

STEELPOINTE HARBOR EAST

BRIDGEPORT, CT

RETAIL SPACE FOR LEASE



STEELPOINTE HARBOR

PROPERTY INFORMATION

Approximately 0.2 miles, 1 minute to Interstate-95

....

16,000 VPD on E Main St.

....

Retail, medical, or restaurant

....

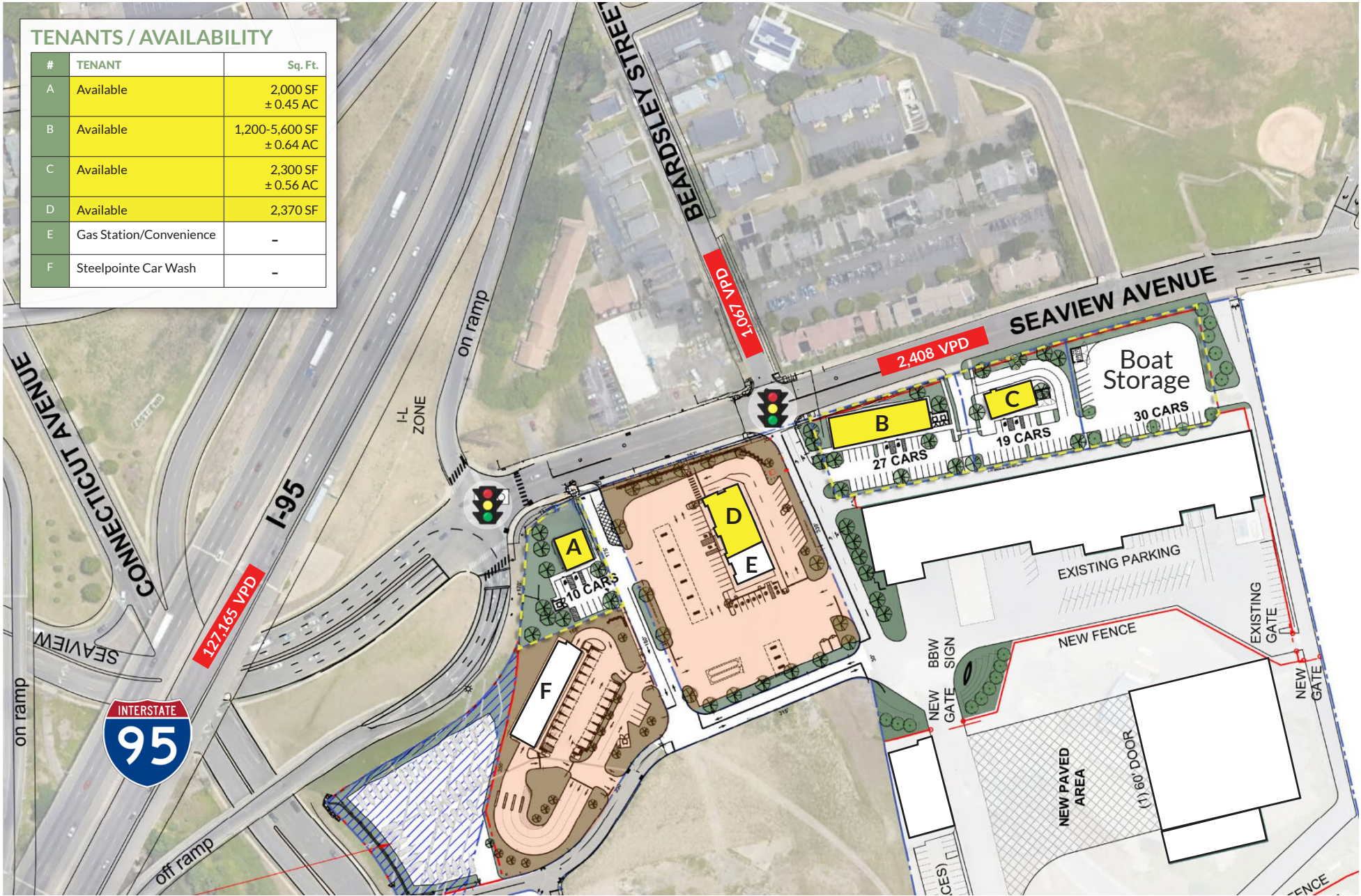
Estimated population of over 268,047 within 5 miles

