



FOUNTAIN SQUARE



EXCITING NEW RETAIL CENTER Shelton, CT

PROPERTY FEATURES:

- Located in the heart of the Bridgeport Avenue Trade Area
- Anchor & pad opportunities
- Main, traffic-controlled intersection at Parrot Drive
- Additional entrance located on Bridgeport Avenue
- Hotel & Office building planned for project
- Six area hotels with a total of 700+ rooms located on the Bridgeport Avenue corridor
- In excess of 2.5 million square feet of office space located within a 2 mile radius
- Subject to zoning approval
- Area retailers include:
New Big Y Center, Shoprite, Stop & Shop, Walmart, TJ Maxx, Staples, Bed, Bath & Beyond, Chili's, Longhorn Steakhouse, Bertucci's, Outback Steakhouse, Ruby Tuesday, Chipotle, Starbucks, Dunkin Donuts & more

AREA DEMOGRAPHICS:

Radius	1 Mile	3 Miles	5 Miles
Population	2,275	37,836	121,258
Daytime Pop	14,943	38,226	71,217
# of Households	1,046	15,169	47,612
Avg. HH Income	\$94,793	\$119,391	\$110,242

LEASE DETAILS:

Project GLA:

Approx. 85,000 +/- SF
Several pad sites available, See site plan
Hotel planned for project
Office building 15,000 SF +/-

Size:

Retail Box: 26,400 +/- SF with reasonable divisions possible plus several pad sites

Available:

Q4 2018

Please call for pricing

CONTACT:

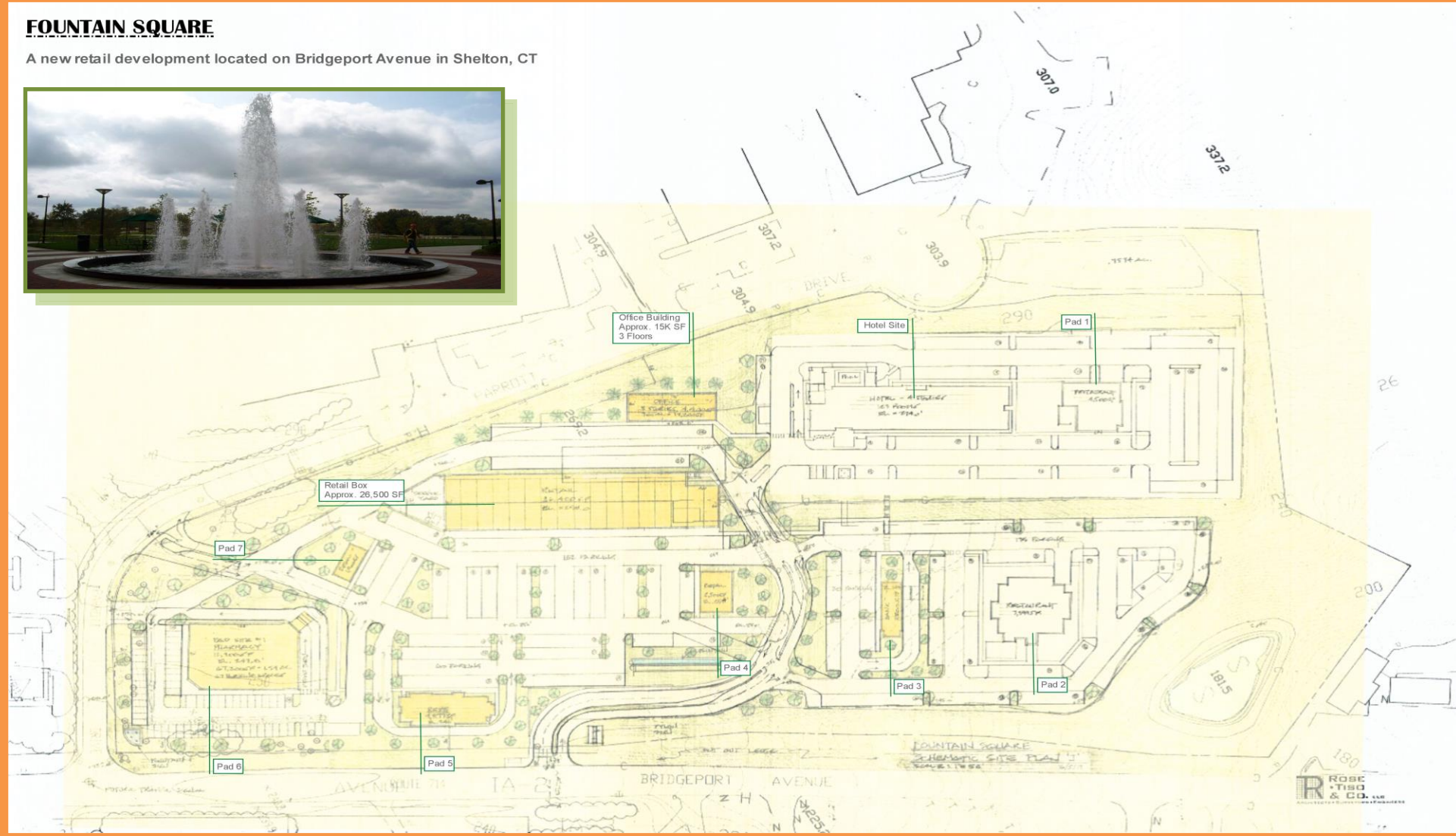
Phillip Perri
516.498.1010 ext. 217
pp@comretail.com



