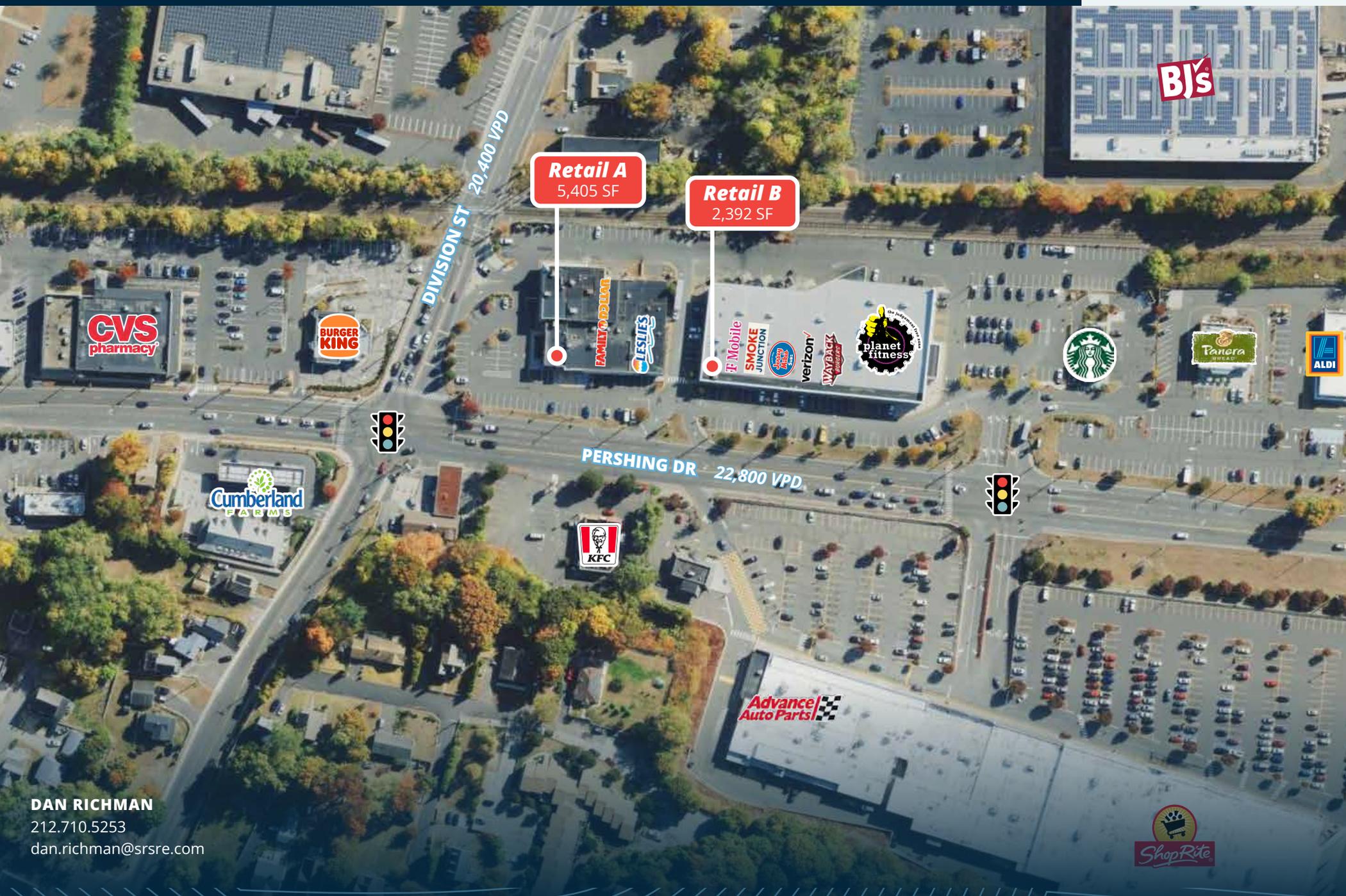


Endcap Spaces Available For Lease

Red Raider Plaza | 60-66 Pershing Drive | Derby, CT



Retail A
5,405 SF

Retail B
2,392 SF

DAN RICHMAN
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For Lease

Red Raider Plaza
60-66 Pershing Drive
Derby, CT

Property Specifications

RETAIL A	5,405 SF
RETAIL B	2,392 SF
POSSESSION	TBD
ASKING RENT	CONTACT BROKER

Retail A
5,405 SF



Retail B
2,392 SF



About the Property

- Dominant hard corner of Division St and Pershing Dr
- Over 42,000 vehicles per day
- At the on-ramp/off-ramp of Route 8 which has a vehicle count of over 75,000 cars per day
- Tremendous access and visibility
- Strong co-tenancy and shadow co-tenancy
- Great demographics with strong incomes and population base
- High barrier to entry market
- Strong tenant sales in the market

