



# 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

....

Approximately 0.2 miles, 1 minute to Interstate-95

....

Retail, medical, or restaurant use

....

Delivery Q3-Q4 2025

....

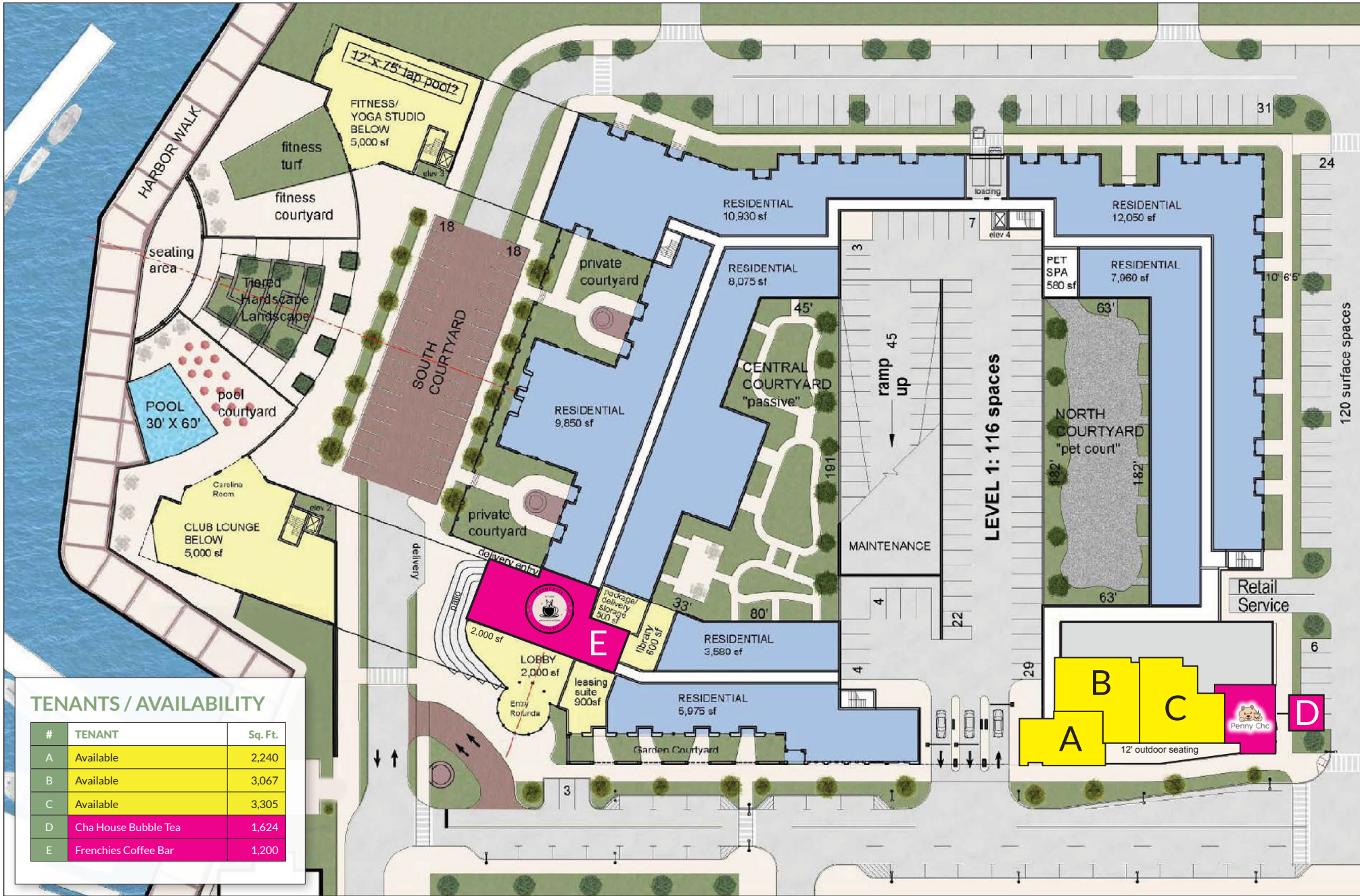
16,000 VPD on Main St.

