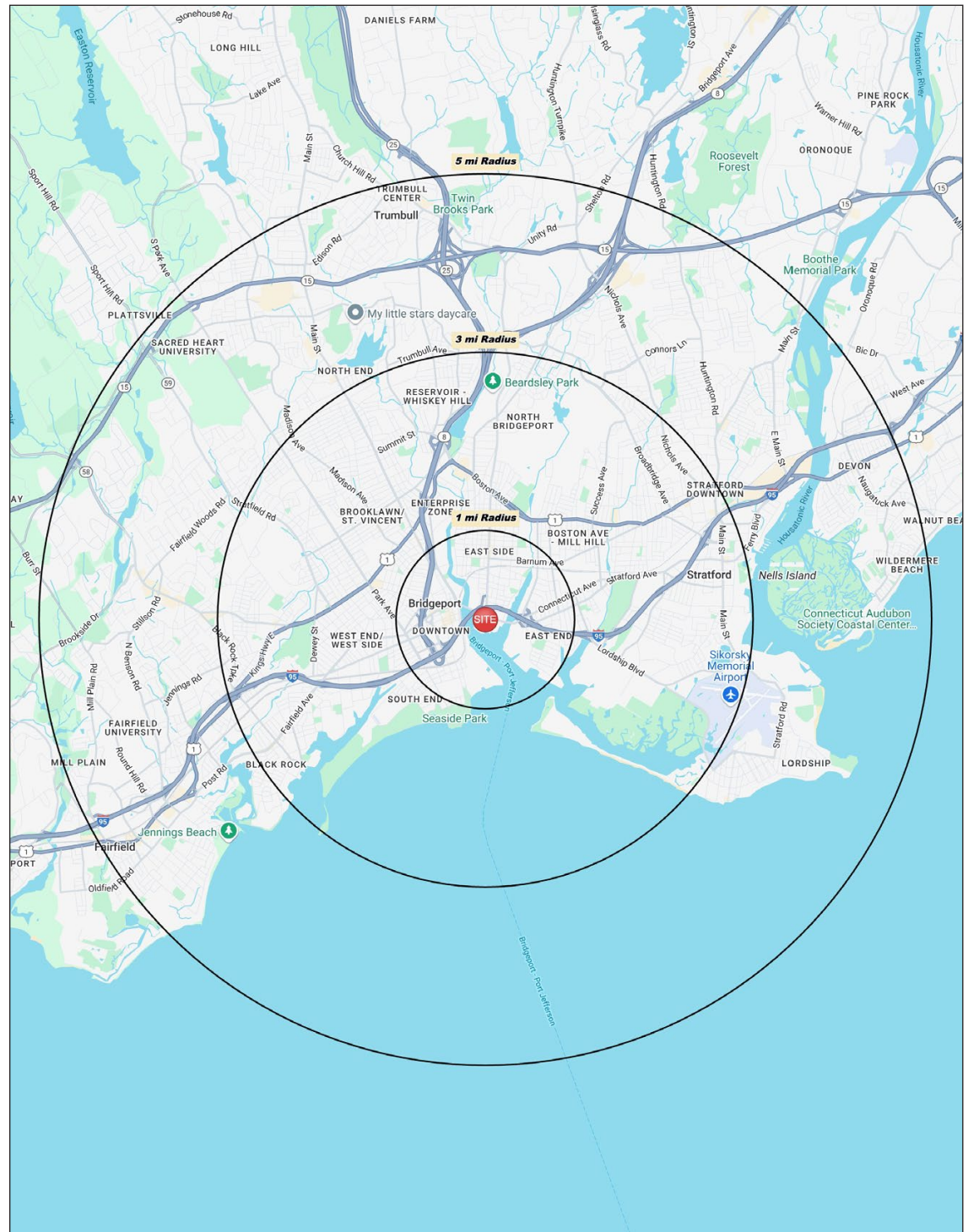
Daytime Population: **177,606**

Median Age: **38.3**



Average Household Income: **\$118,546**

Median Household Income: **\$93,413**



# 15 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



\$3,763,713,285

## EDUCATION

Bachelor's Degree or Higher



41%

## OWNER OCCUPIED HOME VALUE

Average



\$594,016

## KEY FACTS

319,509

Population

39.4

Median Age

\$92,307

Median Household Income

304,537

Daytime Population

## TAPESTRY SEGMENTS

Fresh Ambitions <i>14,400 households</i>	Savvy Suburbanites <i>14,200 households</i>	Top Tier <i>12,900 households</i>
<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> 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> Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.
<b>Household Types</b> Single parents and married or cohabiting couples	<b>Household Types</b> Married couples	<b>Household Types</b> Married couples
<b>Typical Housing</b> Multi-Units	<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family

## ANNUAL HOUSEHOLD SPENDING

\$4,945

Eating Out

\$2,973

Apparel & Services

\$8,898

Groceries

\$276

Computer & Hardware

\$8,747

Health Care

# SITE AERIAL



# LOCAL RETAIL



# LOCAL RETAIL



# STEELPOINTE HARBOR PHOTOS



# THE AUGUST AT STEELPOINTE HARBOR



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