

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

....

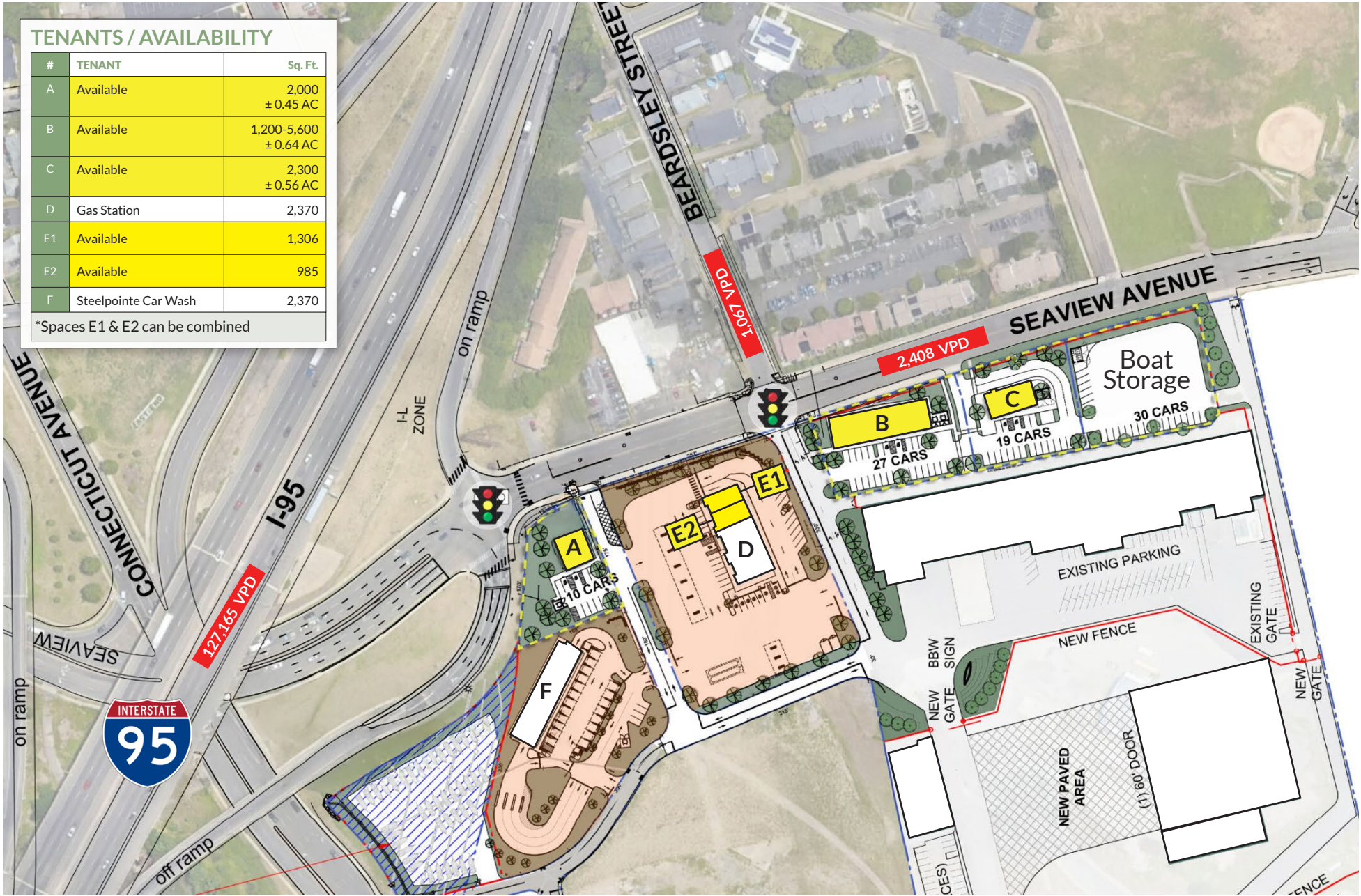
Estimated population of over 268,047 within 5 miles

