



New England  
Retail Properties, Inc.

# STEELPOINTE HARBOR



## CONTACT

New England Retail Properties, Inc.  
860.529.9000  
[www.newenglandretail.com](http://www.newenglandretail.com)

***Now Leasing 1<sup>st</sup> Floor Commercial Space***  
East Main Street, Bridgeport, CT

# STEELPOINTE HARBOR



## LEASING DETAILS

### BUILDING-D 1<sup>ST</sup> FLOOR RETAIL

Unit 01	±6,380 SF
Unit 02	±1,920 SF
Unit 03	±2,000 SF
<b>Total Unit Size</b>	10,300 SF (subdivisions possible)
<b>Outdoor Patio</b>	±2,500 SF
<b>Parking</b>	450 garage, 106 street
<b>Use Type</b>	Retail, medical, or restaurant
<b>Lease Rate</b>	\$42.00 /SF
<b>Net Expenses</b>	TBD
<b>Delivery</b>	Q3-Q4 2025



### HIGHWAY ACCESS

Approximately 0.2 miles,  
1 minute to Interstate-95



### DEMOGRAPHICS

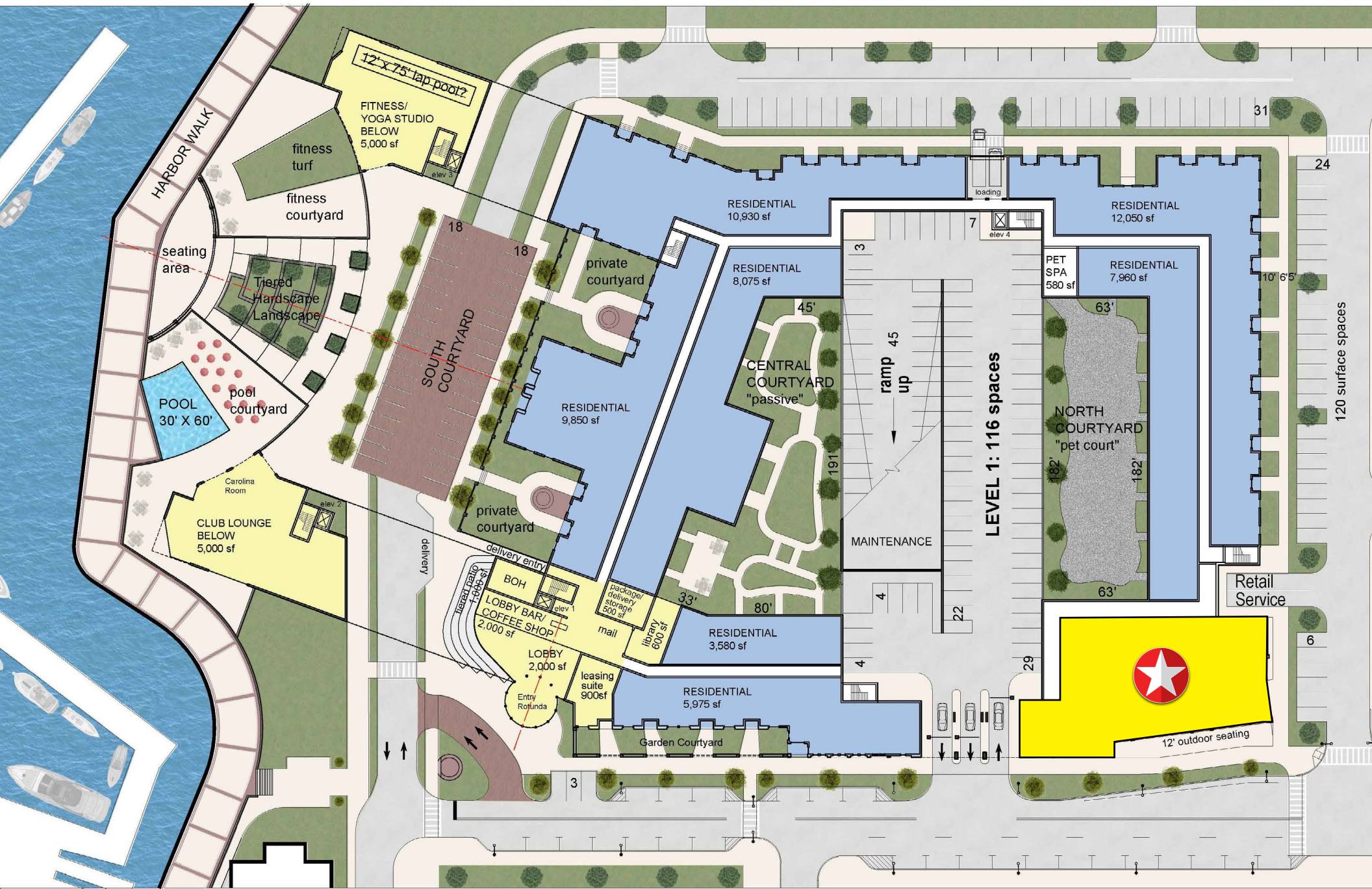
Estimated population of  
over 103,000 within 5 miles



