

An architectural rendering of a modern multi-story residential and commercial building complex. The building features a mix of brick and light-colored stone or concrete facades with numerous large windows. In the foreground, there is a paved pedestrian plaza with people walking, a crosswalk, and a few cars. To the left, there is a green lawn area. In the background, a city skyline with various skyscrapers is visible under a blue sky with light clouds. The text "STEELPOINTE HARBOR" is overlaid in large, bold, black serif font.

STEELPOINTE HARBOR

BRIDGEPORT, CT

RETAIL SPACE FOR LEASE



CÉLINE

HARBOR BREWHOUSE & KITCHEN

203

Main Street Grill



STEELPOINTE HARBOR

PROPERTY INFORMATION

10,300 SF with a $\pm 2,500$ SF outdoor patio

....

450 garage parking spots, 106 street parking spots

....

Approximately 0.2 miles, 1 minute to Interstate-95

....

Retail, medical, or restaurant use

....

Delivery Q3-Q4 2025

....

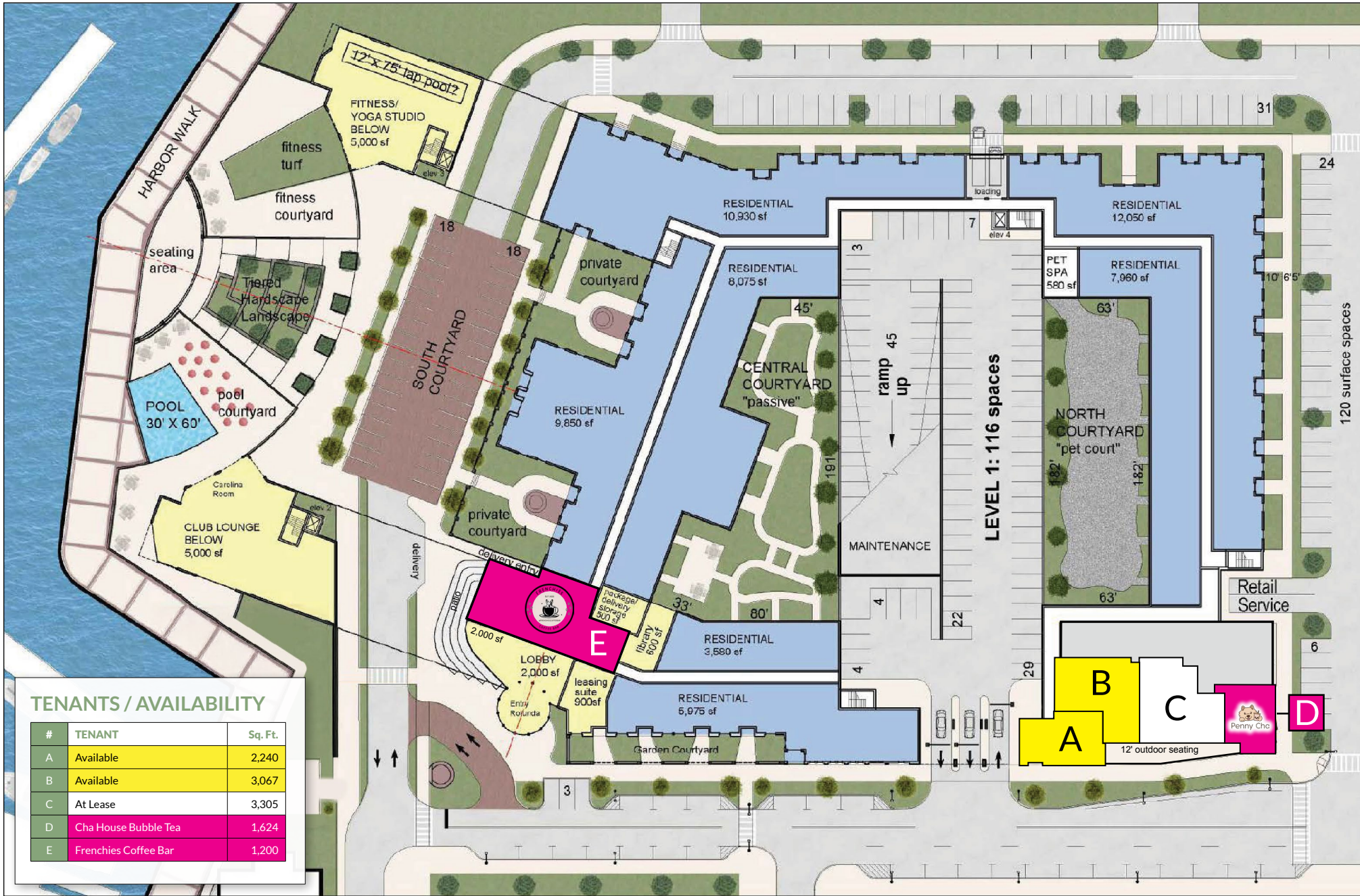
16,000 VPD on Main St.