All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.

FOUNTAIN SQUARE

A new retail development located on Bridgeport Avenue in Shelton, CT



*Plan subject to change

Site Details: ALL MUNICIPAL UTILITIES AVAILABLE

- ❖ **Retail Box:** Approximately 26,500 SF – Reasonable divisions considered
- ❖ **Prime Corner Pad:** At signalized Entrance – Up to 13,000 SF -- Pharmacy
- ❖ **Additional entrance** on Bridgeport Avenue
- ❖ **Additional Pad Sites:** Sizes ranging from 1,500 SF to 8,000 SF
- ❖ **Uses include** -- Restaurants – Banks -- Retail



All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.

AREA RETAIL



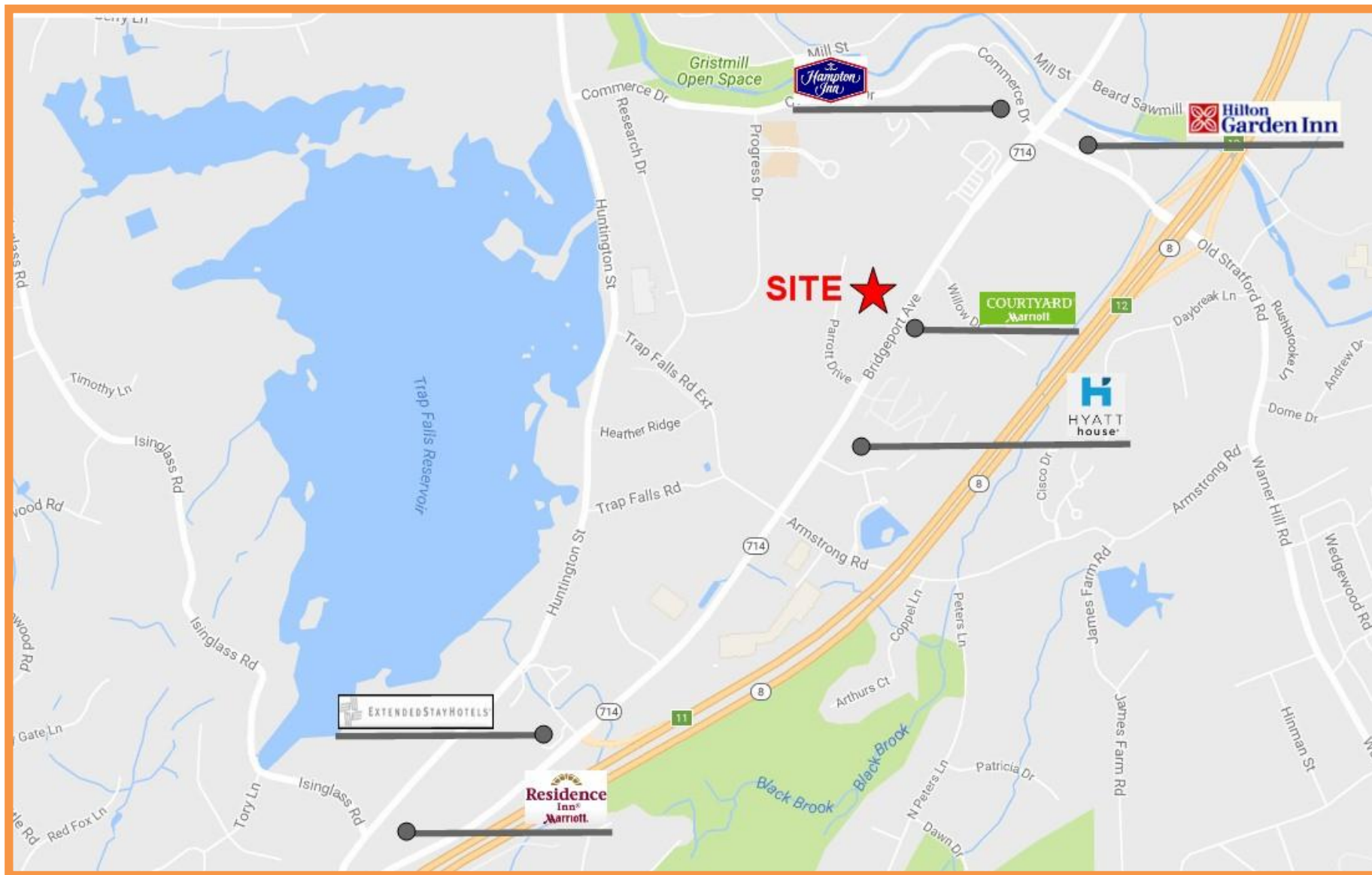