SPACE DETAILS

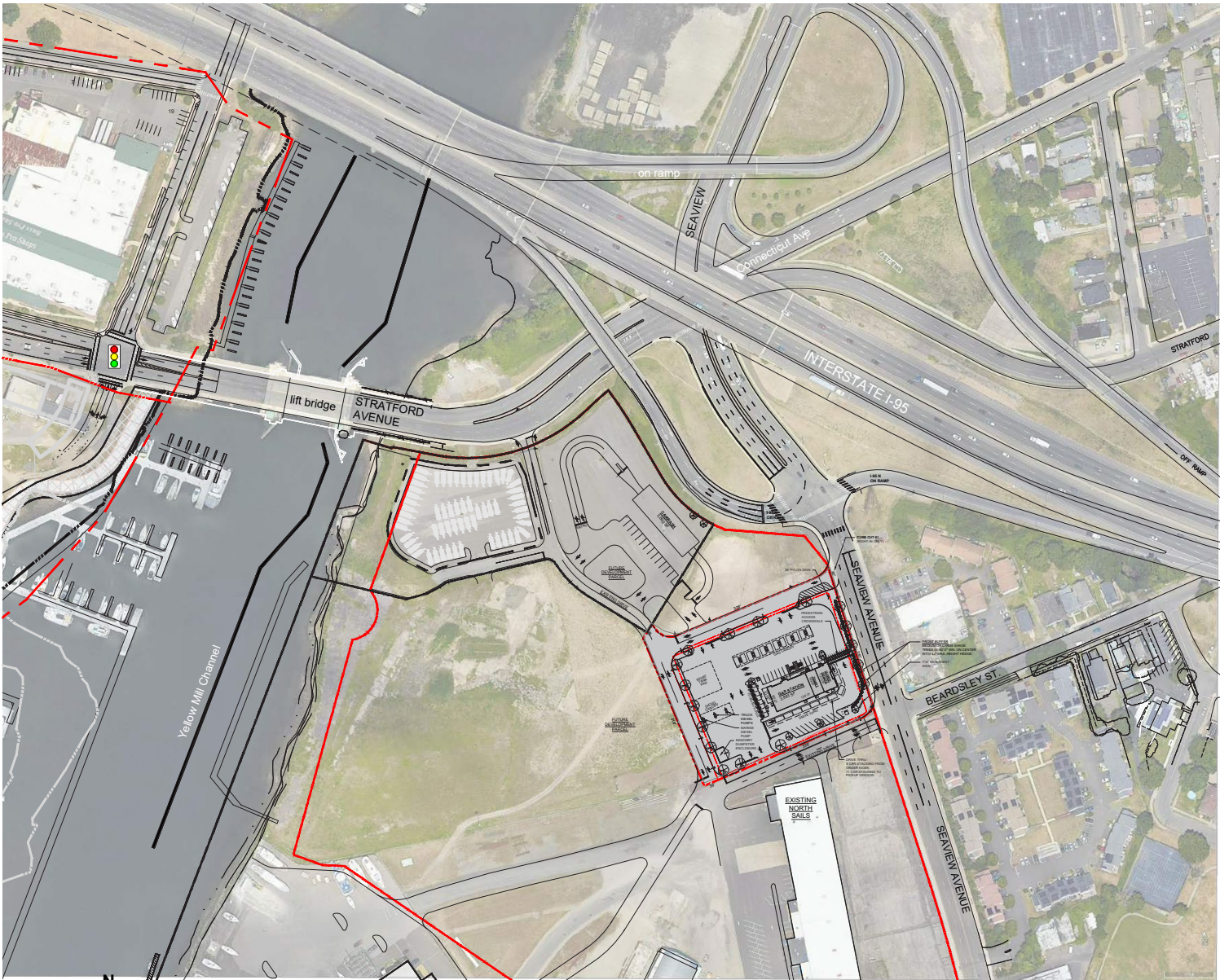
±8,900 - 13,300 SF



PROPERTY LEASING PLAN



PROPERTY FLOOR PLAN



Bridgeport Landing Development LLC
BRIDGEPORT, CT

WORKSHOP BUILDING TYPE		
	REQUIRED (B ZONE)	PARCEL A FIRST CUT
BUILDING LOCATION		
MULTIPLE PRINCIPAL BUILDINGS	ALLOWED	-
LOT WIDTH	25 FT. MIN.	25 FT.
PRIMARY STREET WALL	NONE	NONE
PRIMARY STREET BUILD TO ZONE SETBACK	15 FT. MIN.	41 FT.
FROM PRIMARY STREET BUILD TO ZONE SETBACK	10 FT. MIN.	N/A
REAR SETBACK	5 FT. MIN.	85 FT. & 135 FT.
REAR SETBACK	10 FT. MIN.	132 FT.
MIN. COVERAGE	80% MIN.	77%
PARKING & ACCESSORY STRUCTURES		
PARKING & DRIVEWAY ENTRANCE	1 PER 300 OF STREET FRONTAGE	1
ALLOWED GARAGE DOOR LOCATION	ANY FACADE	N/A
SURFACE PARKING LOCATION	ANY YARD	ANY YARD
SURFACE PARKING STREET SETBACK	SAME AS BUILDING	75 FT.
SURFACE PARKING SIDE & REAR SETBACK	SAME AS BUILDING	SIDE: 19 FT. SIDE: 100 FT. REAR: 108 FT.
ACCESSORY STRUCTURE LOCATION	REAR, SIDE YARD	REAR & SIDE YARD
ACCESSORY STRUCTURE STREET SETBACK	SAME AS BUILDING	71 FT.
ACCESSORY STRUCTURE SIDE & REAR SETBACK	SAME AS BUILDING	SIDE: 50 FT. REAR: 27 FT.
HEIGHT		
HEIGHT	3 STORIES MAX.	1 STORY
GROUND STORY HEIGHT	10 FT. MAX.	24'
ALL OTHER STORIES HEIGHT	24 FT. MAX.	N/A
ROOFS		
ROOF TYPES	FLAT, PARAPET, PITCHED & DITCHED	FLAT, PARAPET & DITCHED
TOWER	NOT ALLOWED	INCLUDED
PRIMARY & NON-PRIMARY FACADES		
TRANSPARENCY: PRIMARY FACADES	12% MIN.	60%
TRANSPARENCY: NON-PRIMARY FACADES	-	-
BUILDING ENTRANCES LOCATION	ONE ON PRIMARY FACADE	3
ENTRANCE TRANSITION TYPE	-	-
GROUND STORY ELEVATION	-	-
HORIZONTAL DIVISIONS WITH SHADOW LINES	-	-
VERTICAL DIVISIONS WITH SHADOW LINES	-	-
FUEL PUMPS		
FUEL PUMP USE	ALLOWED	INCLUDED
CANOPY HEIGHT	18 FT. MAX.	GAS: 18 FT. DIESEL: 20 FT.
MATERIALS	MATCH BUILDING	-
DRIVE THRU FACILITY		
DRIVE THRU USE	ALLOWED	INCLUDED
LOCATION	REAR YARD OR REAR OF BUILDING	FRONT OF BUILDING
STACKING	REAR OF INTERIOR SIDE YARD	INTERIOR SIDE YARD
ACCESSORY STRUCTURES/SIGNS	REAR OF INTERIOR SIDE YARD	INTERIOR SIDE YARD
STRUCTURE	CANOPYES AND ROOFS OR CORNER BOARD	-
STACKING REQUIRED	8	8
LOCATION & DESIGN	STACKING & WINDOWS MAY NOT BE BETWEEN BUILDING AND FRONT ROADS	BETWEEN BUILDING & FRONT STREET
BYPASS LANE	REQUIRED, 10 FT. MIN.	INCLUDED, 30 FT.
EV CHARGING		
PRIVATE EV CHARGING	ALLOWED	-
PUBLIC EV CHARGING	ALLOWED	INCLUDED
EQUIPMENT	DOES NOT IMPROVE PEDESTRIAN, BICYCLE OR WHEELCHAIR MOVEMENT OR CREATE SAFETY HAZARDS ON SIDEWALK	INCLUDED
TRASH & RECYCLING		
LOCATION	REAR YARD	REAR YARD
OPAQUE SCREEN	MASONRY OR WOOD FENCE REQUIRED	INCLUDED
SCREEN HEIGHT	4 FT. MIN. OR COMPLETE SCREENING	INCLUDED

