

# SHELTON, CT

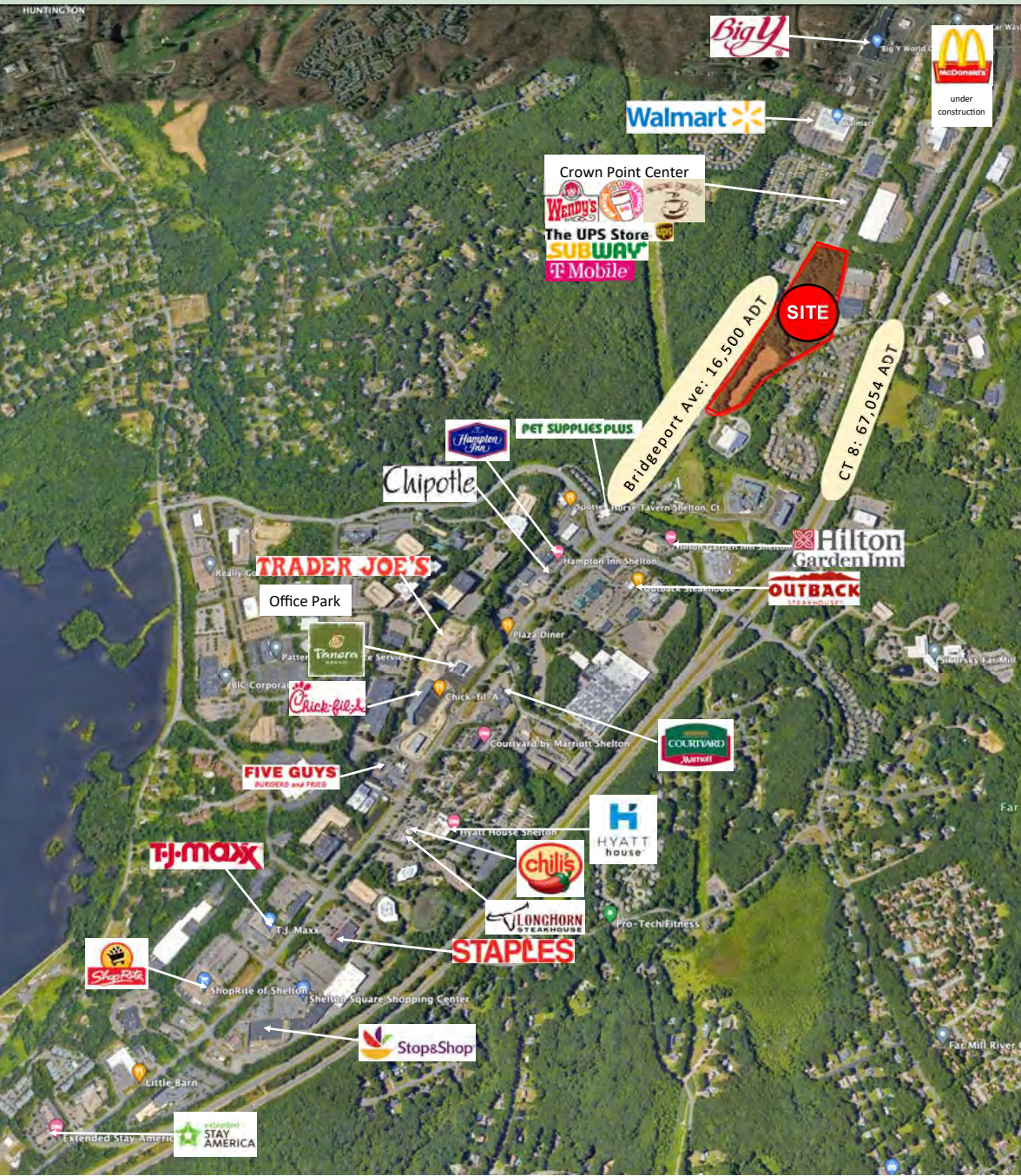
## BRIDGEPORT AVENUE





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## BRIDGEPORT AVENUE



### SITE OVERVIEW

- ✓ **Space**  
Up to 50,000+ SF of retail space available at a new mixed-use development, ground lease or shell delivery.
- ✓ **Location**  
Prominently positioned just north of the Route 8 off-ramp, along one of Eastern Fairfield County's strongest retail corridors.
- ✓ **Area**  
Excellent adjacent office employment base drives strong restaurant sales, supported by nearby hospitality, retail, and dining options—including 6 hotels within 2 miles along Bridgeport Avenue.
- ✓ **Demographics**  
Strong residential demographics and employment presence.

### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE	7-MILE	10-MILE
POPULATION	3,620	42,167	119,990	276,827	598,605
AVG HH INCOME	\$119,511	\$137,794	\$149,767	\$144,108	\$125,339
EMPLOYEES	4,471	31,351	58,097	126,404	249,757

### DRIVE TIMES

	10-MINUTES	20-MINUTES	30-MINUTES
POPULATION	55,761	414,410	787,627
AVG HH INCOME	\$134,521	\$127,665	\$138,658
EMPLOYEES	41,326	182,098	379,271



# SHELTON, CT

**CRA** Corporate  
Realty  
Advisors

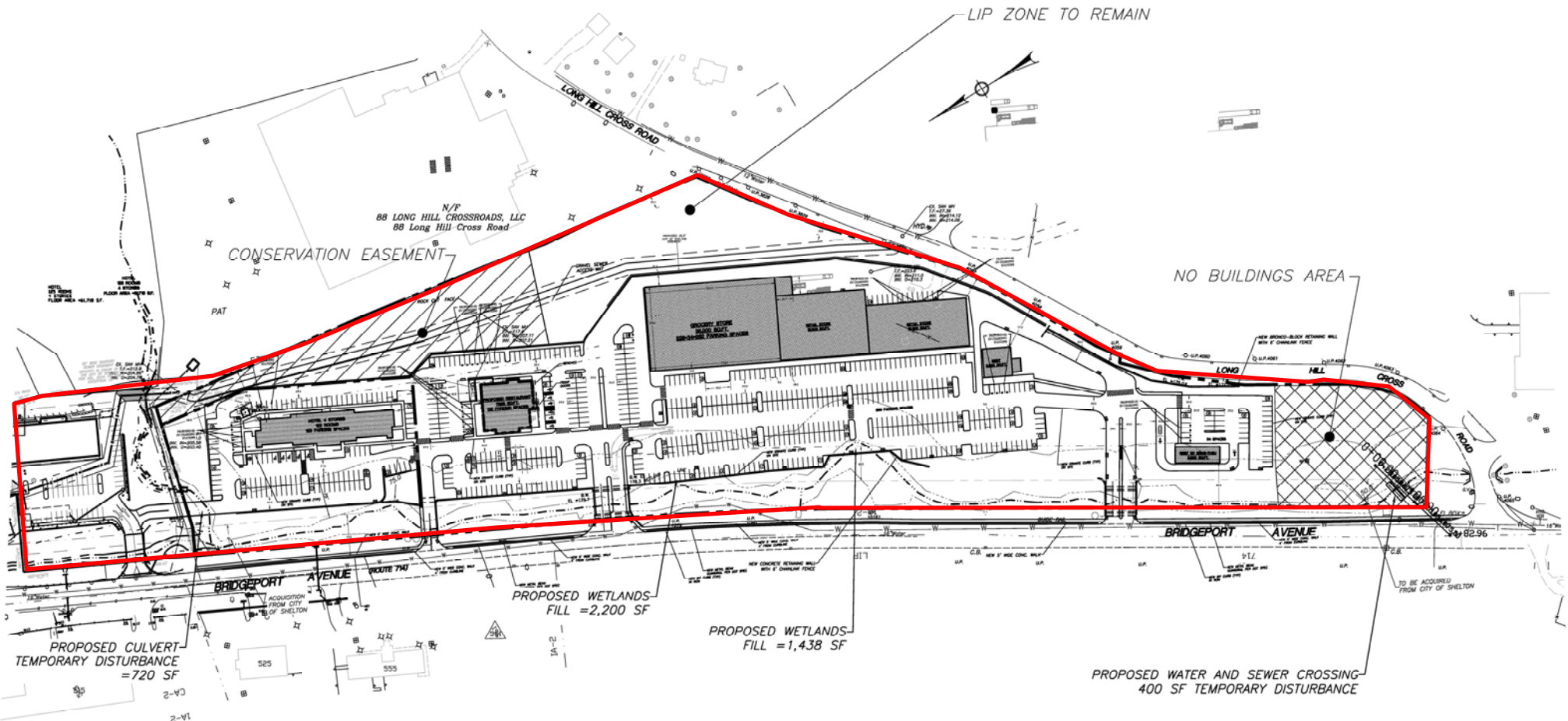
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