FOUNTAIN SQUARE

A new retail development located on Bridgeport Avenue in Shelton, CT

AREA HOTELS & OFFICE BUILDINGS

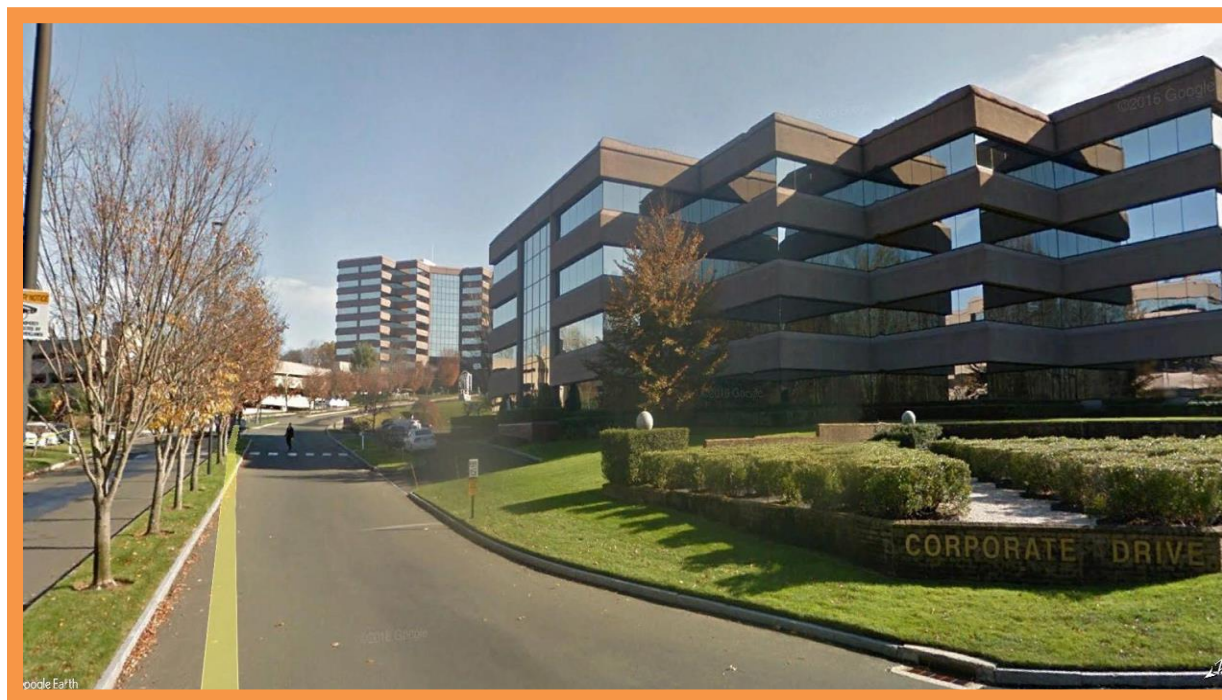


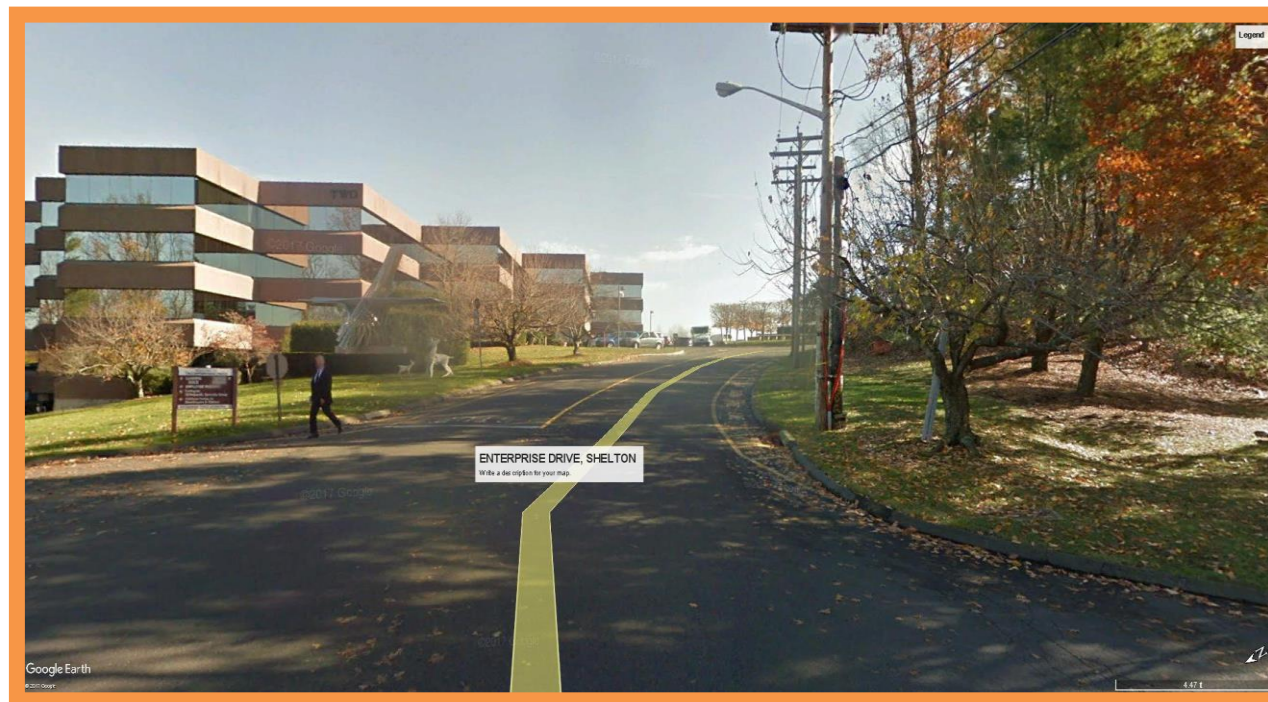
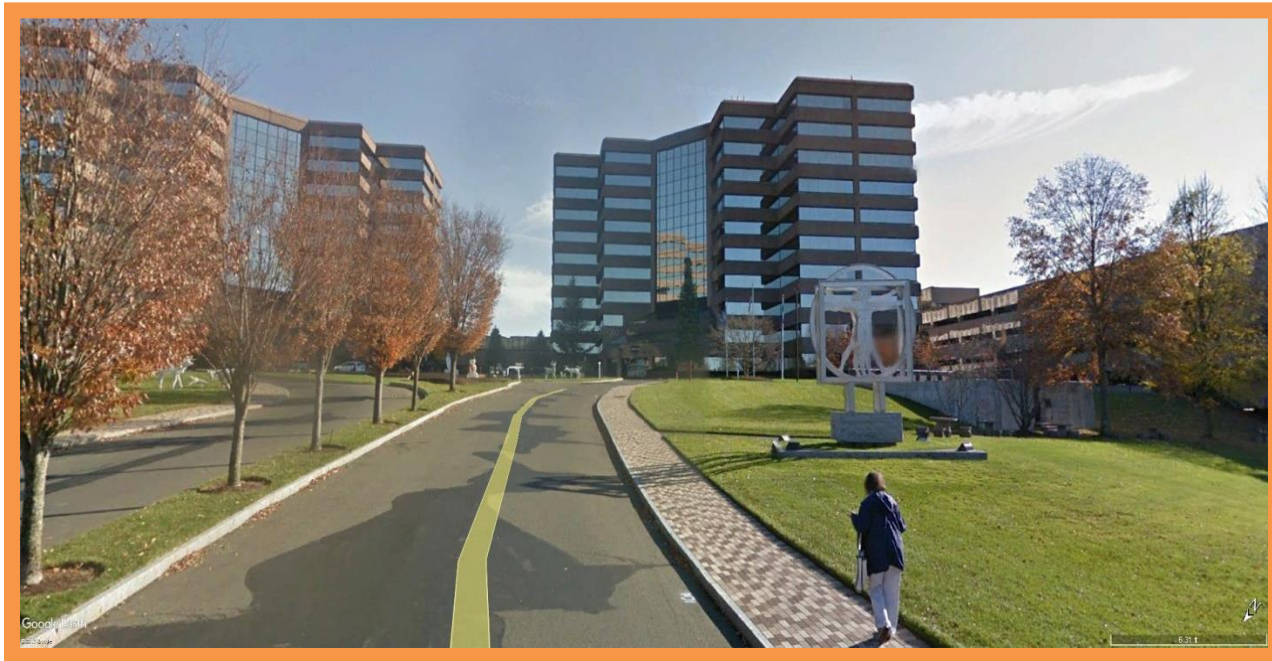
All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.





