ANSONIA SHOPPING CENTER

403-495 MAIN STREET & 75 TREMONT STREET | ANSONIA, CT 06401

AVAILABLE 9,152 SF

ANCHORED BY

Burlington · DOLLAR TREE · O'Reilly AUTO PARTS · Key Food FRESH · M&T Bank · HomeGoods · Marshalls

NEWLY SIGNED BURLINGTON COAT, DOLLAR TREE, O'REILLY AUTO PARTS AND M&T BANK - JOIN KEY FOOD, HOMEGOODS, AND MARSHALLS



PROPERTY INFORMATION

- Join Key Food, HomeGoods, and Marshalls
- Newly signed Burlington Coat, Dollar Tree, O'Reilly Auto and M&T Bank
- Directly across from Target
- 3 traffic-controlled access points
- 4 additional leases out

AVAILABLE SPACE

- Space 455: 9,152 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,467	53,977	98,064
MEDIAN HH INC	$79,514	$98,091	$114,391
AVERAGE HH INC	$117,456	$126,263	$144,940

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www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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ANTICIPATED TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
459	ION Bank	4,000
403-A	Key Food - Coming Soon	37,000
403-B	HomeGoods - Coming Soon	25,000
407	Cutting Crew	1,200
409-A	Burlington Coat - Coming Soon	20,000
409-B	Dollar Tree - Coming Soon	15,000
409-C	LOI Out	6,150
435	Marshalls - Coming Soon	35,000
455	Available	9,152
475	Social Security	4,581
493	O'Reilly Auto Parts - Coming Soon	11,180
495	Mattress Firm	5,376
496	M&T Bank - Coming Soon	2,500
	Total	175,639

Available

Lease Out

LOI Out



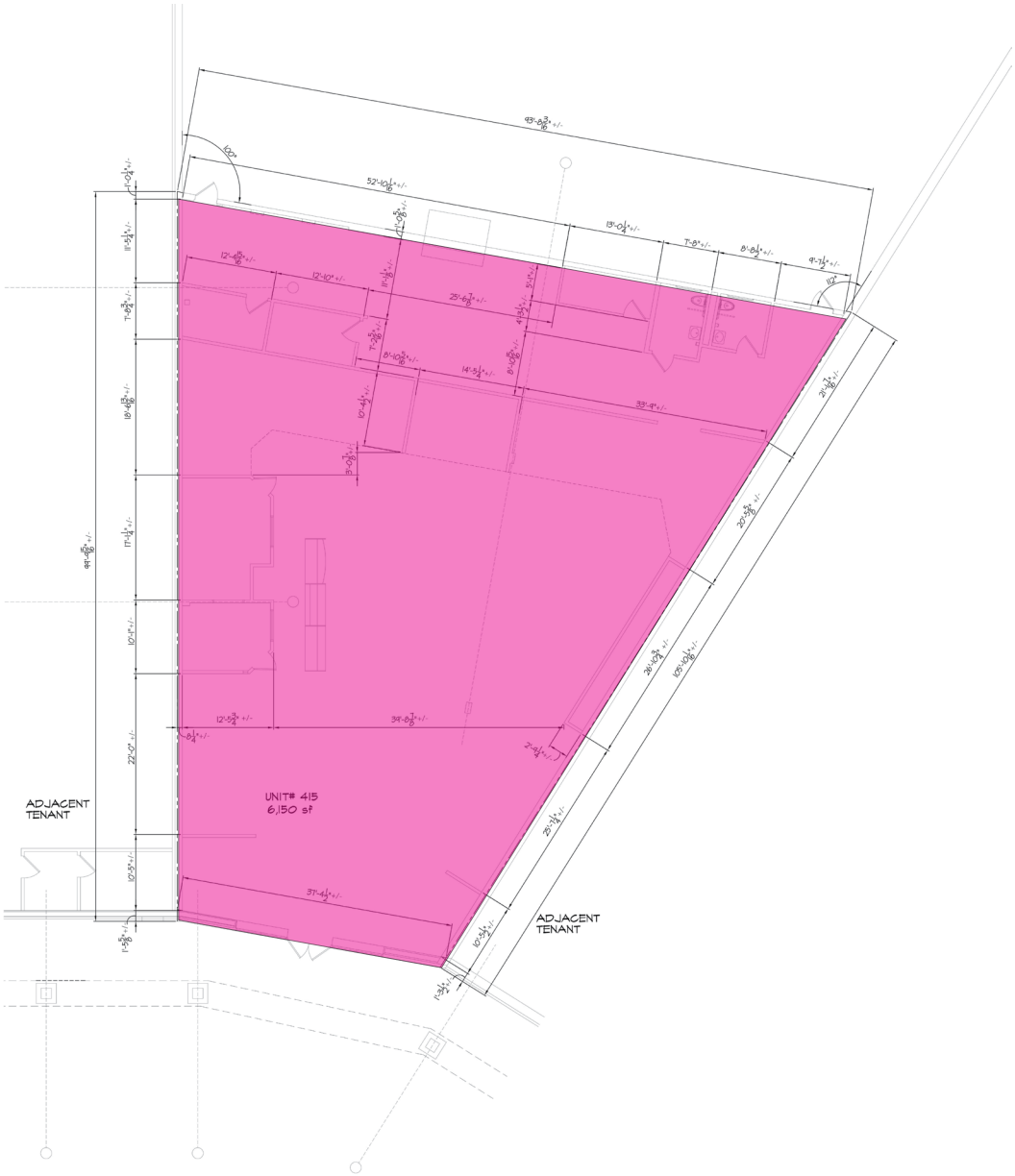
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SPACE 409-C - FLOOR PLAN