SIGNAGE		
	REQUIRED (B ZONE)	PARCEL A FIRST CUT
GENERAL SIGNAGE		
ALLOWED SIGNAGE	WALL SIGNS, PROJECTING SIGNS, FREESTANDING SIGNS	WALL SIGNS, FREESTANDING SIGNS
ILLUMINATION	INDIRECTLY OR INTERNALLY ILLUMINATED	-
ELECTRONIC DISPLAY SIGNS	APPROVED BY SPECIAL PERMIT	-
FREESTANDING SIGNS		
FREESTANDING SIGNS	1 PER 300 FT. OF STREET FRONTAGE	2 PER 24 FT. FRONTAGE
FREESTANDING MAX SIGN AREA	ACCUMULATED OF ALL FREESTANDING SIGNS NO MORE THAN 32 SF OR 1 SF AROUND 15 FT. WHICH EVER IS GREATER	200 SF ALLOWED 150 SF SIGNAGE MOUNTAIN
FREESTANDING SIGN HEIGHT	8 FT. WHEN <25 FT FROM STREET LOT LINE, 25 FT. WHEN >25 FT FROM STREET LOT LINE	10 FT. WHEN <15 FT FROM LOT LINE, 15 FT. WHEN >15 FT FROM LOT LINE
WALL & PROJECTING SIGNS		
WALL & PROJECTING MAX SIGN AREA	2 SF AROUND 15 FT. OF BUILDING FRONTAGE	130 FT. OF FRONTAGE 250 SF OF SIGNAGE
WALL & PROJECTING MOUNTING HEIGHT	BUILDING HEIGHT OR 25 FT. WHICH EVER IS LESS	24'
LANDSCAPING		
FRONTAGE BUFFER		
VEHICULAR AREAS ALONG STREET FRONTAGES	REQUIRED ALONG PERIMETER OF ANY OFF-STREET SURFACE PARKING, DRIVEWAY OR LOADING AREAS	INCLUDED
BUFFER DEPTH	7 FT. DEPTH FROM STREET FRONTAGE LOT LINE	30 FT.
BUFFER LOCATION	EXTEND THE FULL WIDTH OF VEHICULAR AREA FRONTAGE	INCLUDED
FENCE	REQUIRED WITH FRONTAGE	-
FENCE LOCATION	7 FT. FROM BACK OF CURB OR EDGE OF VEHICULAR AREA	-
FENCE HEIGHT	8 FT. MAX.	-
FENCE MATERIAL	SEE BRIDGEPORT ZONING REGULATIONS 7.10.3.C (2)	-
BUFFER LANDSCAPE	REQUIRED	INCLUDED
SHADE TREES	100' & LARGER 40 FT. OR GREATER MIN.	INCLUDED
HEDGE	SINGLE ROW REQUIRED ON STREET SIDE OF FENCE	INCLUDED
HEDGE SPACING	20 FT. MIN.	INCLUDED
HEDGE HEIGHT	42 IN. MAX.	INCLUDED
SIDE & REAR BUFFER		
BUFFER LOCATIONS	NOT REQUIRED WHEN ADJACENT TO SIMILAR ZONING	ADJACENT TO 1 ZONE
INTERIOR PARKING LOT LANDSCAPE		
APPLICABILITY	ALL PARKING WITH MORE THAN 10 SPACES	30 SPACES
TERMINAL END ISLANDS	LANDSCAPE ISLANDS REQUIRED AT END OF PARKING	INCLUDED
ROW ISLANDS	LANDSCAPE ISLANDS REQUIRED EVERY 9TH PARKING SPACE	INCLUDED
ISLAND SIZE	5 FT. WIDE MIN. 1' LENGTH OR SPACE	INCLUDED
ISLAND TREES	MEDIUM OR LARGER SHADE TREES PER ISLAND	INCLUDED
TREE CANOPY COVER	30 FT. RULE EACH PARKING SPACE MUST BE WITHIN 50 FT. OF A TREE PLANTED OR WITHIN 5 FT. OF PARKING LOT EDGE.	INCLUDED
SHADING REQUIREMENT	TREE CANOPIES MUST COVER 30% OF INTERIOR PARKING LOT AT MATURITY. CANOPY OF ANY TREES ON THE LOT OR ADJACENT COUNT TOWARDS %.	34%