SPACE DETAILS

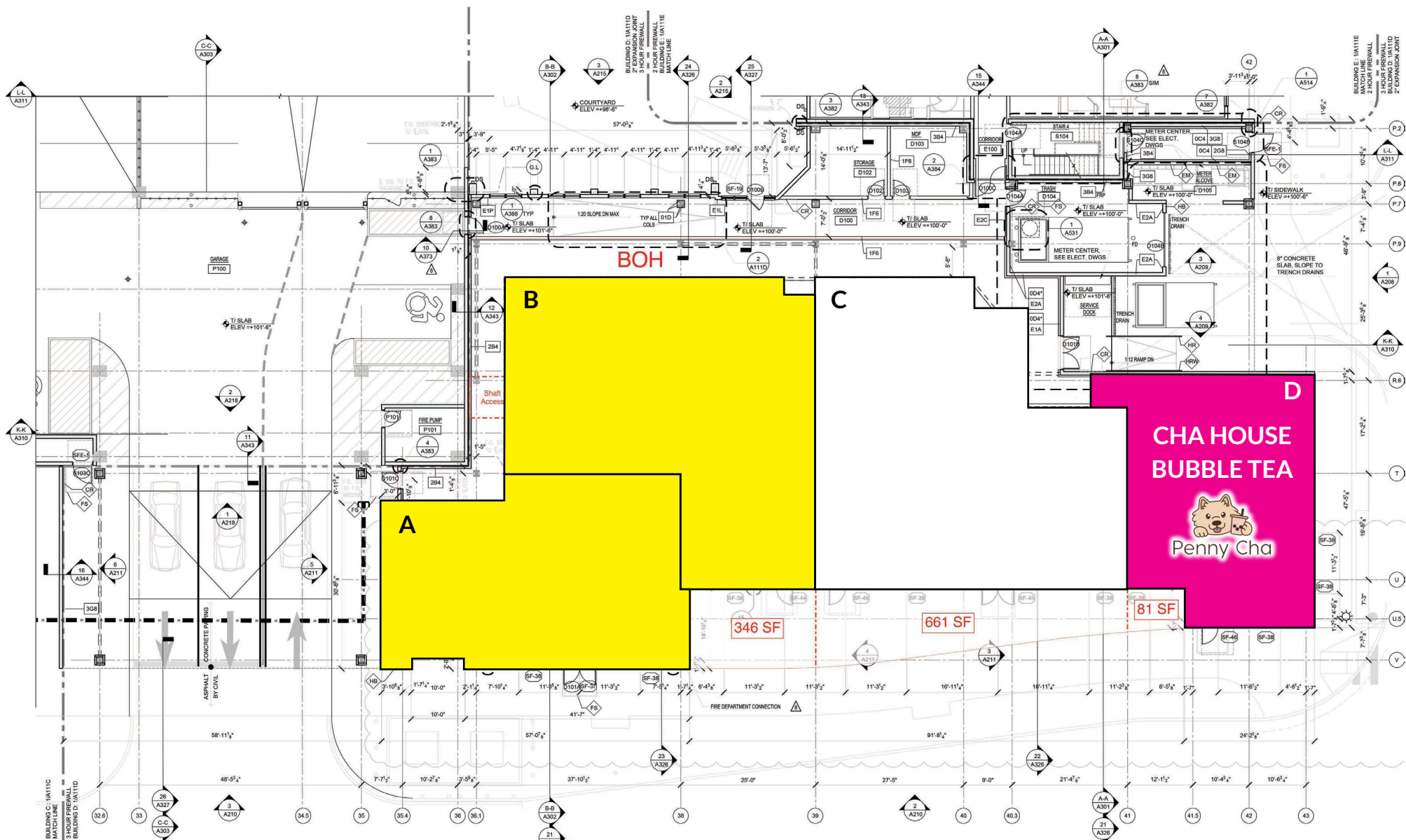
2,240 SF - 5,307 SF



PROPERTY LEASING PLAN



FLOOR PLAN



DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **26,232**

Households: **10,222**

Daytime Population: **22,457**

Median Age: **35.8**



Average Household Income: **\$59,098**

Median Household Income: **\$43,961**

3 MILE RADIUS:



Total Population: **172,121**

Households: **64,662**

Daytime Population: **111,679**

Median Age: **37.6**



Average Household Income: **\$87,369**

Median Household Income: **\$67,894**

5 MILE RADIUS:



Total Population: **274,125**

Households: **101,475**

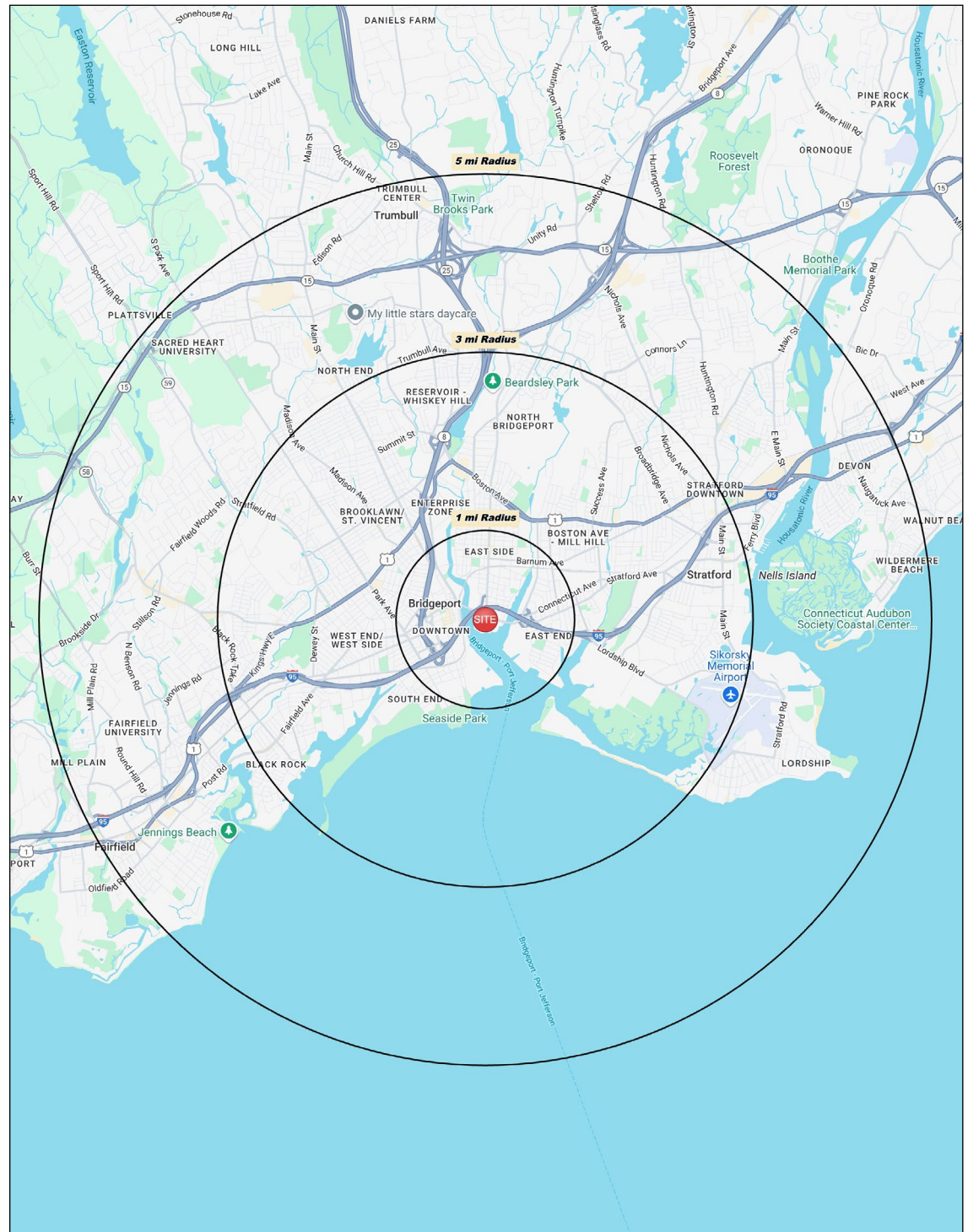
Daytime Population: **177,606**

Median Age: **38.3**



Average Household Income: **\$118,546**

Median Household Income: **\$93,413**



15 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$3,278,676,467

EDUCATION

Bachelor's Degree
or Higher



40%

OWNER OCCUPIED HOME VALUE

Average



\$566,980

KEY FACTS

309,367

Population

39.1

Median Age

\$82,559

Median Household Income

293,247

Daytime Population

TAPESTRY SEGMENTS

Pleasantville <i>16,543 Households</i>	Fresh Ambitions <i>15,793 Households</i>	Parks & Rec <i>9,878 Households</i>
Socioeconomic Traits 66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.	Socioeconomic Traits Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.	Socioeconomic Traits More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.
Household Types Older married-couple families, more w/o children under 18, but many w/ children over 18. years	Household Types More single-parent than married-couple families.	Household Types Married couples, approaching retirement age.
Typical Housing Single Family	Typical Housing Multi-unit Rentals; Single Family	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$4,124