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SPACE 409-C - ELEVATION





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SPACE 455 - FLOOR PLAN



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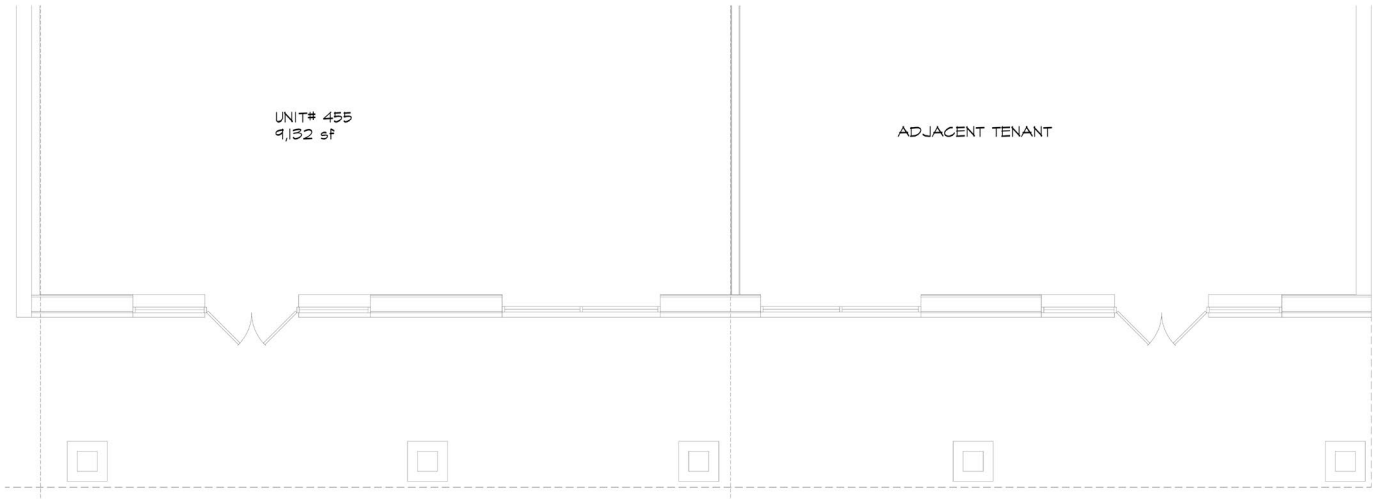
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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:

