

DERBY
CONNECTICUT

SHOPRITE SHOPPING CENTER 49 PERSHING DRIVE



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SHOPRITE SHOPPING CENTER

49 PERSHING DRIVE



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:

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ROYAL
PROPERTIES

**DERBY
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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



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SHOPRITE SHOPPING CENTER SITE

ShopRite Advance Auto Parts
angel tips WING STOP
SALLY BEAUTY PhoeniX
Great Clips Vietnamese Cuisine
LIBERTY BANK COMCAST
DR DENTAL

8

ALDI SQUARE

ALDI Popeyes
Panera
PHYSICIAN ONE URGENT CARE

RED RAIDER PLAZA

Planet Fitness T-Mobile
Jersey Mike's Subs
WAYBACK BURGERS
T-Mobile
ME WEST ADDRESS
FAMILY DOLLAR
Moe's southwest grill
LESLIE'S SWIMMING POOL SUPPLIES

Papa John's

TACO BELL

CosmoProf
DIVISION OF BEAUTY SYSTEMS GROUP LLC
H&R BLOCK

KFC

Cumberland FARMS

Mobil

DUNKIN'

boostmobile

McDonald's

BUCKEYE KING

CVS SUBWAY

Duchess

TARGET

SUBWAY

STOP & SHOP

ANSONIA PLAZA SHOPPING CENTER

Big Y
HomeGoods
MATTRESS FIRM
Marshalls
BOBS STORES RITE AID



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