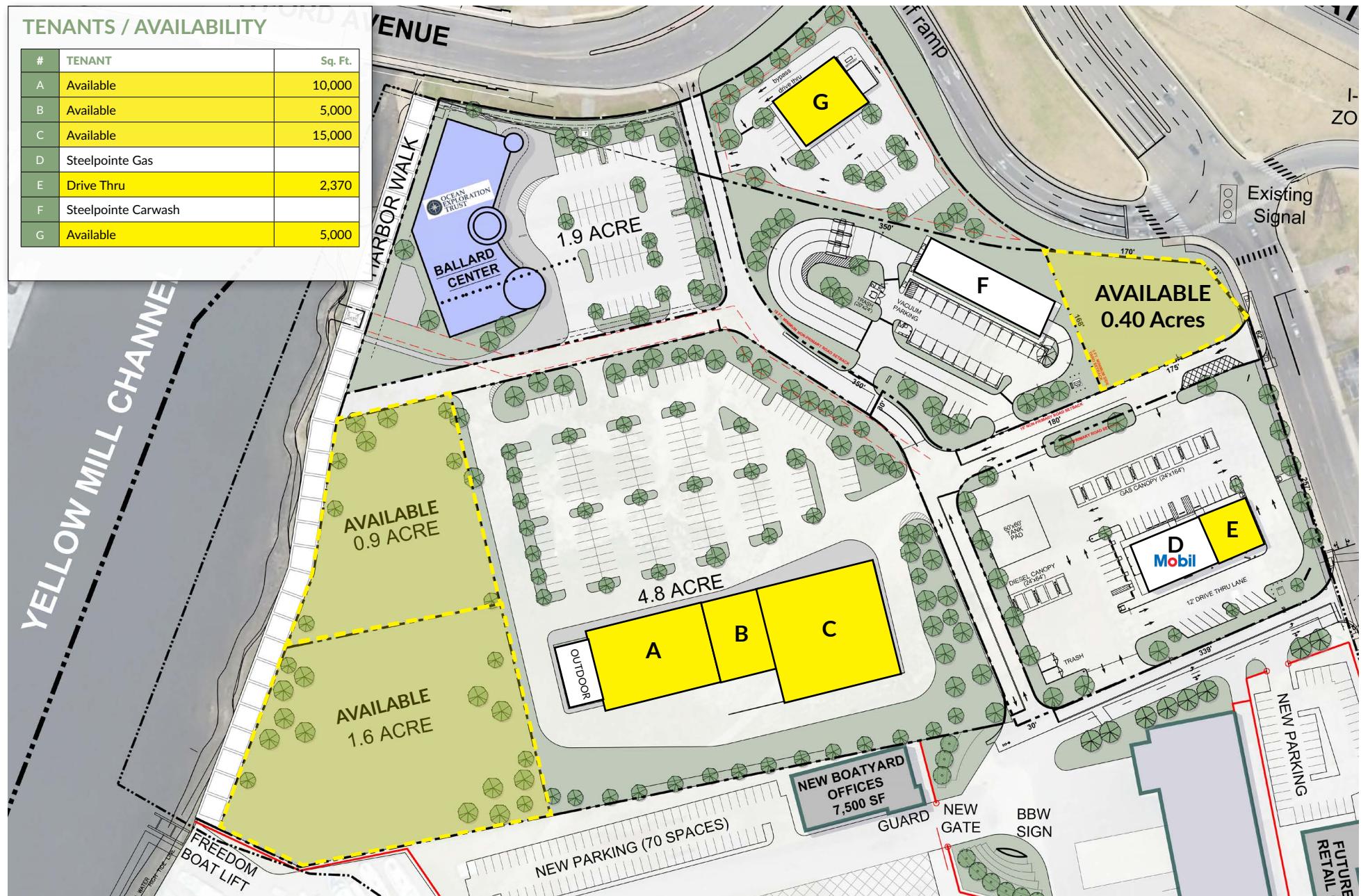


# STEELPOINTE EAST LEASING PLAN

## 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

## AVAILABLE



## **SOUTH ELEVATION (FRONT)**

## AVAILABLE



## **WEST ELEVATION (SIDE)**

## EXTERIOR ELEVATIONS

Design information herein is property  
of CUPKOVIC architecture, llc

Architect

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

March 15, 2024

23-017

CUPKOVIC architecture llc

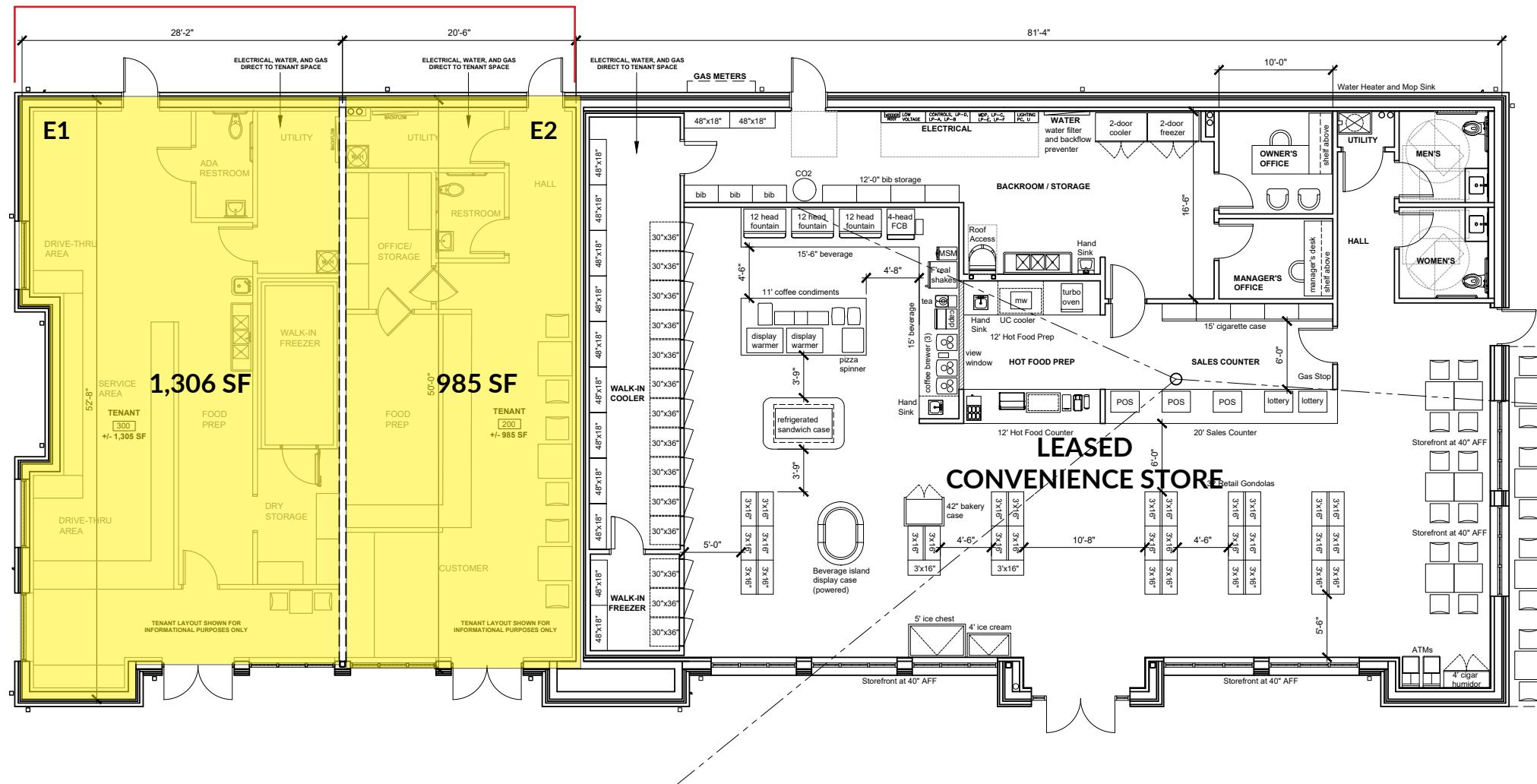


# STEELPOINTE HARBOR EAST

BRIDGEPORT, CT

# END CAP DRIVE THRU-FLOOR PLAN

## COMBINED OR SUBDIVIDED



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