STEELPOINTE EAST - GAS STATION - CONCEPTUAL SITE PLAN

Architect

JANUARY 18, 2024
23-017

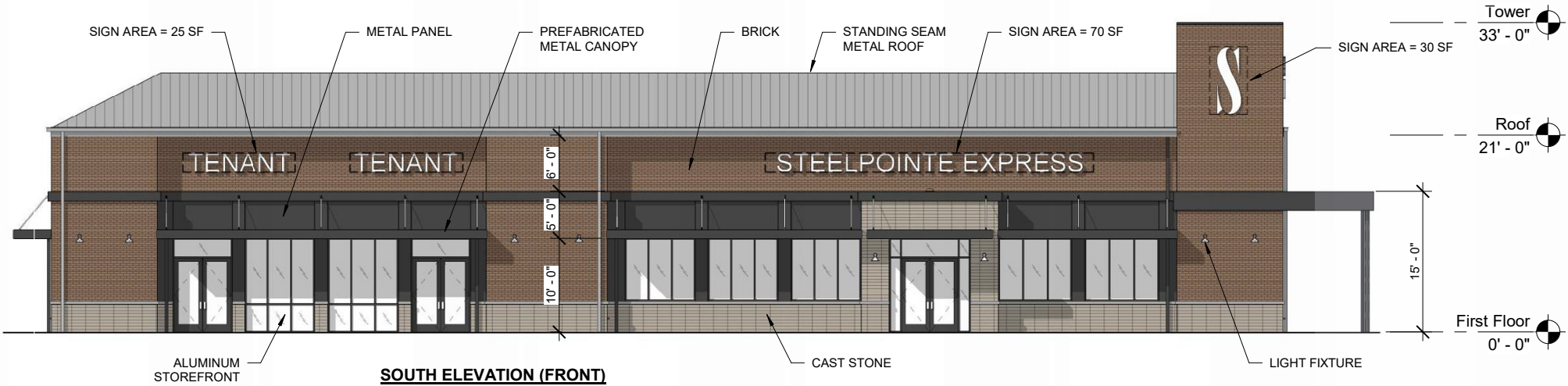


STEELPOINTE HARBOR EAST
BRIDGEPORT, CT



Architect

PROPERTY FLOOR PLAN



SCALE: 1" = 10'-0" at 11x17 sheet size

EXTERIOR ELEVATIONS

March 15, 2024
23-017

