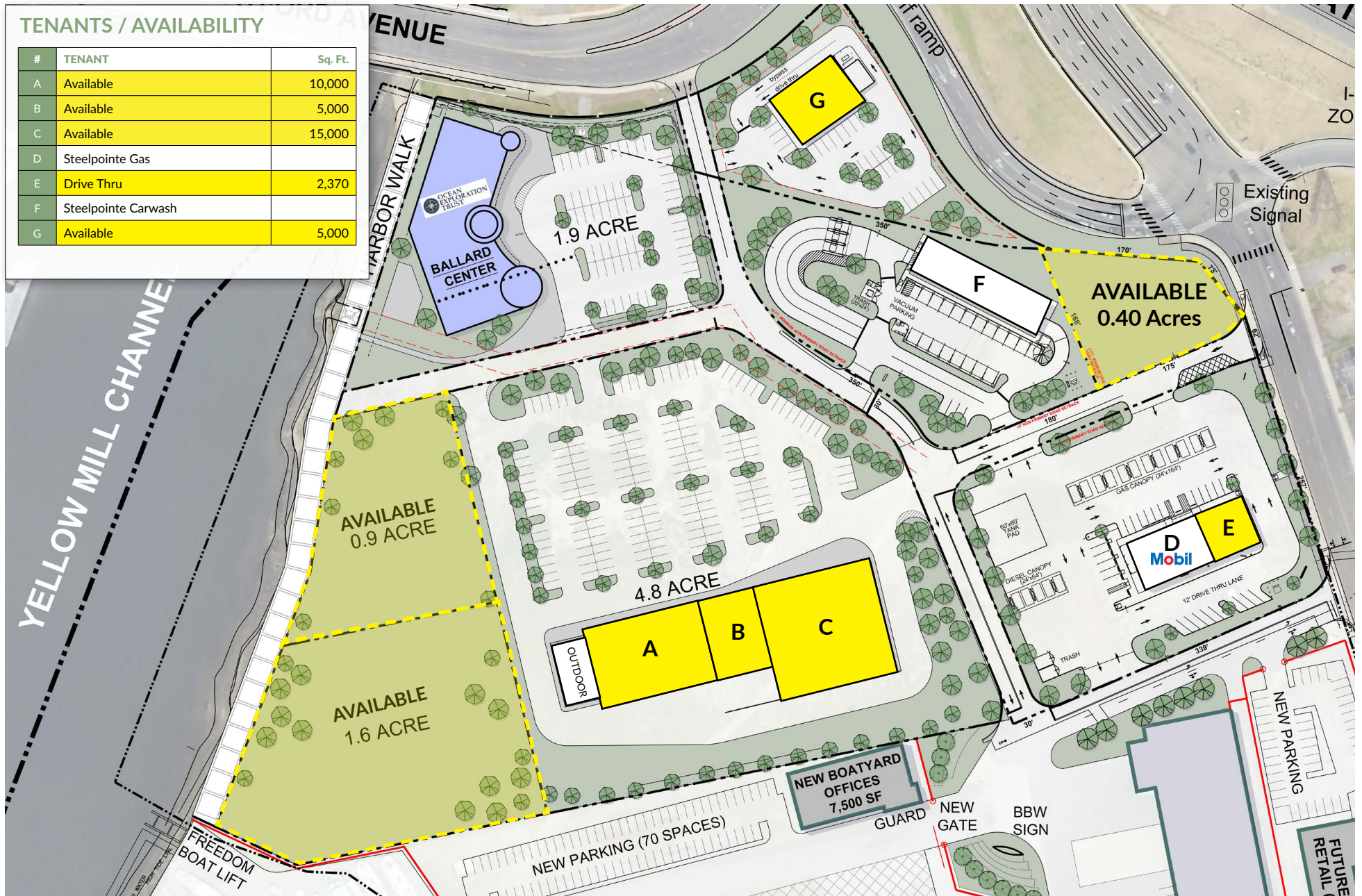


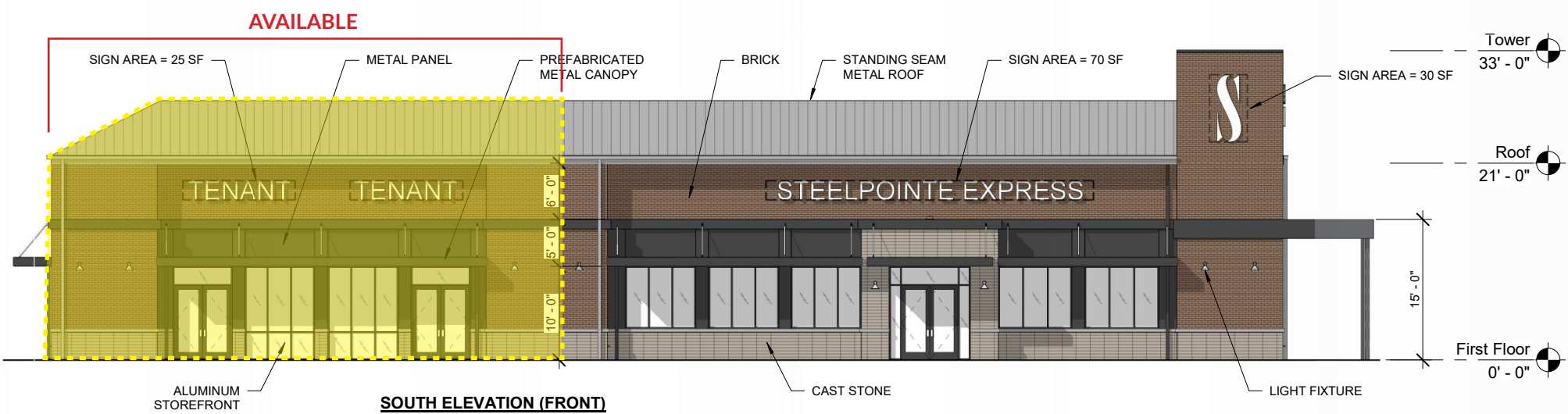
# STEELPOINTE EAST LEASING PLAN

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
A	Available	10,000
B	Available	5,000
C	Available	15,000
D	Steelpointe Gas	
E	Drive Thru	2,370
F	Steelpointe Carwash	
G	Available	5,000