## CONVENIENCE STORE FLOOR PLAN

Design information herein is property  
of CUPKOVIC architecture, llc

Architect

MARCH 14, 2023  
23-01

CUPKOVIC architecture llc



# 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**

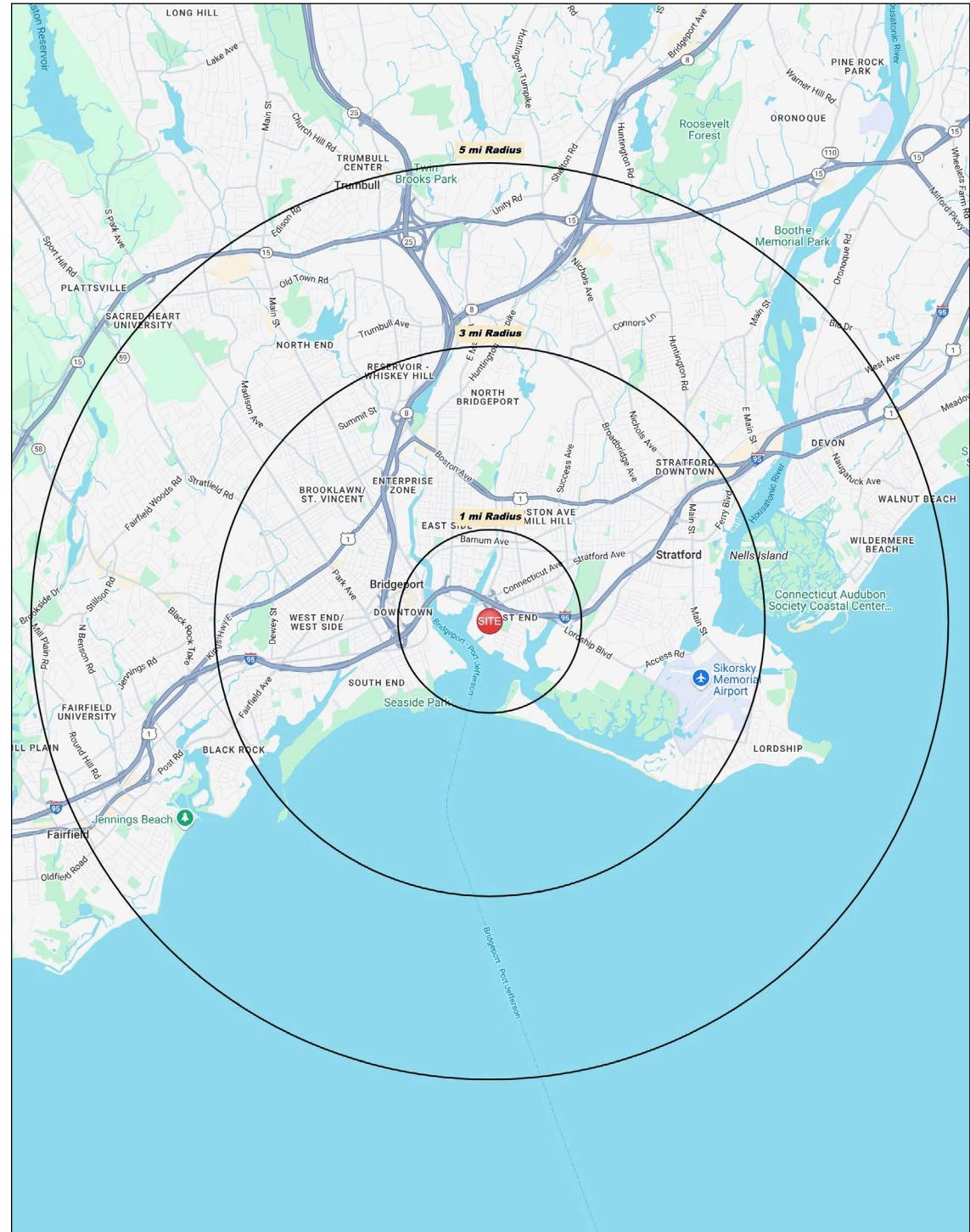
Daytime Population: **170,544**

Median Age: **38.3**



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

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



# 15 MINUTE DRIVE TIME



## TOTAL RETAIL SALES      EDUCATION      OWNER OCCUPIED HOME VALUE

Includes F&B

Bachelor's Degree or Higher

Average



**\$3,199,591,461**



**39%**



**\$564,784**

## KEY FACTS

**286,546**

Population

**39.0**

Median Age

**\$87,024**

Median Household Income

**268,682**

Daytime Population

## TAPESTRY SEGMENTS

Fresh Ambitions	Savvy Suburbanites	Diverse Horizons
14,400 households	11,600 households	9,863 households
<b>Socioeconomic Traits</b>	<b>Socioeconomic Traits</b>	<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.	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.	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>	<b>Household Types</b>	<b>Household Types</b>
Single parents and married or cohabiting couples	Married couples	Married couples; singles living alone
<b>Typical Housing</b>	<b>Typical Housing</b>	<b>Typical Housing</b>
Multi-Units	Single Family	Multi-Units