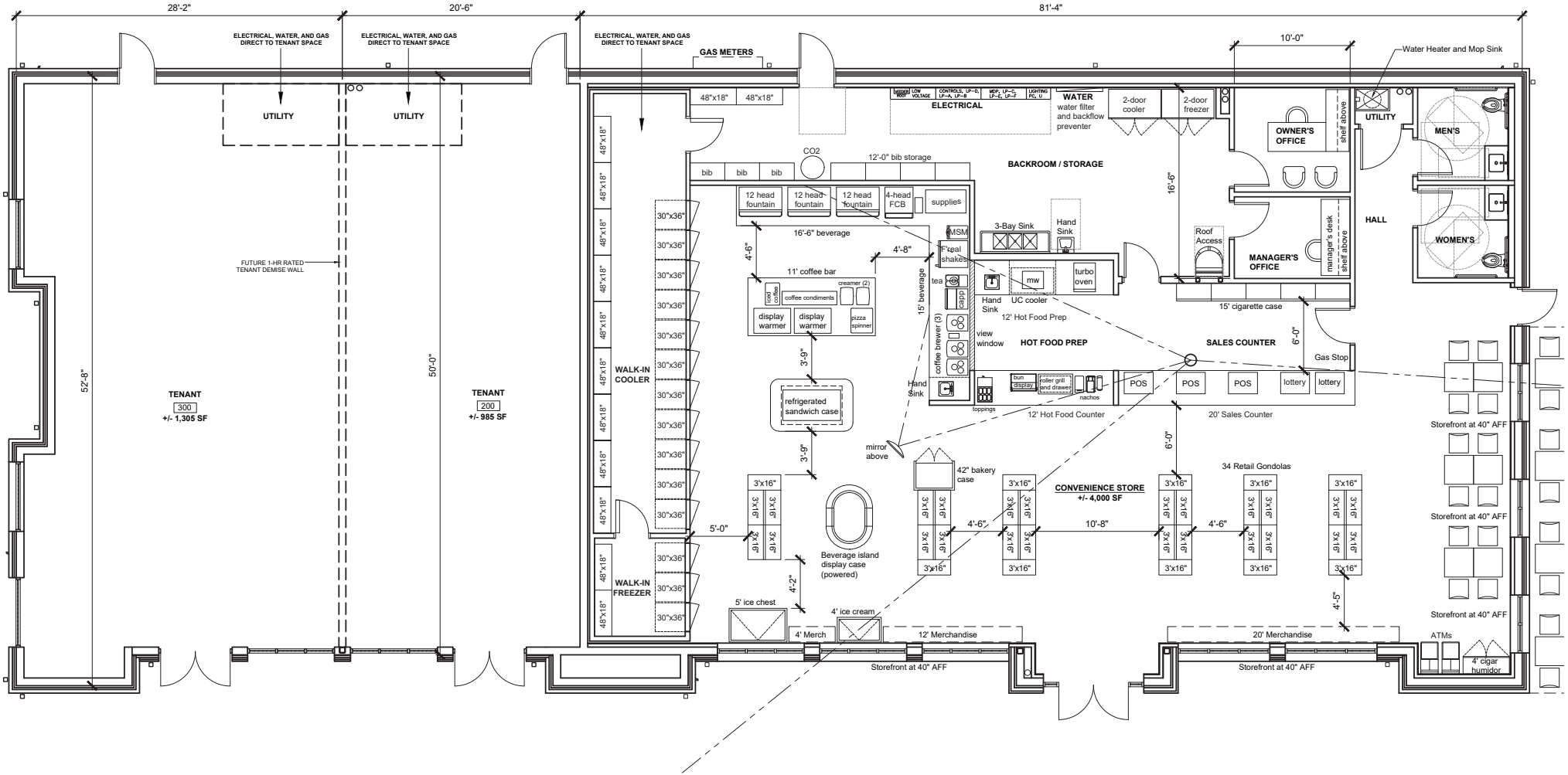
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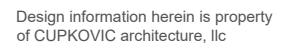
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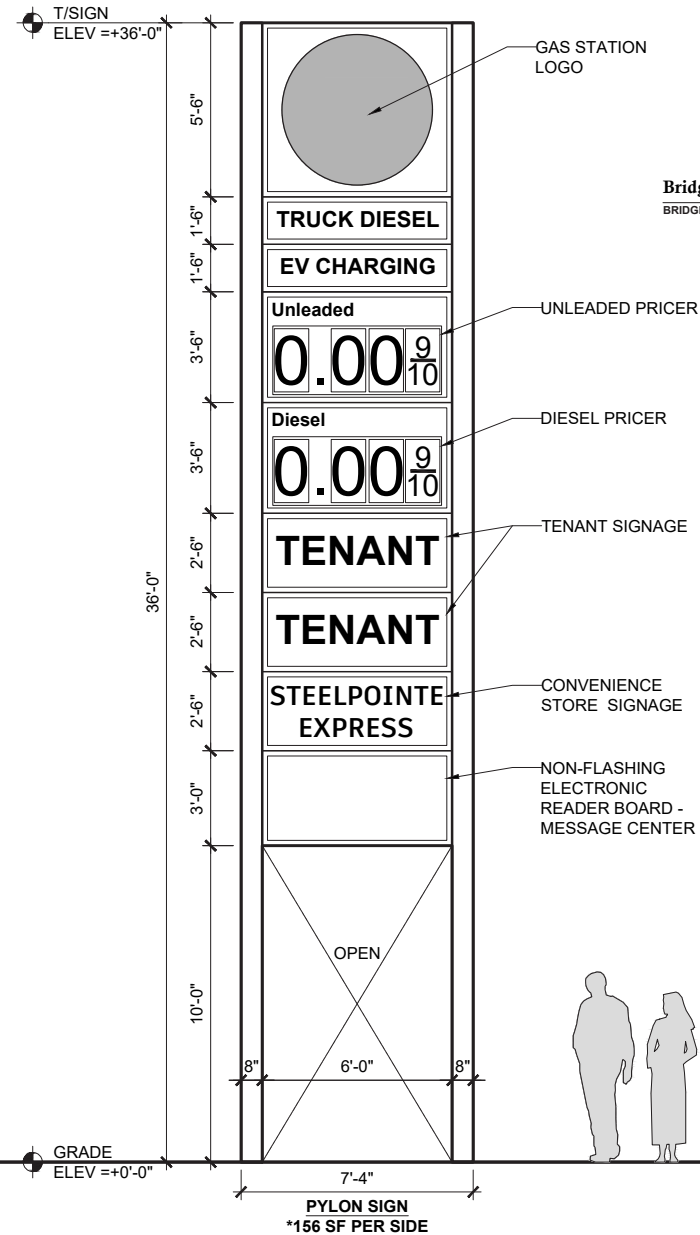
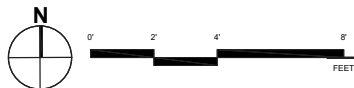
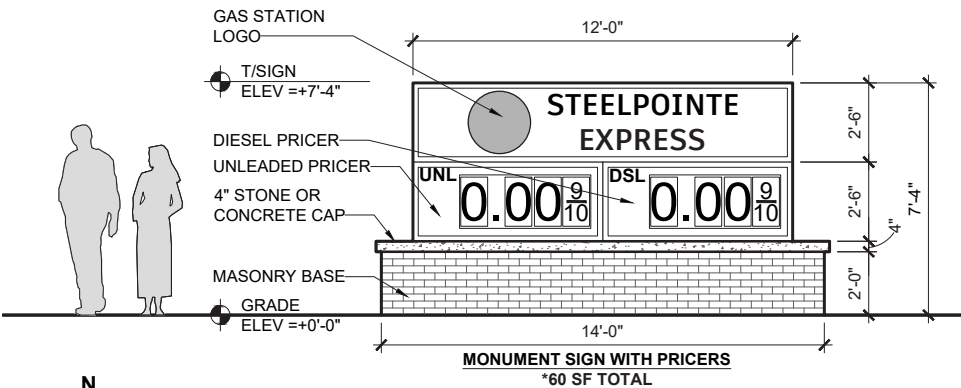


