



AVAILABLE:

2,750 & 6,500 SF

CO-TENANTS:

ShopRite, Dr. Dental, Sally Beauty, Great Clips, Advance Auto Parts, Wing Stop, Comcast, Angel Tips, Liberty Bank, K&K Furniture Store (coming soon), and more

NEIGHBORING RETAILERS:

Home Depot, Stop & Shop, BJ's, ALDI, Target, Big Y, Marshalls, AutoZone, Planet Fitness, T-Mobile, Family Dollar, Moe's Southwest Grill, Panera Bread, MedExpress, T-Mobile, Leslie's Swimming Pool Supplies, Wayback Burgers, Jersey Mike's Subs, McDonald's, Taco Bell, Dunkin' Donuts, CVS, KFC, Burger King, Physician One Urgent Care, Cosmo Prof and many more

TRAFFIC COUNTS:

22,000 Cars Per Day Along Pershing Drive

PROPERTY HIGHLIGHTS:

- 124,287 SF ShopRite Anchored Shopping Center
- Join ShopRite \$60 Million in Annual Sales
- Enormous Pylon Signage
- Plenty of On-Site Parking

RENT:

Call for Details

CAM/TAXES:

\$3.64/SF

| AREA DEMOGRAPHICS | | | | |
|-------------------|----------|-----------|-----------|--|
| | 1 Miles | 3 Miles | 5 Miles | |
| Population | 12,559 | 54,911 | 99,187 | |
| Avg. HH Income | \$76,066 | \$115,787 | \$137,474 | |

For More Information, Please Contact:

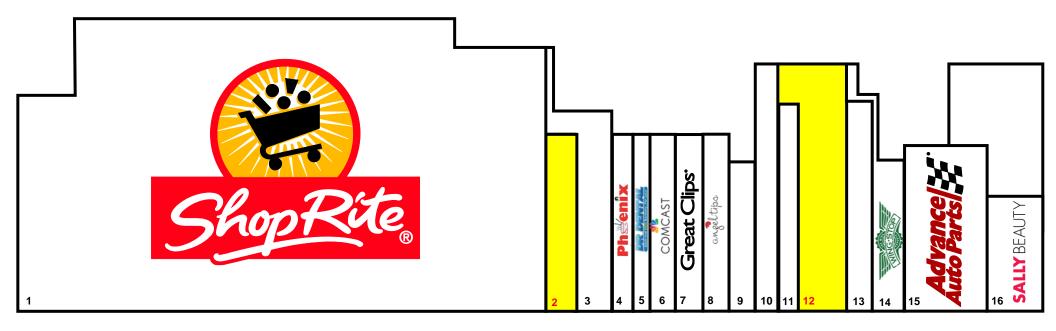
914-237-3400

Jeff Kintzer – Ext. 103 Jeff@RoyalPropertiesInc.com



DERBY CONNECTICUT

SHOPRITE SHOPPING CENTER 49 PERSHING DRIVE



| # | TENANT | SF |
|----|----------------------------|--------|
| 1 | ShopRite Supermarket | 67,000 |
| 2 | AVAILABLE | 2,750 |
| 3 | K&K Furniture Store | 4,500 |
| 4 | Phoenix Vietnamese Cuisine | 2,100 |
| 5 | Dr. Dental | 2,100 |
| 6 | Comcast | 2,477 |
| 7 | Great Clips | 1,652 |
| 8 | Angel Tips Nail Spa | 1,528 |
| 9 | Fonts Discount Liquor | 1,800 |
| 10 | Dollar Store | 3,200 |
| 11 | Smoke Shop | 2,000 |
| 12 | AVAILABLE | 6,500 |
| 13 | Laundromat | 3,000 |
| 14 | Wing Stop | 2,000 |
| 15 | Advance Auto Parts | 7,000 |
| 16 | Sally Beauty | 1,400 |
| 17 | Liberty Bank | 2,000 |