# END CAP DRIVE THRU



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

**CUPKOVIC** architecture llc

Design information herein is property  
of 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**

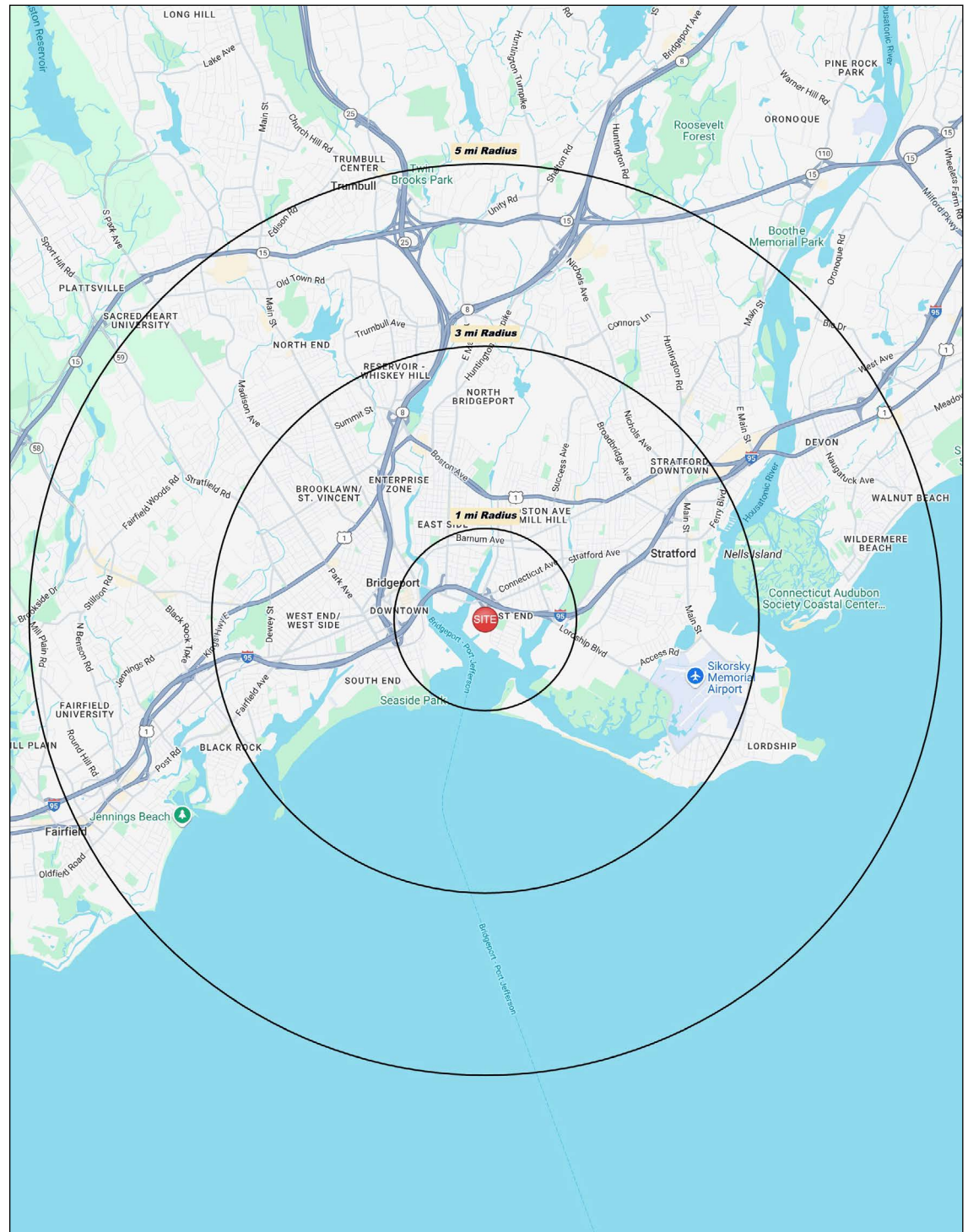
## 5 MILE RADIUS:



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



\$3,199,591,461

## 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
<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> 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.
<b>Household Types</b> Single parents and married or cohabiting couples	<b>Household Types</b> Married couples	<b>Household Types</b> Married couples; singles living alone
<b>Typical Housing</b> Multi-Units	<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Multi-Units

## ANNUAL HOUSEHOLD SPENDING

\$4,684

Eating  
Out

\$2,822

Apparel &  
Services

\$8,447

Groceries

\$261

Computer &  
Hardware

\$8,228

Health  
Care



# LOCAL RETAIL





# STEELPOINTE HARBOR EAST PHOTOS





# STEELPOINTE HARBOR EAST



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