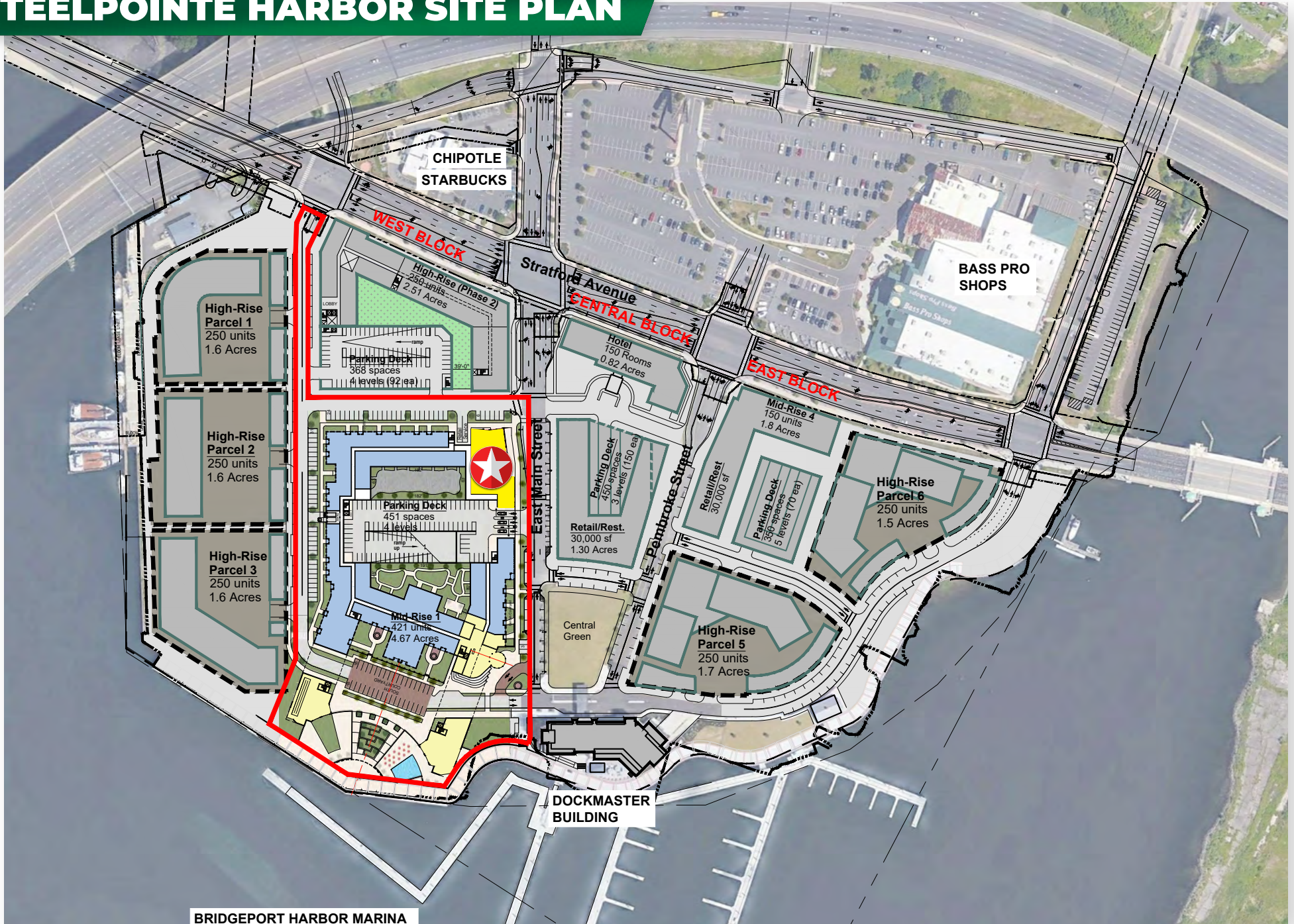
### TRAFFIC COUNTS

Strong Traffic counts with  
over 16,000 VPD on Main St.