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SIGNAGE PLAN

SIGNAGE		
	REQUIRED (1 ZONE)	PARCEL A FIRST CUT
GENERAL SIGNAGE		
ALLOWED SIGNAGE	WALL SIGNS, PROJECTING SIGNS, FREESTANDING SIGNS	WALL SIGNS FREESTANDING SIGNS
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FREESTANDING SIGNS		
FREESTANDING SIGNS	1 PER 300 FT OF STREET FRONTAGE	266 FT FRONTAGE 2 SIGNS
FREESTANDING MAX SIGN AREA	AGGREGATE OF ALL FREESTANDING SIGNS NO MORE THAN 32 SF OR 1 SF /LINEAR FT. WHICHEVER IS GREATER	266 SF ALLOWED PYLON 156 SF/SIDE <u>MONUMENT</u> 56 SF
FREESTANDING SIGN HEIGHT	8 FT. WHEN <25 FT FROM STREET LOT LINE. 25 FT. WHEN >25 FT FROM STREET LOT LINE.	<u>PYLON</u> HEIGHT: 36 FT. 15 FT FROM LOT LINE. <u>MONUMENT</u> HEIGHT: 7'-4" 15 FT FROM LOT LINE.
WALL & PROJECTING SIGNS		
WALL & PROJECTING MAX SIGN AREA	2 SF /LINEAR FT. OF BUILDING FRONTAGE	130 FT. OF FRONTAGE 252 SF OF SIGNAGE
WALL & PROJECTING MOUNTING HEIGHT	BUILDING HEIGHT OR 25 FT. WHICHEVER IS LESS	24'



STEELPOINTE EAST - GAS STATION- MONUMENT & PYLON SIGN

Architect

JULY 7, 2023
23-017

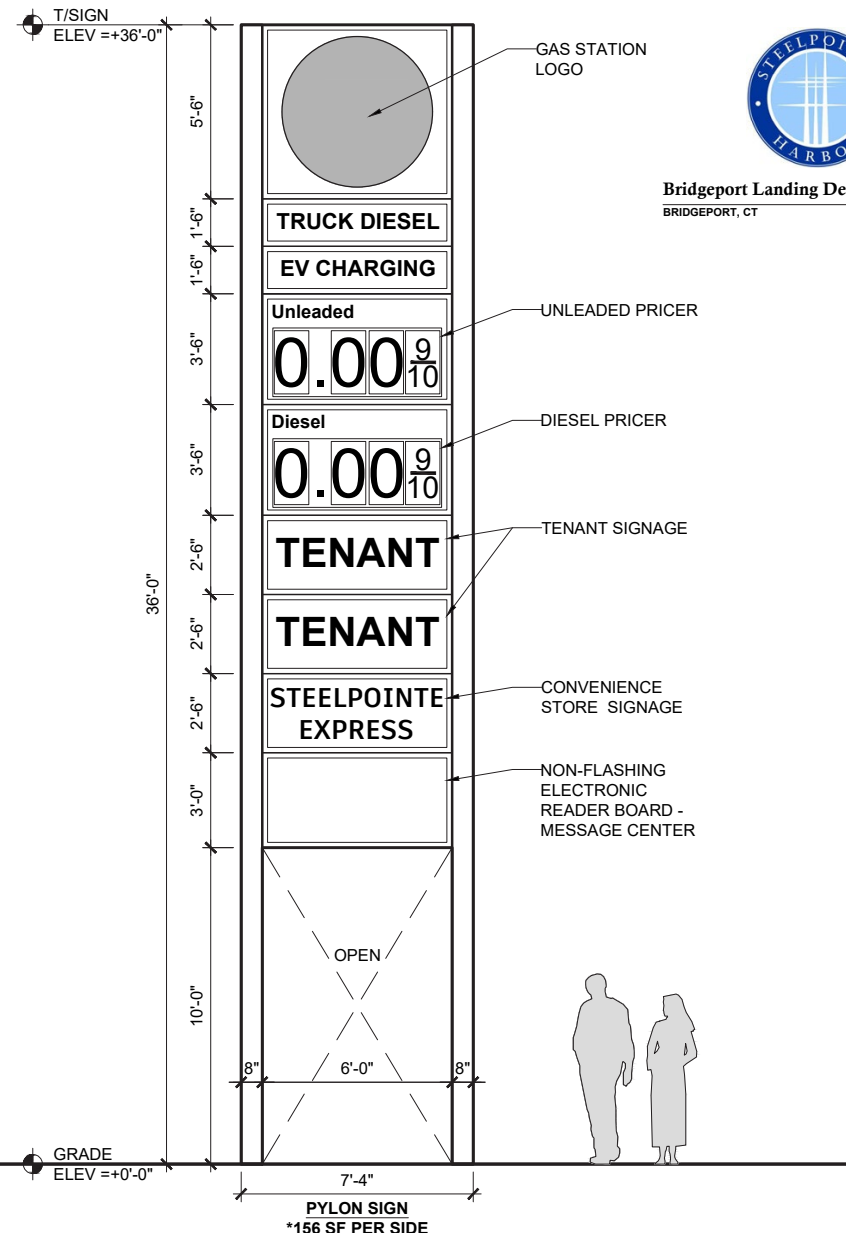
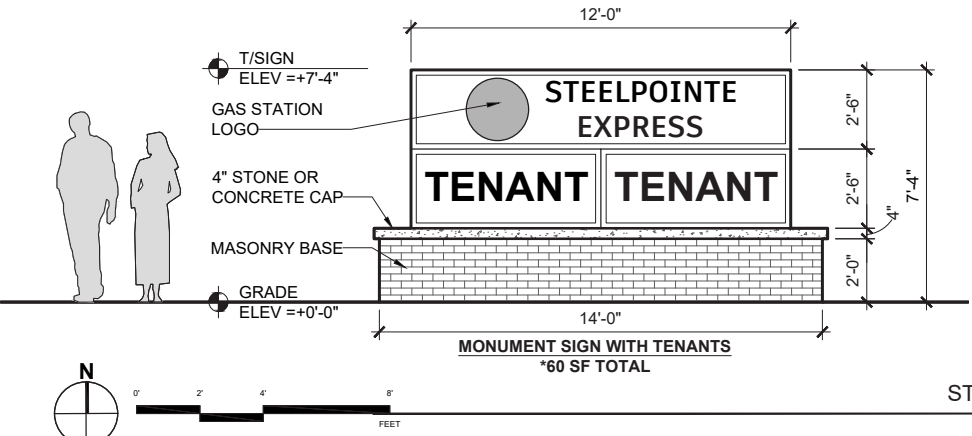


