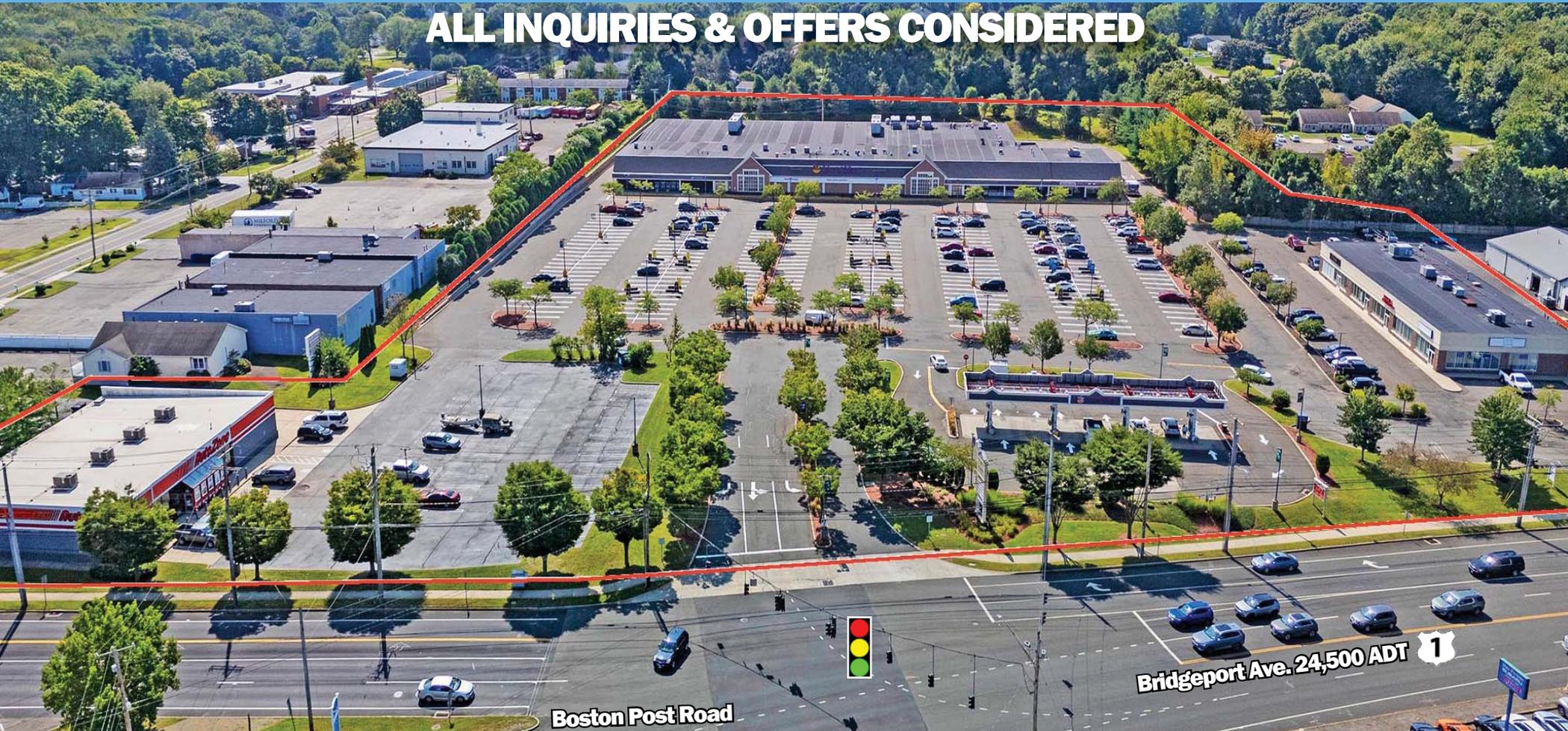


# SILVER SANDS PLAZA

855 BRIDGEPORT AVE. (ROUTE 1), MILFORD, CONNECTICUT 06460

## NEW OPPORTUNITIES

ALL INQUIRIES & OFFERS CONSIDERED



**CONTACT:** Don Mace  
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KEYPOINT  
PARTNERS

KeyPointPartners.com   

KeyPoint Partners, LLC, One Van De Graaff Drive, Suite 402, Burlington, MA 01803  
Tel 781.273.5555 Info@KeyPointPartners.com KeyPointPartners.com



**PARCEL A** (9.38 Acres)  
■ Existing 68,278 SF retail building - 395' frontage  
■ Potential income: existing liquor store - call for details  
■ Proposed pad area - plans available on request

**PARCEL B** (1.2 Acres)  
■ Existing 7,285 SF AutoZone  
■ Lease recently extended 10 years

**PARCEL C** (.63 Acres)  
■ Existing fuel facility - 8 pumps

**PARCEL D** (1.29 Acres)  
■ Existing 9,498 SF retail strip building  
■ 2,780 SF endcap available  
■ 3,478 SF Inline space available