## SPACE DETAILS

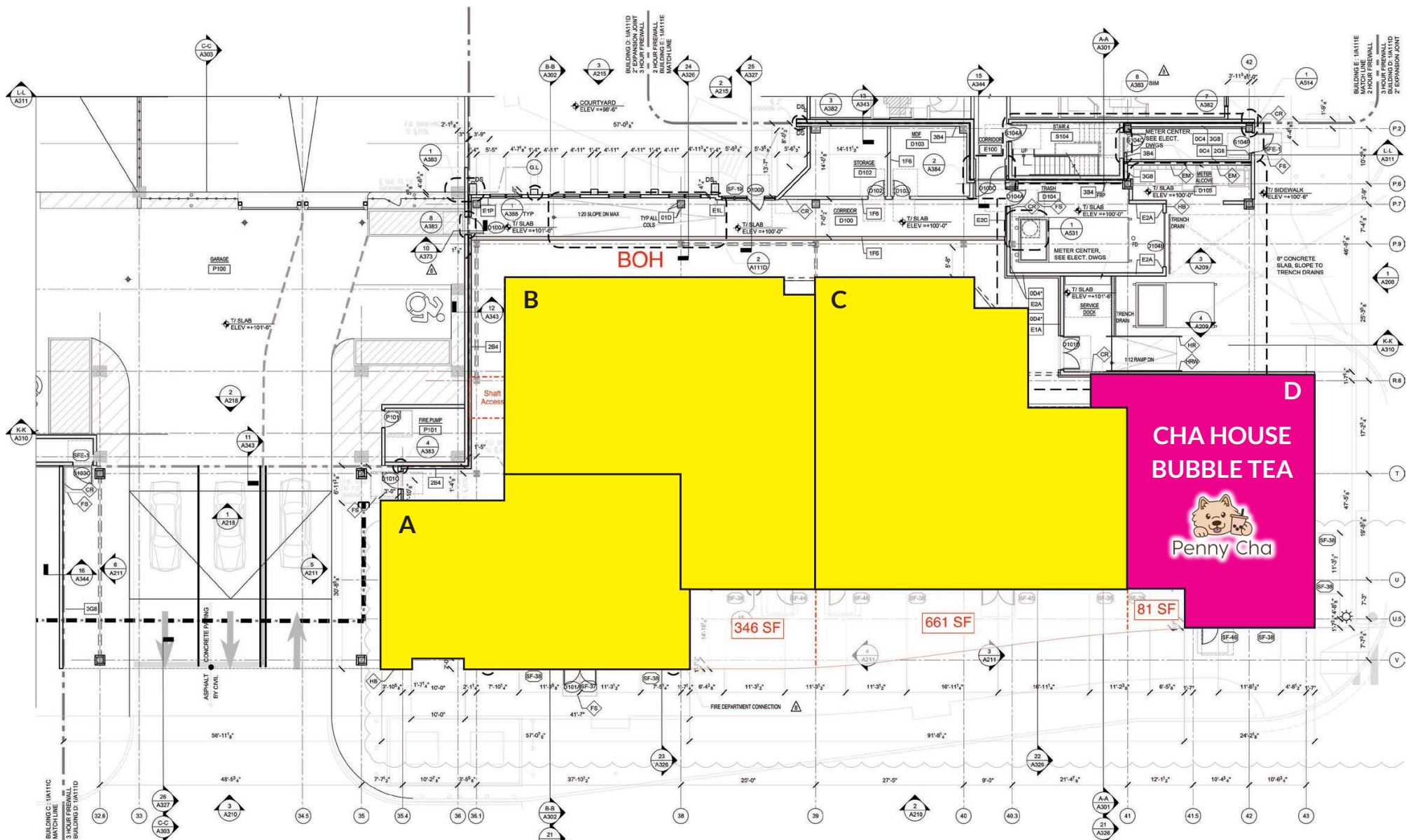
2,240 SF - 5,307 SF



# 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**

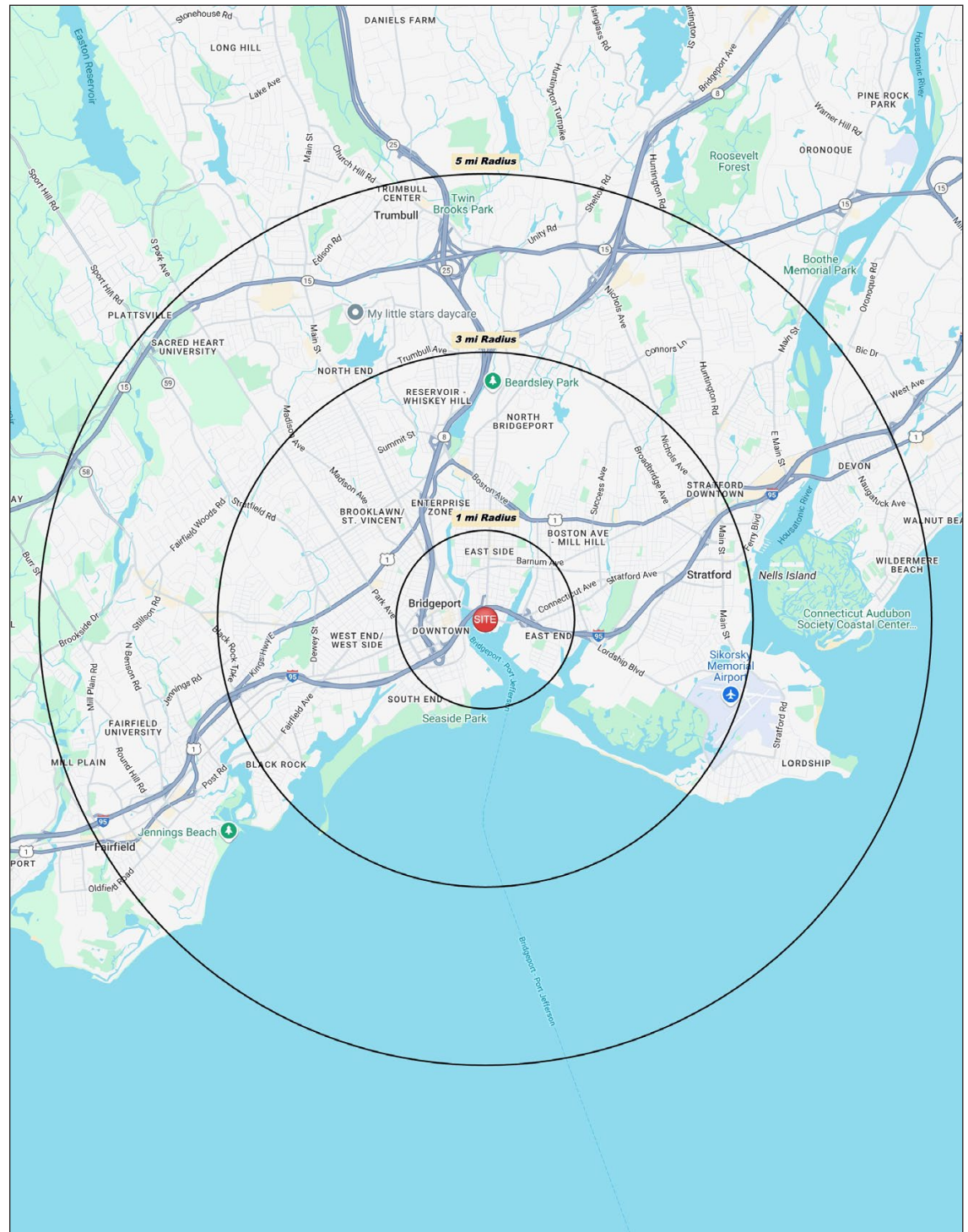
## 5 MILE RADIUS:



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



\$3,732,205,985

## 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<br><i>14,400 households</i>                                                                                                                                                                                                                             | Savvy Suburbanites<br><i>14,200 households</i>                                                                                                                                                                                                                                   | Top Tier<br><i>12,900 households</i>                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Socioeconomic Traits</b><br>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><br>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><br>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><br>Single parents and married or cohabiting couples                                                                                                                                                                                              | <b>Household Types</b><br>Married couples                                                                                                                                                                                                                                        | <b>Household Types</b><br>Married couples                                                                                                                                                                                                                            |
| <b>Typical Housing</b><br>Multi-Units                                                                                                                                                                                                                                   | <b>Typical Housing</b><br>Single Family                                                                                                                                                                                                                                          | <b>Typical Housing</b><br>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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