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STEELPOINTE EAST - GAS STATION- MONUMENT & PYLON SIGN

Architect
JULY 7, 2023
23-017
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STEELPOINTE HARBOR EAST
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DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **13,812**

Households: **5,247**

Daytime Population: **11,586**

Median Age: **35.6**



Average Household Income: **\$64,772**

Median Household Income: **\$48,660**

3 MILE RADIUS:



Total Population: **155,321**

Households: **58,316**

Daytime Population: **104,834**

Median Age: **37.7**



Average Household Income: **\$83,096**

Median Household Income: **\$65,386**

5 MILE RADIUS:



Total Population: **266,792**

Households: **99,242**

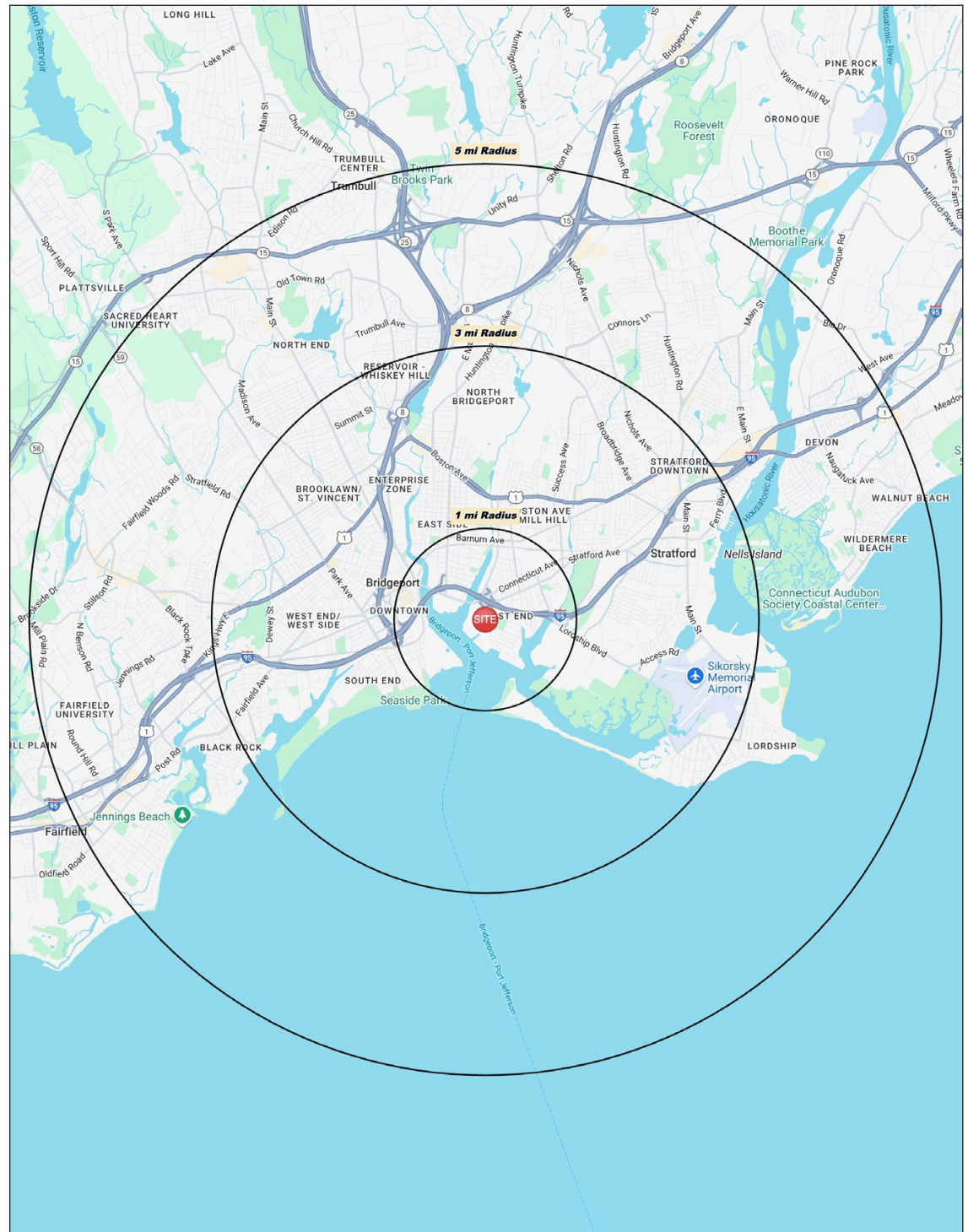
Daytime Population: **170,544**

Median Age: **38.3**



Average Household Income: **\$114,301**

Median Household Income: **\$90,164**



15 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$3,278,676,467

EDUCATION

Bachelor's Degree
or Higher



40%

OWNER OCCUPIED HOME VALUE

Average



\$566,980

KEY FACTS

309,367

Population

39.1

Median Age