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**PARCEL A: 68,278 SF BOX**



**PARCEL B: 7,285 SF AUTOZONE**

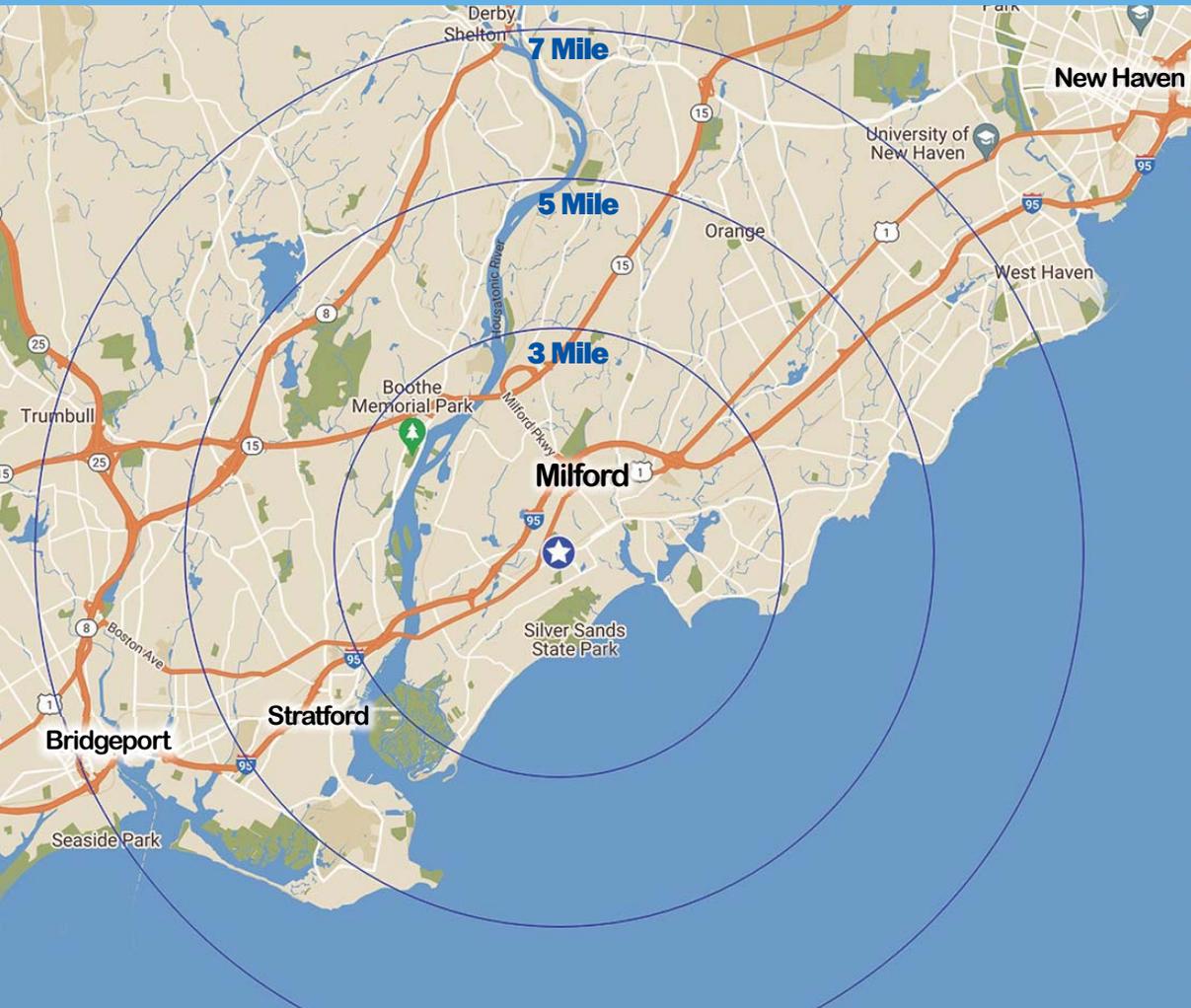


**PARCEL C: 8 - PUMP FUEL**



**PARCEL D: 9,498 SF STRIP**

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Silver Sands Plaza is an 85,061 square foot retail center optimally positioned on well-traveled Bridgeport Avenue (Route 1) in Milford, Connecticut

The center is highly visible with prominent pylon signs, offering easy access via a signalized entrance on Route 1

Easy accessibility from Route I-95 (Exit 35) and Route 15 (Merritt Parkway)

Current tenants at the center include AutoZone, (recently re-signed 10+ years), Cost Cutters, and JoJo Nails & Spa