Join These Retailers



Neighboring Retailers

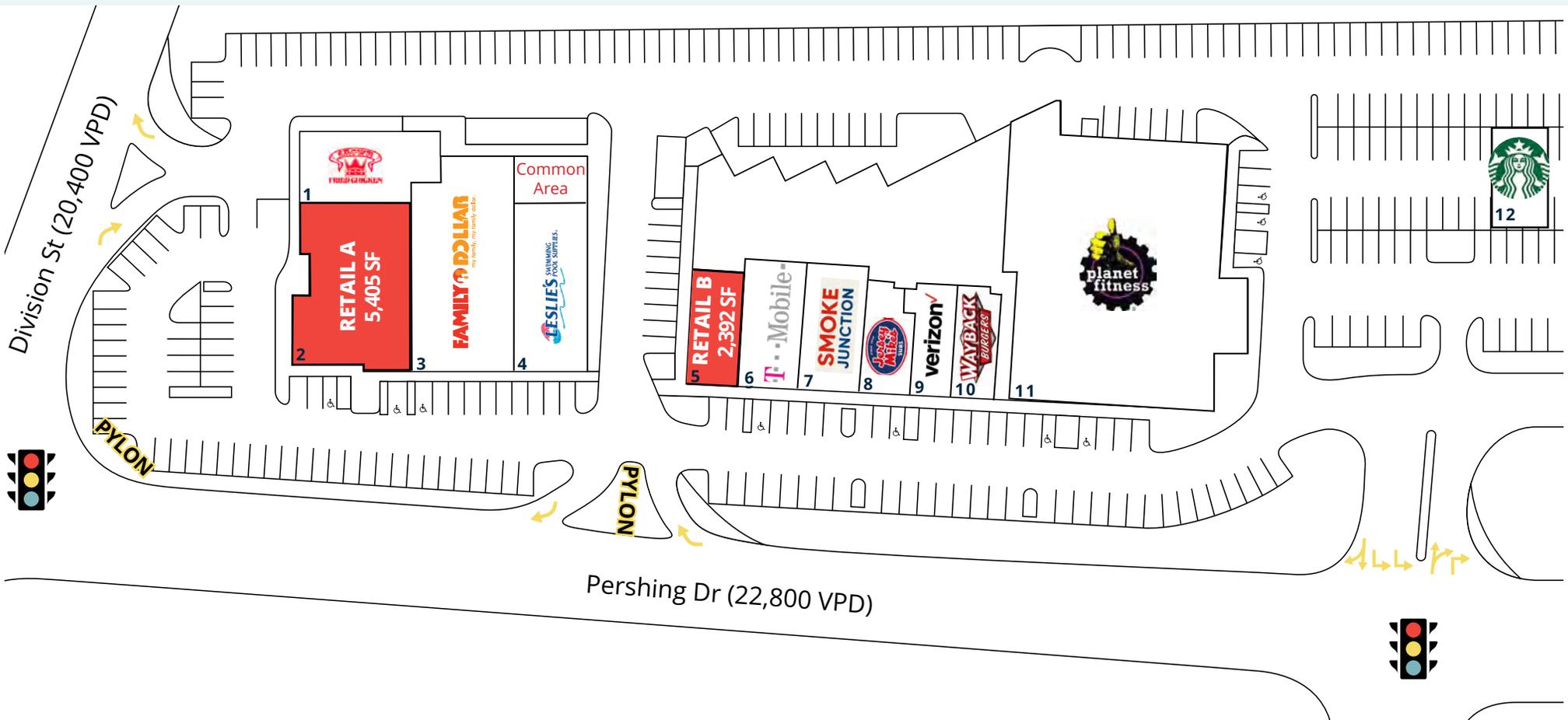




#	Tenant	SF
1	Crown Fried Chicken	2,995 SF
2	Available - RETAIL A	5,405 SF
3	Family Dollar	8,750 SF