Total Population: **13,467**

Households: **5,630**

Daytime Population: **9,166**

Median Age: **35.5**

Average Household Income: $117,456

Median Household Income: **$79,514**

3 MILE RADIUS:

Total Population: **53,997**

Households: **22,595**

Daytime Population: **30,302**

Median Age: **36.7**

Average Household Income: **$126,263**

Median Household Income: **$98,091**

5 MILE RADIUS:

Total Population: **98,064**

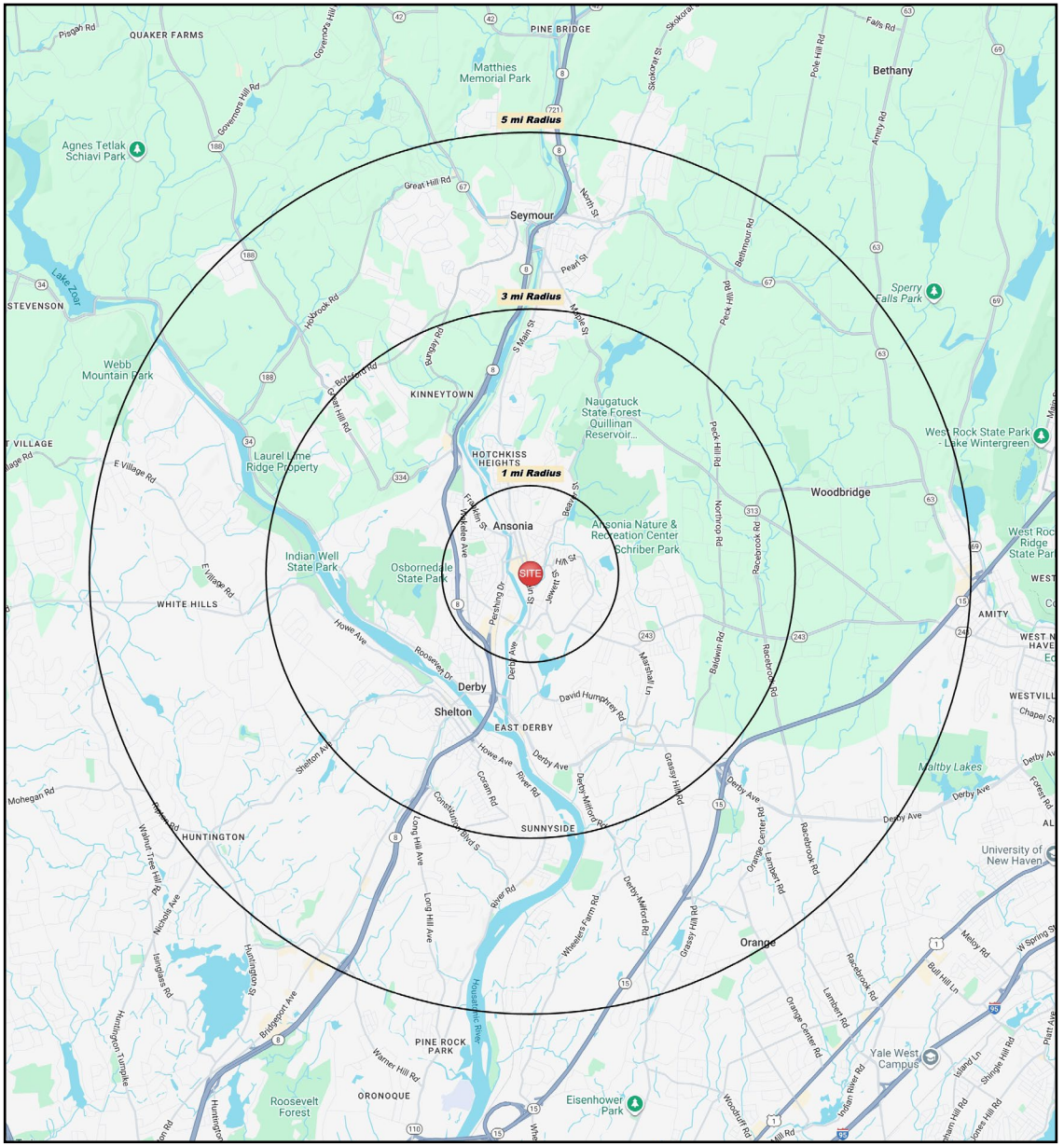
Households: **40,209**

Daytime Population: **63,000**

Median Age: **39.2**

Average Household Income: **$144,940**

Median Household Income: **$114,391**



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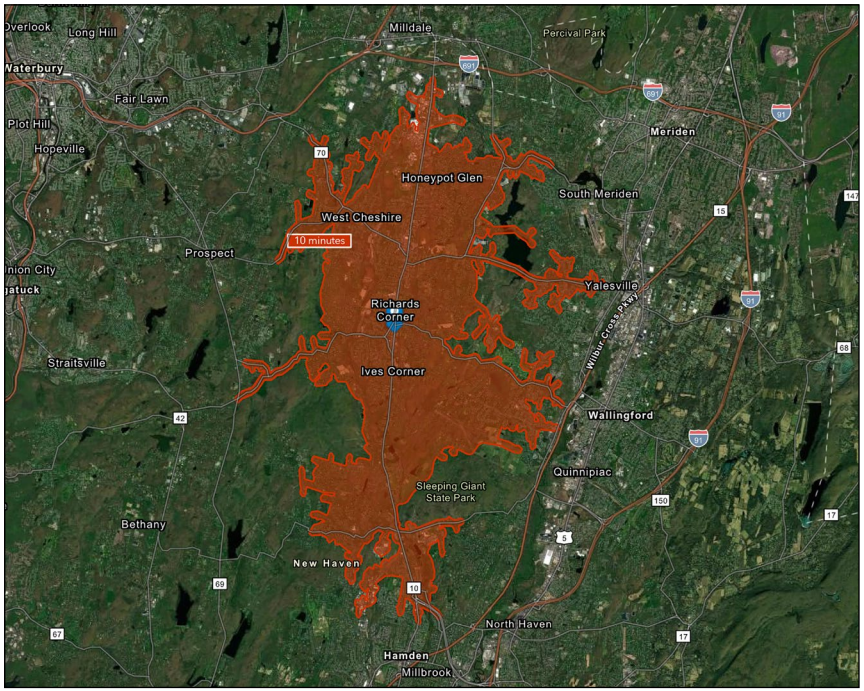
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10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B

$1,049,504,206

EDUCATION

Bachelor's Degree or Higher

41%

OWNER OCCUPIED HOME VALUE

Average

$475,551

KEY FACTS

92,387 Population	43.8 Median Age
$91,393 Median Household Income	91,160 Daytime Population

TAPESTRY SEGMENTS

Dreambelt
6,408 households

Socioeconomic Traits

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.

Household Types

Married couples

Typical Housing

Single Family

Moderate Metros
6,325 households

Socioeconomic Traits

In growing suburban areas, these young communities feature diverse households, including singles and families with young children. Residents earn middle incomes, work in service jobs, and live in modest, often pre-1990 single-family homes.

Household Types

Married couples; singles living alone

Typical Housing

Single Family

Savvy Suburbanites
3,754 households

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.

