

DERBY
CONNECTICUT

SHOPRITE SHOPPING CENTER

49 PERSHING DRIVE



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www.RoyalPropertiesInc.com

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SHOPRITE SHOPPING CENTER

49 PERSHING DRIVE



AVAILABLE:
2,750 SF

CO-TENANTS:

ShopRite, Dr. Dental, Sally Beauty, Great Clips, Advance Auto Parts, Wing Stop, Comcast, Angel Tips, Liberty Bank, K&K Furniture Store, Umi Sushi & Seafood Buffet, 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:

\$4.43/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

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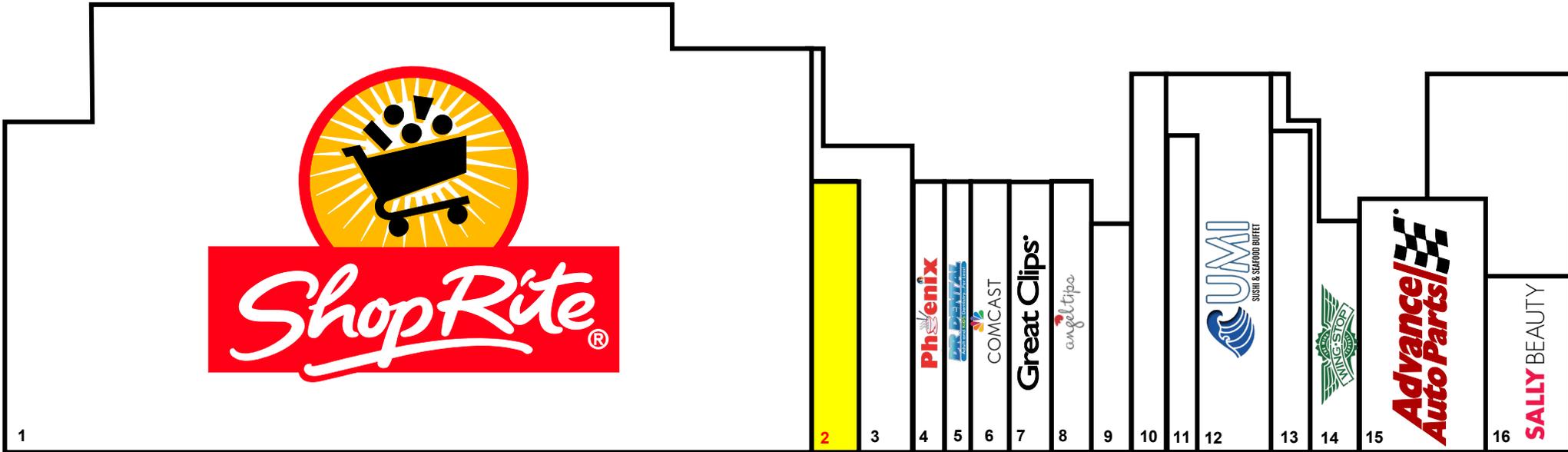
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ROYAL
PROPERTIES

**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	Umi Sushi & Seafood Buffet	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
- Pho'enix Vietnamese Cuisine
- Great Clips
- LIBERTY BANK
- COMCAST
- DR DENTAL
- CUMI

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ALDI SQUARE

- ALDI
- Popeyes
- Panera
- PHYSICIAN ONE URGENT CARE

RED RAIDER PLAZA

- planet fitness
- T-Mobile
- WAYBACK BURGERS
- Jenny Holm Subs
- T-Mobile
- ME
- FAMILY DOLLAR
- Moe's southwest grill
- LESLIE'S SWIMMING POOL SUPPLIES

ANSONIA PLAZA SHOPPING CENTER

- Big Y
- RITE AID
- Marshalls
- HomeGoods
- MATTRESS FIRM



ROYAL
PROPERTIES