SPACE DETAILS

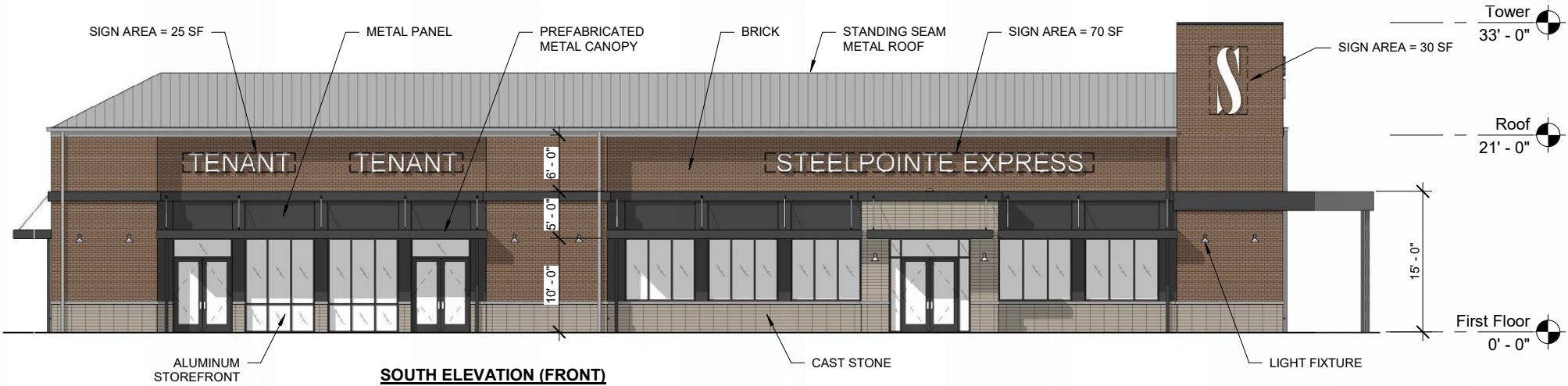
985 SF - 13,300 SF



PROPERTY LEASING PLAN



PROPERTY FLOOR PLAN



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

EXTERIOR ELEVATIONS

March 15, 2024
23-017

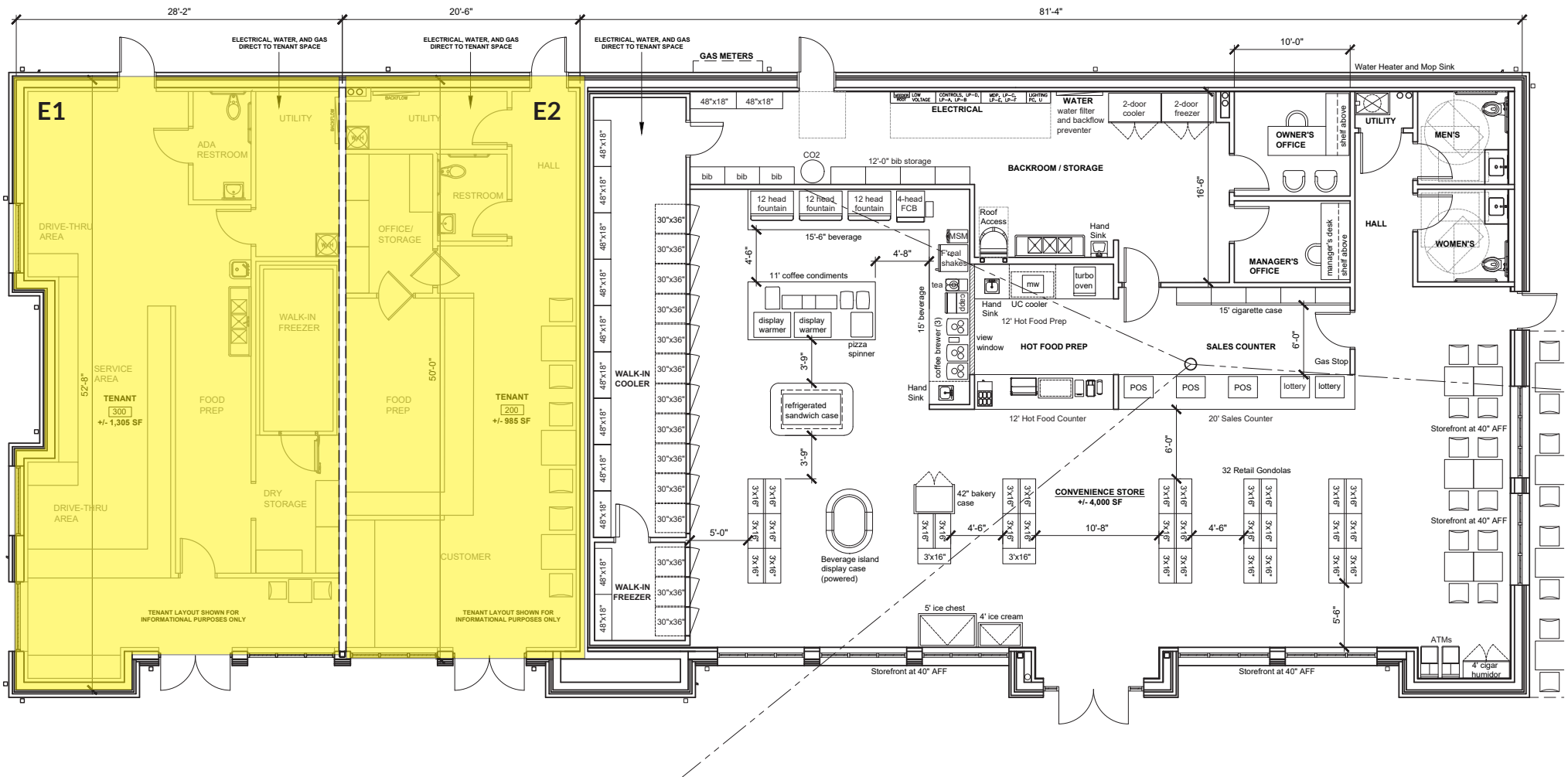
Design information herein is property
of CUPKOVIC architecture, llc