Household Types

Married couples

Typical Housing

Single Family

ANNUAL HOUSEHOLD SPENDING

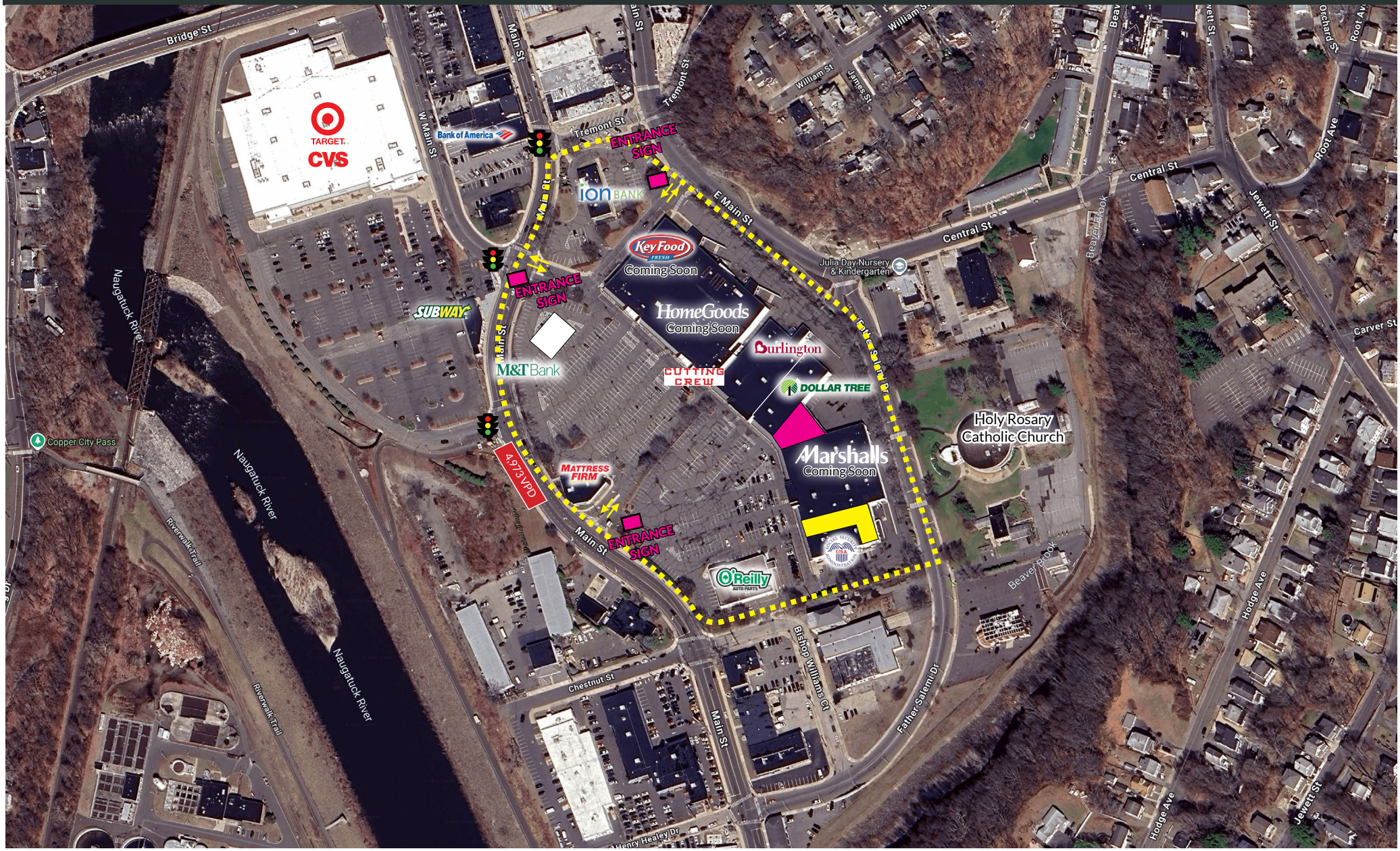
$4,277 Eating Out	$2,566 Apparel & Services	$7,718 Groceries	$242 Computer & Hardware	$8,013 Health Care

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PROPOSED SIGNAGE



MAIN STREET (MAIN ENTRANCE)



MAIN STREET & W MAIN STREET



OFF ELM STREET

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