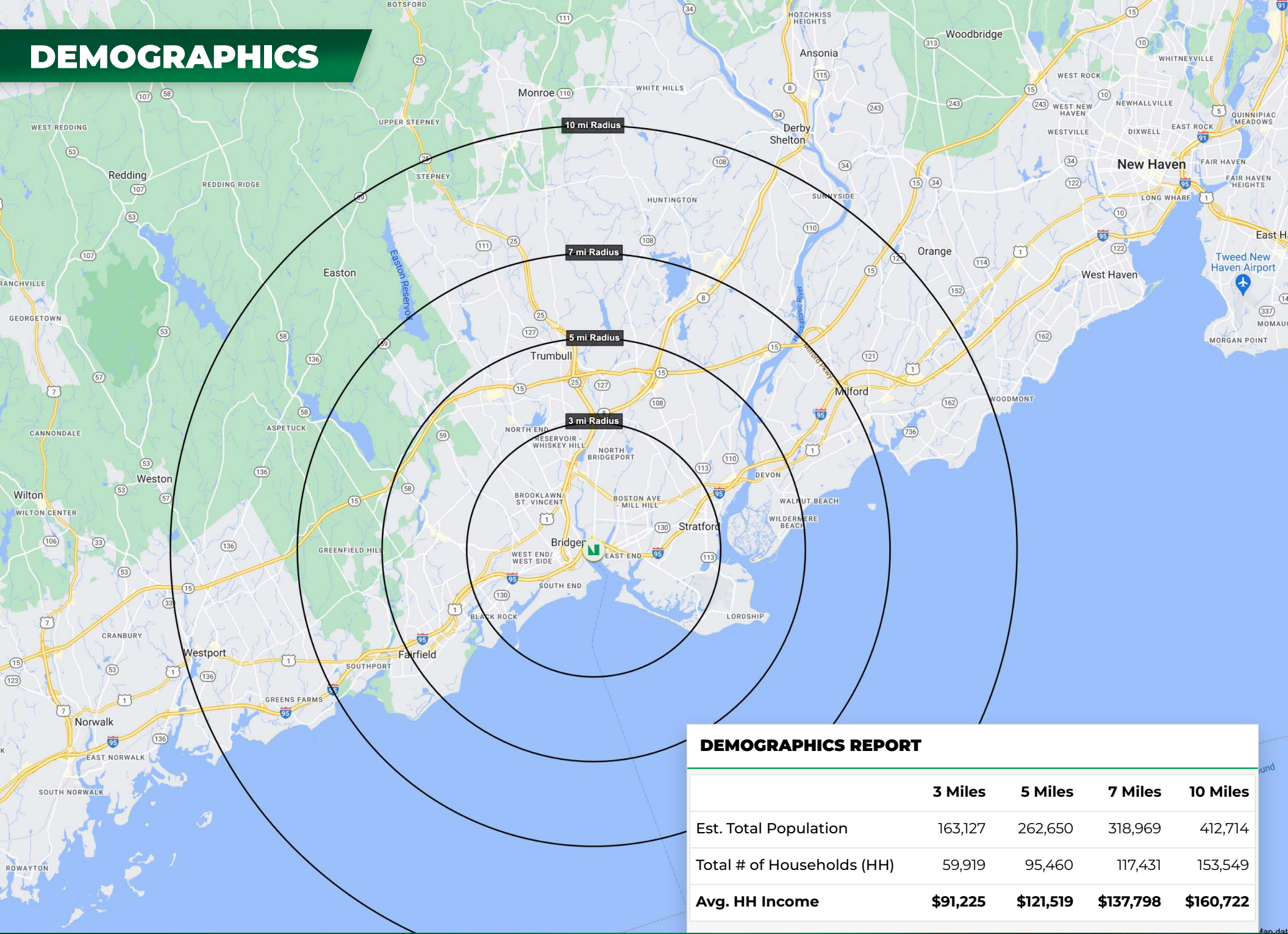
# STEELPOINTE HARBOR SITE PLAN



# PROJECT RENDERINGS



# DEMOGRAPHICS



## DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	163,127	262,650	318,969	412,714
Total # of Households (HH)	59,919	95,460	117,431	153,549
Avg. HH Income	\$91,225	\$121,519	\$137,798	\$160,722



## CONTACT

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