

### FOR LEASE

New Mixed Use Development  
Up to 50,000 + SF Retail Space  
Ground Lease or Shell Delivery



Crown Point Center



16,500 ADT

CT-8: 67,054 ADT



PET SUPPLIES PLUS

Chipotle

30,000+ ADT

Hilton Garden Inn

OUTBACK STEAKHOUSE

Office Park

Panera BREAD  
FIVE GUYS BURGERS and FRIES



T.J. Maxx



LONGHORN STEAKHOUSE

STAPLES



Stop & Shop



**SITE OVERVIEW**

- New mixed-use development with hospitality, retail, and restaurant components
- Up to 50,000 + SF retail space
- Ground lease or shell delivery
- Well positioned just north of the Rt. 8 off-ramp on one of eastern Fairfield County's strongest retail corridors
- Great Frontage and Full Access via 3 curb-cuts on Bridgeport Ave.
- Excellent adjacent office employment base supports strong restaurant sales
- Over 200,000 people in 7 miles with average incomes approaching \$150,000
- 6 hotels within two miles on Bridgeport Avenue

**POPULATION**

1 Mile	13,027
3 Miles	57,092
5 Miles	100,514
7 Miles	201,360
10 Miles	563,549

**AVERAGE HH INCOME**

1 Mile	\$114,080
3 Miles	\$121,585
5 Miles	\$144,010
7 Miles	\$147,643
10 Miles	\$125,702

**EMPLOYEES**

1 Mile	4,819
3 Miles	24,314
5 Miles	44,755
7 Miles	107,575
10 Miles	252,712