Silver Sands Plaza benefits from its location in a strong regional retail market; major retailers & grocers within three miles include Walmart SuperCenter, Target, BJs Wholesale Club, Home Depot, Dick's Sporting Goods, Macys, Big Y, Aldi, Burlington, Marshalls, Shop Rite, and many others

Proposed pads; space - conceptual plans available on request

Zoning: CDD-3 (Corridor Design Development District)

All inquiries and offers considered, including the potential to subdivide the box space

### 2025 DEMOGRAPHICS

	3 Mile	5 Mile	7 Mile
POPULATION	47,802	127,008	252,584
DAYTIME POPULATION	27,985	73,092	138,434
NUMBER OF HH	20,484	53,053	101,159
AVERAGE HH INCOME	\$156,289	\$140,723	\$127,121

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# SILVER SANDS PLAZA 855 BRIDGEPORT AVE. (RT. 1), MILFORD, CT 06460 MARKET AERIAL



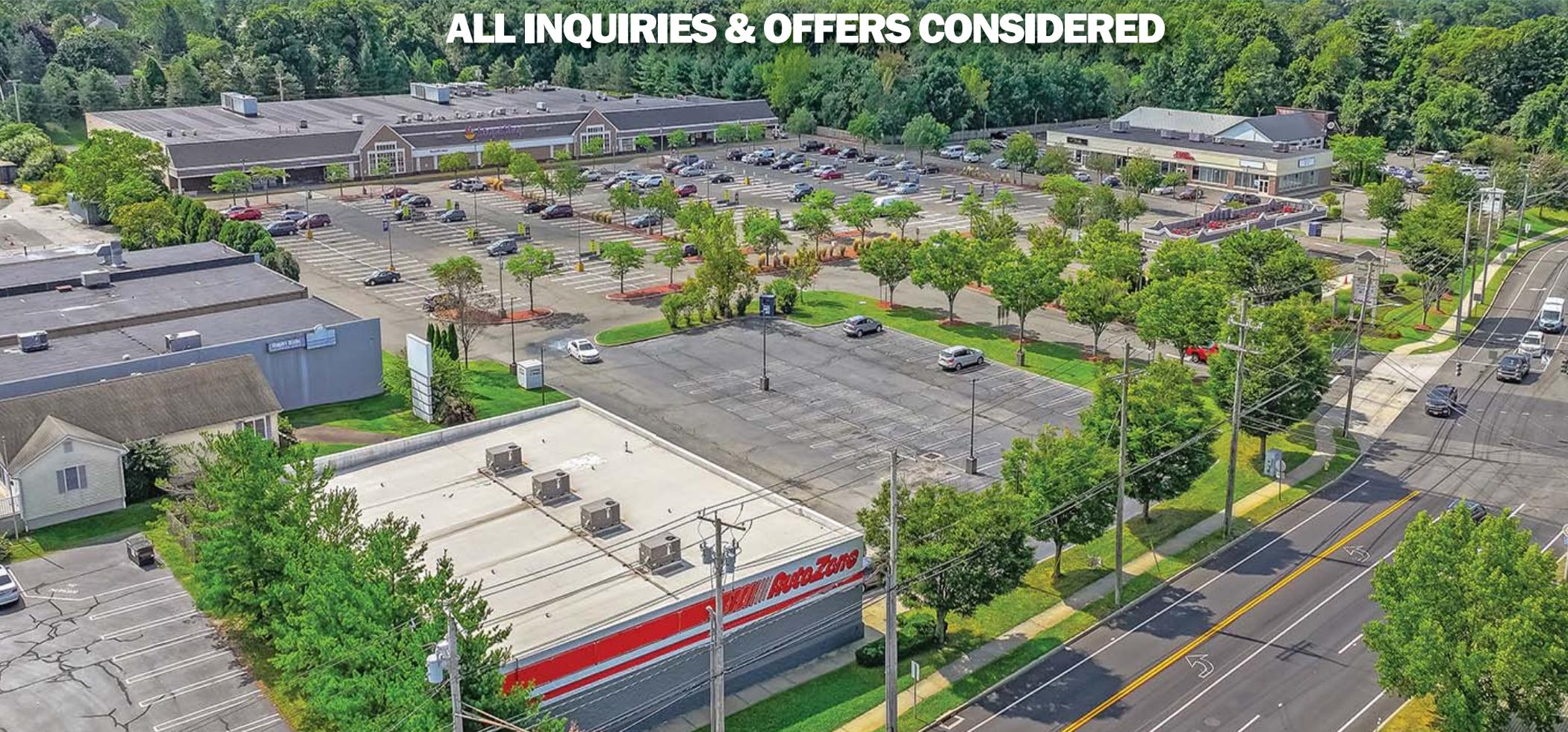
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