Fountain Square abuts several major Office Parks in Shelton





All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.

SHELTON, CT

Bridgeport Ave & Old Stratford Rd		1 mi radius	3 mi radius	5 mi radius
Shelton, CT 06484				
POPULATION	2017 Estimated Population	2,275	37,836	121,258
	2022 Projected Population	2,308	38,311	122,045
	2010 Census Population	1,895	37,255	120,415
	2000 Census Population	1,632	35,764	115,374
	Projected Annual Growth 2017 to 2022	0.3%	0.3%	0.1%
	Historical Annual Growth 2000 to 2017	2.3%	0.3%	0.3%
HOUSEHOLDS	2017 Estimated Households	1,046	15,169	47,612
	2022 Projected Households	1,080	15,631	48,984
	2010 Census Households	873	14,782	46,439
	2000 Census Households	727	13,801	44,045
	Projected Annual Growth 2017 to 2022	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2017	2.6%	0.6%	0.5%
AGE	2017 Est. Population Under 10 Years	8.0%	8.8%	9.9%
	2017 Est. Population 10 to 19 Years	8.6%	11.7%	12.5%
	2017 Est. Population 20 to 29 Years	13.1%	10.0%	10.6%
	2017 Est. Population 30 to 44 Years	17.0%	15.6%	17.1%
	2017 Est. Population 45 to 59 Years	23.8%	23.1%	22.7%
	2017 Est. Population 60 to 74 Years	21.3%	19.9%	17.8%
	2017 Est. Population 75 Years or Over	8.1%	10.9%	9.4%
	2017 Est. Median Age	46.0	46.9	43.9
MARITAL STATUS & GENDER	2017 Est. Male Population	48.1%	47.8%	48.2%
	2017 Est. Female Population	51.9%	52.2%	51.8%
	2017 Est. Never Married	30.2%	26.8%	29.8%
	2017 Est. Now Married	44.5%	52.1%	49.2%
	2017 Est. Separated or Divorced	15.9%	12.9%	13.0%
	2017 Est. Widowed	9.4%	8.2%	8.0%
INCOME	2017 Est. HH Income \$200,000 or More	8.6%	16.6%	14.2%
	2017 Est. HH Income \$150,000 to \$199,999	10.5%	11.7%	11.2%
	2017 Est. HH Income \$100,000 to \$149,999	18.9%	18.4%	19.2%
	2017 Est. HH Income \$75,000 to \$99,999	13.3%	13.3%	12.8%
	2017 Est. HH Income \$50,000 to \$74,999	15.8%	14.3%	14.5%
	2017 Est. HH Income \$35,000 to \$49,999	9.9%	8.2%	8.8%
	2017 Est. HH Income \$25,000 to \$34,999	10.1%	6.2%	6.1%
	2017 Est. HH Income \$15,000 to \$24,999	8.8%	5.4%	6.1%
	2017 Est. HH Income Under \$15,000	4.1%	6.1%	7.1%
	2017 Est. Average Household Income	\$94,793	\$119,391	\$110,242
	2017 Est. Median Household Income	\$77,272	\$99,625	\$94,757
	2017 Est. Per Capita Income	\$43,637	\$47,994	\$43,370
	2017 Est. Total Businesses	779	2,081	5,526