Architect



STEELPOINTE HARBOR EAST
BRIDGEPORT, CT

PROPERTY FLOOR PLAN



SCALE: 1/8" = 1'-0" @ 11x17 sheet size

CONVENIENCE STORE FLOOR PLAN

MARCH 14, 2024
23-017

Design information herein is property
of CUPKOVIC architecture, llc
Architect
CUPKOVIC architecture llc



STEELPOINTE HARBOR EAST
BRIDGEPORT, CT

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**

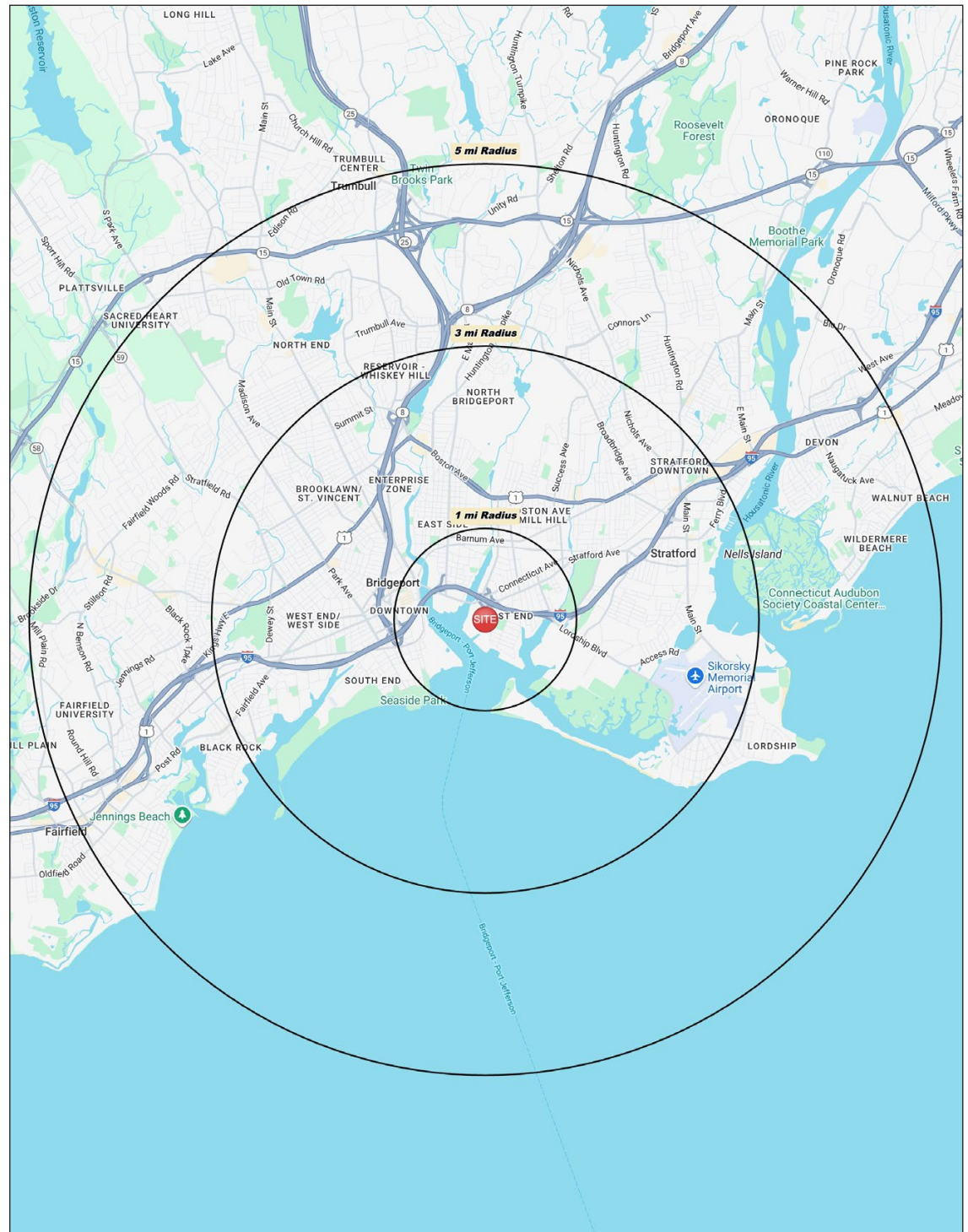
Daytime Population: **170,544**

Median Age: **38.3**



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

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



15 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$3,195,896,961

EDUCATION

Bachelor's Degree
or Higher



39%

OWNER OCCUPIED HOME VALUE

Average



\$564,784

KEY FACTS

286,546

Population

39.0

Median Age

\$87,024

Median Household Income

268,682

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions 14,400 households	Savvy Suburbanites 11,600 households	Diverse Horizons 9,863 households
Socioeconomic Traits 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.	Socioeconomic Traits 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.	Socioeconomic Traits In large interstate corridors / coastal metros, these diverse, often immigrant communities have large families and some single-person households. Residents earn middle incomes, rent older multiunit homes, own few cars, and often use public transit.
Household Types Single parents and married or cohabiting couples	Household Types Married couples	Household Types Married couples; singles living alone
Typical Housing Multi-Units	Typical Housing Single Family	Typical Housing Multi-Units

ANNUAL HOUSEHOLD SPENDING

\$4,684

Eating
Out

\$2,822

Apparel &
Services

\$8,447

Groceries

\$261

Computer &
Hardware

\$8,228

Health
Care