4	Leslie's Pool Supplies	2,816 SF

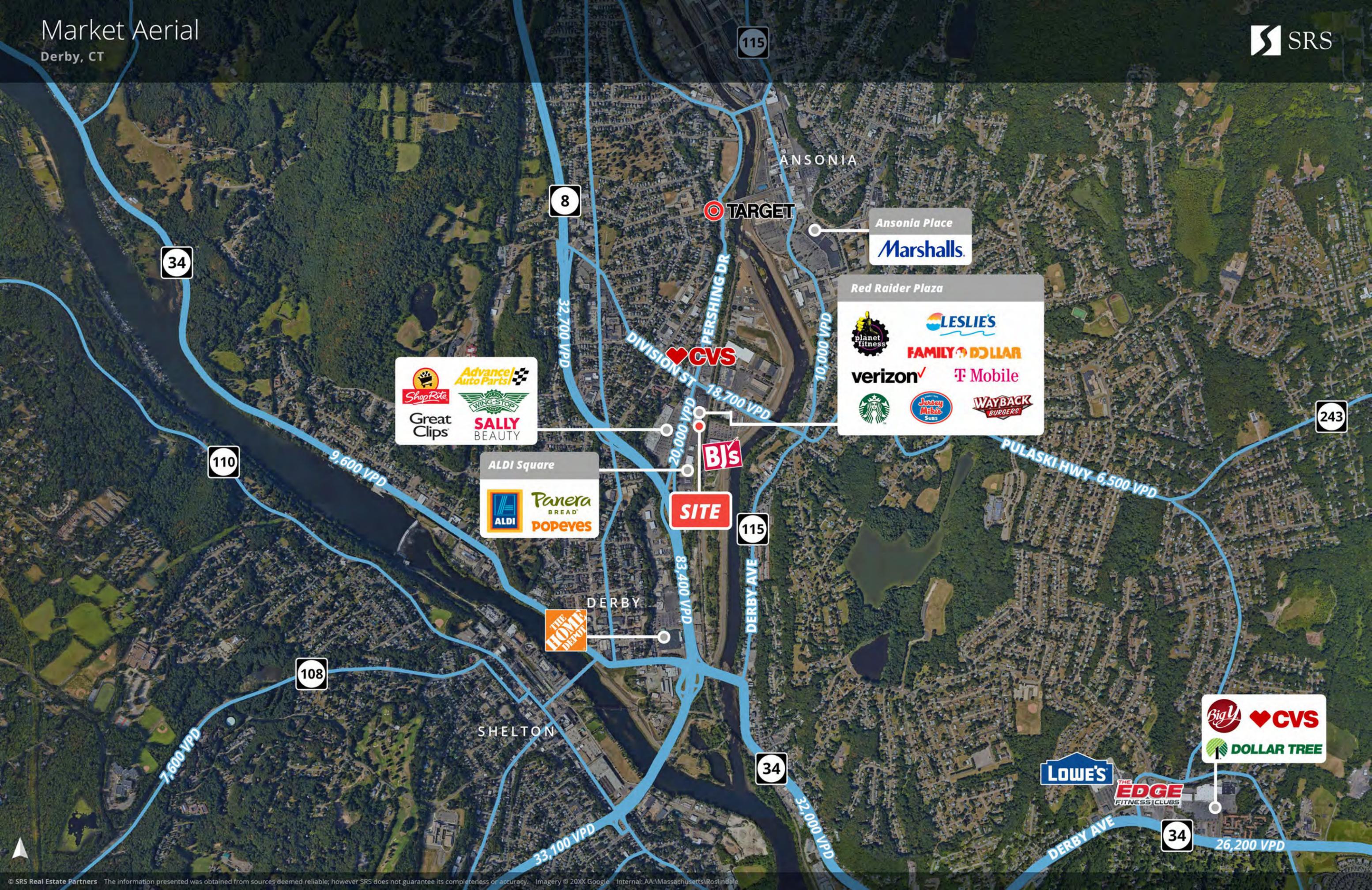
#	Tenant	SF
5	Available - RETAIL B	2,392 SF
6	T-Mobile	2,592 SF
7	Sam's Smoke Junction	2,592 SF
8	Jersey Mike's	1,704 SF