	2017 Est. Total Employees	14,943	38,226	71,217



All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.

SHELTON, CT

Bridgeport Ave & Old Stratford Rd		1 mi radius	3 mi radius	5 mi radius
Shelton, CT 06484				
RACE	2017 Est. White	84.8%	87.5%	84.6%
	2017 Est. Black	4.6%	4.2%	6.3%
	2017 Est. Asian or Pacific Islander	7.7%	5.2%	4.9%
	2017 Est. American Indian or Alaska Native	-	0.1%	0.1%
	2017 Est. Other Races	2.8%	2.9%	4.1%
HISPANIC	2017 Est. Hispanic Population	168	2,921	12,275
	2017 Est. Hispanic Population	7.4%	7.7%	10.1%
	2022 Proj. Hispanic Population	9.0%	9.4%	11.7%
	2010 Hispanic Population	5.6%	5.5%	8.0%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	1,752	27,994	87,236
	2017 Est. Elementary (Grade Level 0 to 8)	1.3%	2.2%	2.9%
	2017 Est. Some High School (Grade Level 9 to 11)	3.5%	3.9%	4.4%
	2017 Est. High School Graduate	34.9%	27.3%	28.5%
	2017 Est. Some College	22.2%	17.5%	16.8%
	2017 Est. Associate Degree Only	6.2%	7.5%	7.8%
	2017 Est. Bachelor Degree Only	16.5%	23.8%	22.9%
	2017 Est. Graduate Degree	15.4%	17.8%	16.8%
HOUSING	2017 Est. Total Housing Units	1,081	15,700	49,261
	2017 Est. Owner-Occupied	70.3%	80.5%	77.2%
	2017 Est. Renter-Occupied	26.5%	16.1%	19.5%
	2017 Est. Vacant Housing	3.2%	3.4%	3.3%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.3%	0.3%	0.1%
	2010 Homes Built 2000 to 2004	12.2%	9.5%	6.6%
	2010 Homes Built 1990 to 1999	13.3%	12.3%	9.6%
	2010 Homes Built 1980 to 1989	22.4%	18.7%	13.2%
	2010 Homes Built 1970 to 1979	37.7%	21.8%	16.3%
	2010 Homes Built 1960 to 1969	10.0%	14.5%	15.3%
	2010 Homes Built 1950 to 1959	8.9%	10.3%	17.6%
	2010 Homes Built Before 1949	10.1%	15.0%	22.8%
HOME VALUES	2010 Home Value \$1,000,000 or More	1.3%	2.4%	1.6%
	2010 Home Value \$500,000 to \$999,999	13.2%	18.2%	14.7%
	2010 Home Value \$400,000 to \$499,999	11.0%	16.2%	14.5%
	2010 Home Value \$300,000 to \$399,999	26.7%	25.2%	24.8%
	2010 Home Value \$200,000 to \$299,999	24.3%	23.5%	27.8%
	2010 Home Value \$150,000 to \$199,999	10.9%	8.1%	9.1%
	2010 Home Value \$100,000 to \$149,999	7.2%	2.2%	3.9%
	2010 Home Value \$50,000 to \$99,999	6.1%	1.5%	1.5%
	2010 Home Value \$25,000 to \$49,999	6.3%	1.6%	1.2%
	2010 Home Value Under \$25,000	1.5%	1.0%	0.9%
	2010 Median Home Value	\$298,617	\$356,447	\$331,374
	2010 Median Rent	\$1,574	\$1,170	\$1,099