The map shows three development options (A, B, and C) along Seaview Avenue, adjacent to the Steel Point area. Option A is a small lot with 10 cars. Option B is a larger lot with 27 cars and 19 cars. Option C is the largest lot with 30 cars. The map also shows the Steel Point Oyster Bar, a car wash, a gas station/convenience store, and a boat storage area. The map includes labels for Seaview Avenue, Stratford Avenue, Interstate 95, and various local businesses like Steel Point Oyster Bar and Bass Pro Shops. Callouts provide details on available space and traffic volume for each option.

Option	Available Space	Available Area
A	2,000 SF	±0.45 AC
B	1,200 SF 5,600 SF	±0.64 AC
C	2,300 SF	±0.56 AC

Additional callouts include:

- E1 Available: 1,306 SF
- E2 Available: 985 SF
- Gas Station/Convenience
- Steelpoint Car Wash
- Boat Storage
- 2,408 VPD
- 1,067 VPD
- 127,165 VPD

PHASE 1 DEVELOPMENT
Now Under Construction

Logos: Chipotle Mexican Grill, Starbucks, T-Mobile, Residence Inn by Marriott, Steelpointe Oyster Bar.

Callouts:

- 127,165 VPD
- Bass Pro Shops
- FUTURE DEV. ± 1.56 ACRES
- Steelpointe Car Wash
- E1 Available: 1,306 SF
E2 Available: 985 SF
- Gas Station/Convenience
- A - Available
2,000 SF
±0.45 AC
- B - Available
1,200 SF 5,600 SF
±0.64 AC
- C - Available
2,300 SF
±0.56 AC
- Boat Storage

Site Details:

- EXISTING BOAT STORAGE / MAINTENANCE 45,000 SF
- NEW 200' X 300' PRE-ENGINEERED METAL BUILDING 60,000 SF HEATED BY POWER
- NEW PAVED AREA
- NEW 300' X 200' PRE-ENGINEERED METAL BUILDING 40,000 SF HEATED BY POWER
- EXISTING NORTH SALES
- EXISTING GATE
- GRAVEL
- NEW IMPROVED SURFACING FOR AREA
- NEW 100' COORR
- NEW BRN GATE JACK
- EXISTING FENCE LINE

LOCAL RETAIL



STEELPOINTE HARBOR EAST PHOTOS



STEELPOINTE HARBOR EAST



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