#	Tenant	SF
9	Verizon	1,640 SF
10	Jake's Wayback Burger	1,600 SF
11	Planet Fitness	21,112 SF
12	Starbucks	1,994 SF











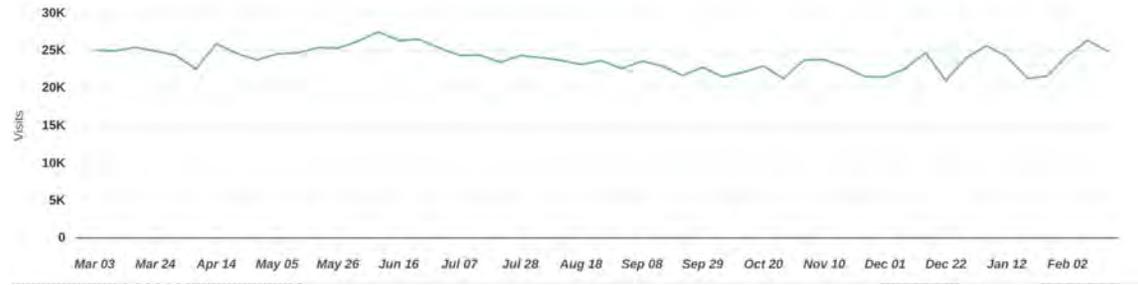
Data for 3/1/2025 to 2/28/2026

165.8K ESTIMATED CUSTOMERS

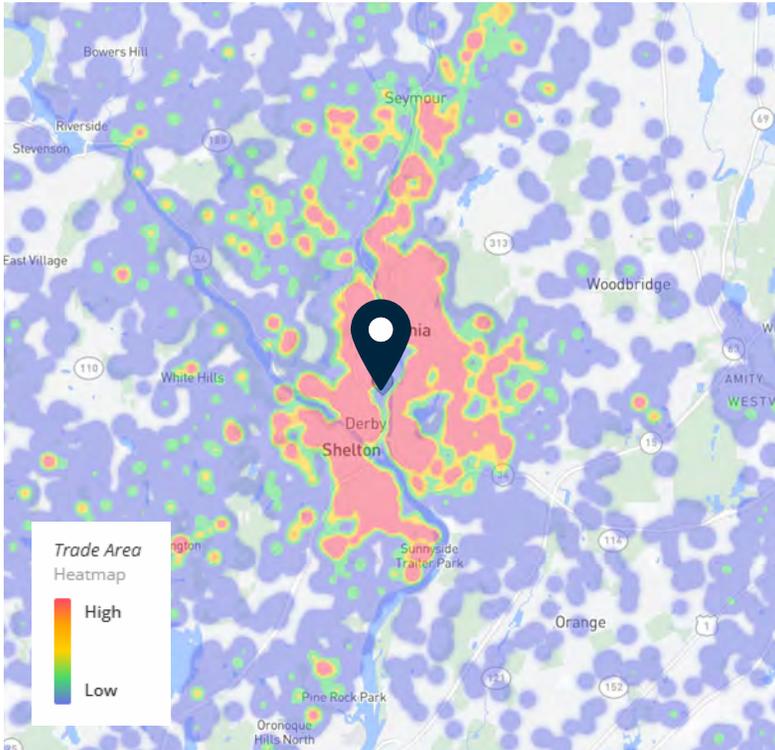
1.2M ESTIMATED VISITS

7.52 AVERAGE VISITS/CUSTOMER

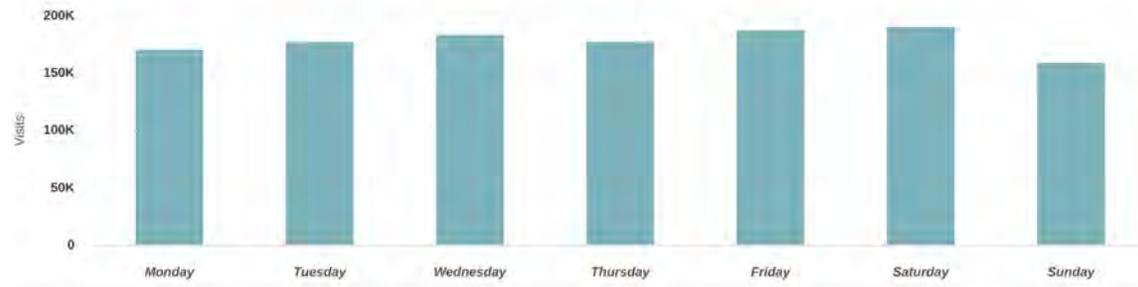
WEEKLY VISITS TREND



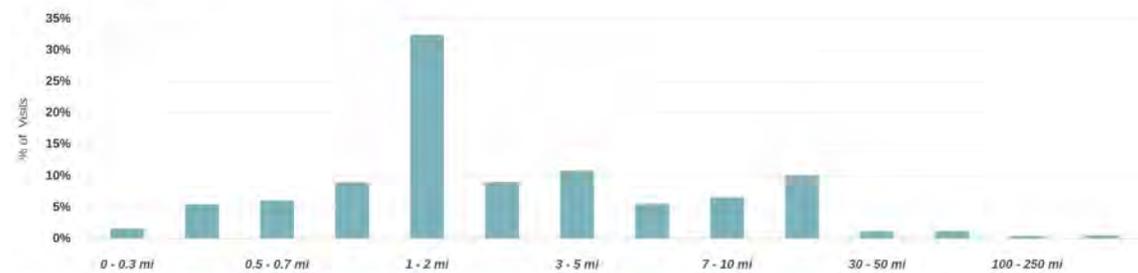
TRADE AREA



DAILY VISITS



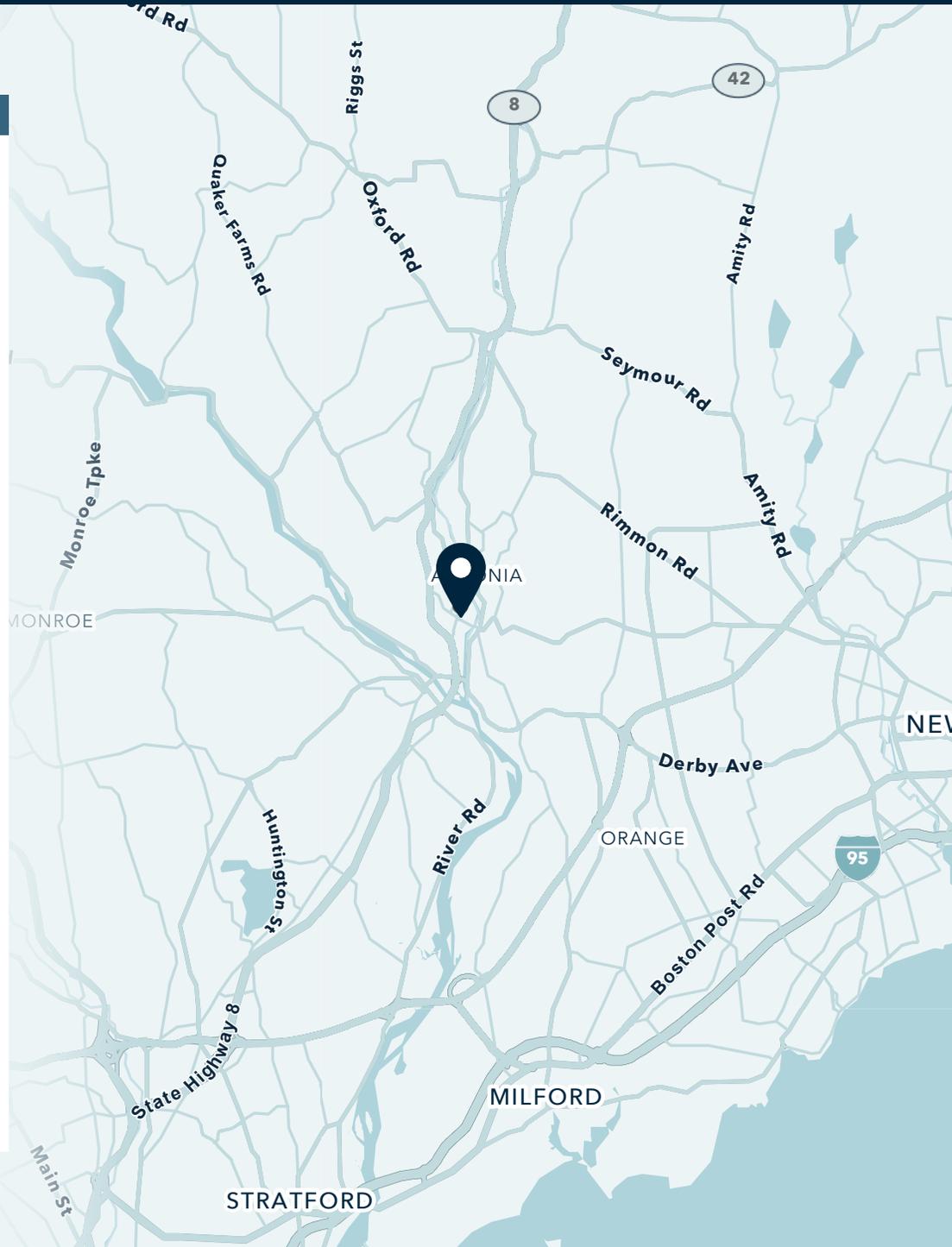
TRADE AREA COVERAGE BY DISTANCE





Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	12,898	53,830	97,610
2030 Projected Population	13,181	54,362	97,964
Proj. Annual Growth 2025 to 2030	0.44%	0.20%	0.07%
Daytime Population			
2025 Daytime Population	14,862	43,442	88,837
Workers	8,269	18,332	44,712
Residents	6,593	25,110	44,125
Income			
2025 Est. Average Household Income	\$85,230	\$107,291	\$129,575
2025 Est. Median Household Income	\$62,500	\$82,620	\$99,030
Households & Growth			
2025 Estimated Households	5,879	22,806	40,151
2030 Estimated Households	6,102	23,385	40,879
Proj. Annual Growth 2025 to 2030	0.75%	0.50%	0.36%
Race & Ethnicity			
2025 Est. White	55%	65%	72%
2025 Est. Black or African American	17%	12%	8%
2025 Est. Asian or Pacific Islander	2%	4%	5%
2025 Est. American Indian or Native Alaskan	1%	0%	0%
2025 Est. Other Races	24%	19%	15%
2025 Est. Hispanic (Any Race)	30%	22%	16%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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