## ANNUAL HOUSEHOLD SPENDING

**\$4,684**

Eating Out

**\$2,822**

Apparel & Services

**\$8,447**

Groceries

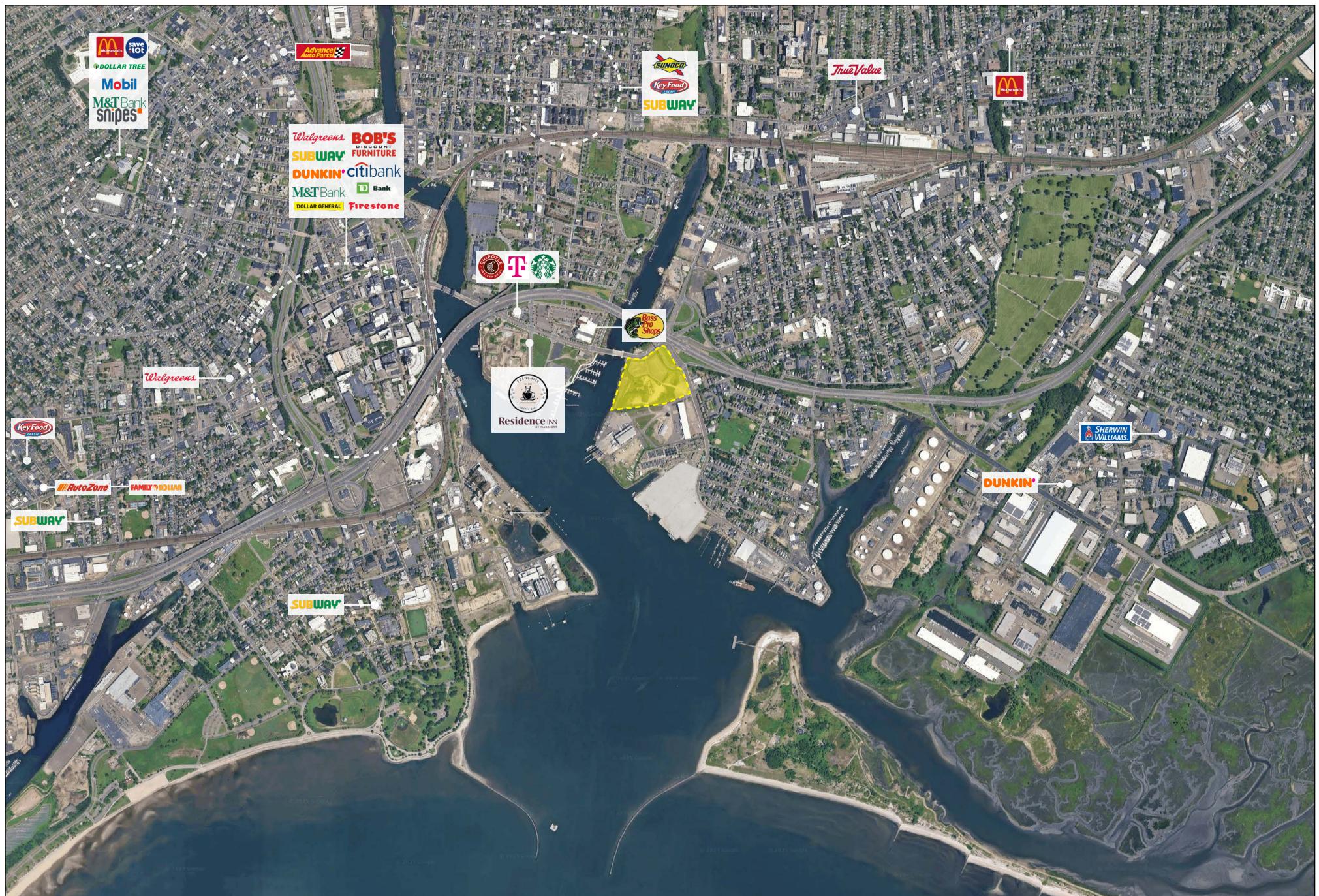
**\$261**

Computer & Hardware

**\$8,228**

Health Care

# LOCAL RETAIL



# STEELPOINTE HARBOR EAST PHOTOS



# STEELPOINTE HARBOR EAST



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