\$82,559

Median Household Income

293,247

Daytime Population

TAPESTRY SEGMENTS

Pleasantville <i>16,543 Households</i>	Fresh Ambitions <i>15,793 Households</i>	Parks & Rec <i>9,878 Households</i>
Socioeconomic Traits 66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.	Socioeconomic Traits Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.	Socioeconomic Traits More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.
Household Types Older married-couple families, more w/o children under 18, but many w/ children over 18. years	Household Types More single-parent than married-couple families.	Household Types Married couples, approaching retirement age.
Typical Housing Single Family	Typical Housing Multi-unit Rentals; Single Family	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$4,124

Eating
Out

\$2,683

Apparel &
Services

\$7,696

Groceries

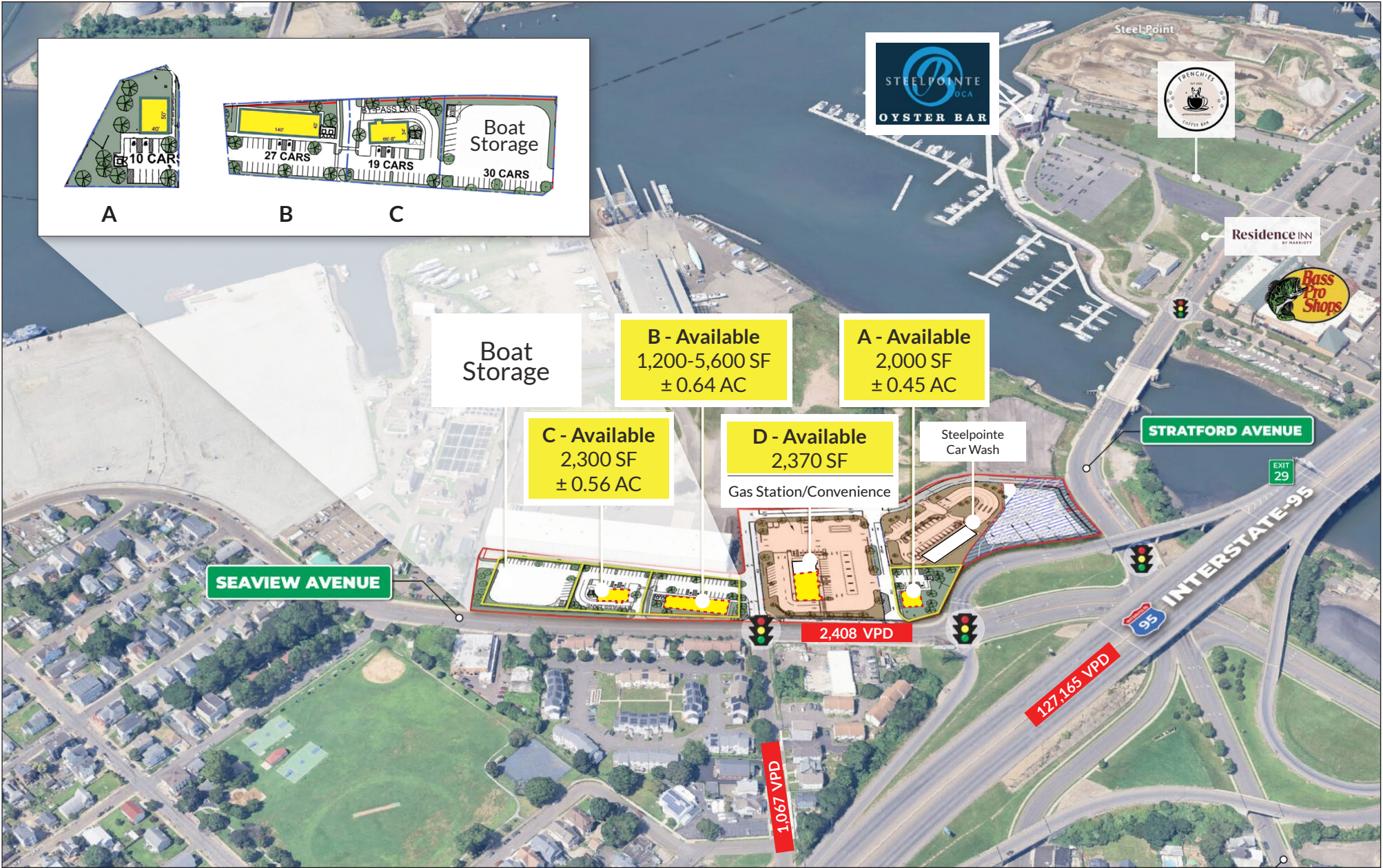
\$308

Computer &
Hardware

\$8,019

Health
Care

SITE AERIAL



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LOCAL RETAIL



STEELPOINTE HARBOR EAST PHOTOS



STEELPOINTE HARBOR EAST



CHARTER REALTY

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