Eating
Out

\$2,683

Apparel &
Services

\$7,696

Groceries

\$308

Computer &
Hardware

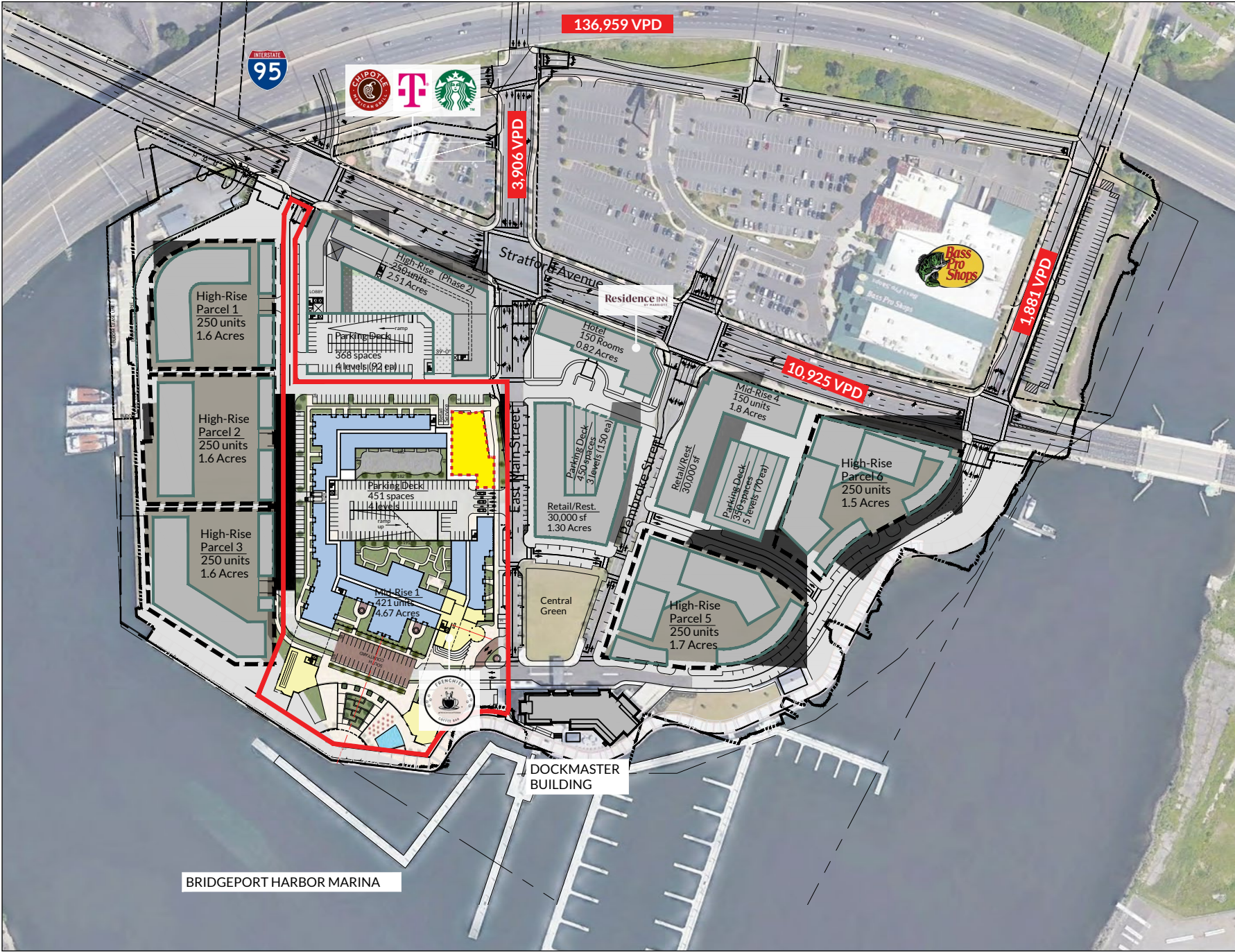
\$8,019

Health
Care

SITE AERIAL



LOCAL RETAIL



LOCAL RETAIL



STEELPOINTE HARBOR PHOTOS



STEELPOINTE HARBOR



CHARTER REALTY

Kerry Wood | (203) 227-2922 x 1574 | (475) 288-7040 | Kerry@CharterRealty.com

www.CharterRealty.com

East Main Street | Bridgeport, CT