All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.

SHELTON, CT

Bridgeport Ave & Old Stratford Rd		1 mi radius	3 mi radius	5 mi radius
Shelton, CT 06484				
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	1,976	31,850	100,072
	2017 Est. Civilian Employed	60.4%	61.8%	63.1%
	2017 Est. Civilian Unemployed	3.7%	2.7%	2.9%
	2017 Est. in Armed Forces	-	0.1%	0.1%
	2017 Est. not in Labor Force	35.9%	35.4%	33.9%
	2017 Labor Force Males	48.1%	47.3%	47.6%
	2017 Labor Force Females	51.9%	52.7%	52.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,146	19,761	63,209
	2010 Mgmt, Business, & Financial Operations	19.8%	22.5%	19.7%
	2010 Professional, Related	20.7%	25.8%	26.3%
	2010 Service	17.8%	13.9%	13.9%
	2010 Sales, Office	25.0%	23.4%	24.0%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	6.6%	7.3%	7.7%
	2010 Production, Transport, Material Moving	10.0%	7.0%	8.3%
	2010 White Collar Workers	65.5%	71.6%	70.0%
	2010 Blue Collar Workers	34.5%	28.4%	30.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	86.9%	86.2%	82.8%
	2010 Drive to Work in Carpool	5.2%	5.3%	6.7%
	2010 Travel to Work by Public Transportation	4.2%	2.9%	3.9%
	2010 Drive to Work on Motorcycle	-	-	-
	2010 Walk or Bicycle to Work	0.8%	0.6%	1.2%
	2010 Other Means	-	0.3%	0.5%
	2010 Work at Home	3.0%	4.7%	4.9%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	27.5%	25.8%	25.4%
	2010 Travel to Work in 15 to 29 Minutes	45.8%	40.9%	40.0%
	2010 Travel to Work in 30 to 59 Minutes	21.4%	26.3%	25.5%
	2010 Travel to Work in 60 Minutes or More	10.4%	11.1%	12.4%
	2010 Average Travel Time to Work	20.4	22.0	22.3
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$71.6 M	\$1.21 B	\$3.57 B
	2017 Est. Apparel	\$2.50 M	\$42.6 M	\$126 M
	2017 Est. Contributions, Gifts	\$5.33 M	\$96.9 M	\$281 M
	2017 Est. Education, Reading	\$3.02 M	\$54.7 M	\$160 M
	2017 Est. Entertainment	\$4.05 M	\$68.8 M	\$203 M
	2017 Est. Food, Beverages, Tobacco	\$10.7 M	\$176 M	\$523 M
	2017 Est. Furnishings, Equipment	\$2.53 M	\$43.5 M	\$128 M
	2017 Est. Health Care, Insurance	\$6.13 M	\$101 M	\$298 M
	2017 Est. Household Operations, Shelter, Utilities	\$22.1 M	\$374 M	\$1.11 B
	2017 Est. Miscellaneous Expenses	\$1.04 M	\$17.1 M	\$50.7 M
	2017 Est. Personal Care	\$922 K	\$15.5 M	\$45.9 M
	2017 Est. Transportation	\$13.3 M	\$219 M	\$652 M



All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.