

SHELTON, CT

BRIDGEPORT AVENUE



New Mixed Use Development
85,000 + SF Retail Space
Ground Lease or Shell Delivery

Bridgeport Ave: 16,500 ADT

CT 8: 67,054 ADT

Apple Tree Day
Care & Preschool

Long Hill Cross Rd

Sally's Way

Hawks Ridge Dr

Red Tail Ct

Wire Tail Ln

Wells View Rd

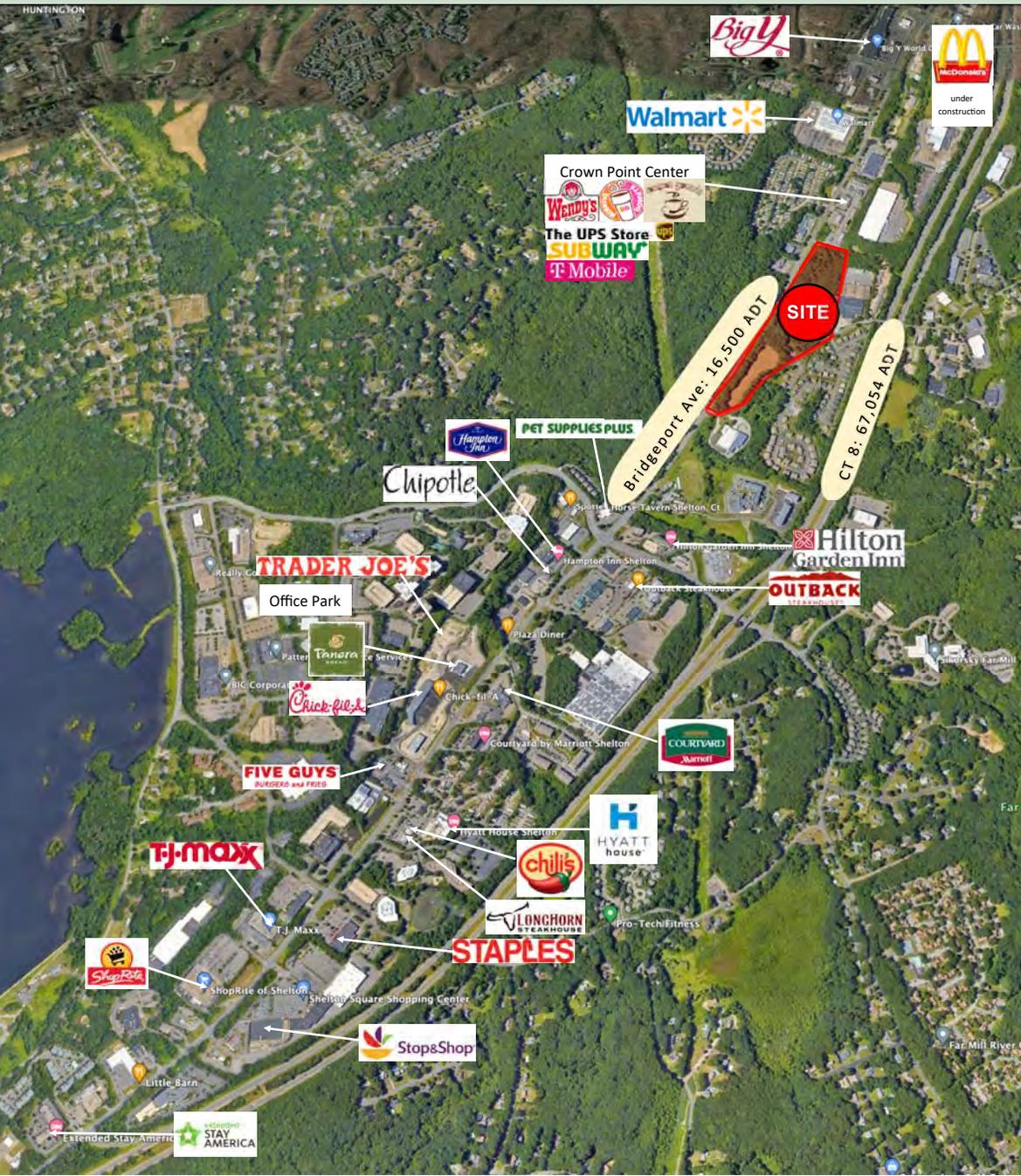
Wells View Rd

Bridgeport Ave

Woodland Pa

SHELTON, CT

BRIDGEPORT AVENUE



SITE OVERVIEW

- ✔ **Space**
 85,000+ SF of retail space available at a new mixed-use development, ground lease or shell delivery.
- ✔ **Location**
 Prominently positioned just north of the Route 8 off-ramp, along one of Eastern Fairfield County's strongest retail corridors.
- ✔ **Area**
 Excellent adjacent office employment base drives strong restaurant sales, supported by nearby hospitality, retail, and dining options—including 6 hotels within 2 miles along Bridgeport Avenue.
- ✔ **Demographics**
 Strong residential demographics and employment presence.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE	7-MILE	10-MILE
POPULATION	3,620	42,167	119,990	276,827	598,605
AVG HH INCOME	\$119,511	\$137,794	\$149,767	\$144,108	\$125,339
EMPLOYEES	4,471	31,351	58,097	126,404	249,757

DRIVE TIMES

	10-MINUTES	20-MINUTES	30-MINUTES
POPULATION	55,761	414,410	787,627
AVG HH INCOME	\$134,521	\$127,665	\$138,658
EMPLOYEES	41,326	182,098	379,271

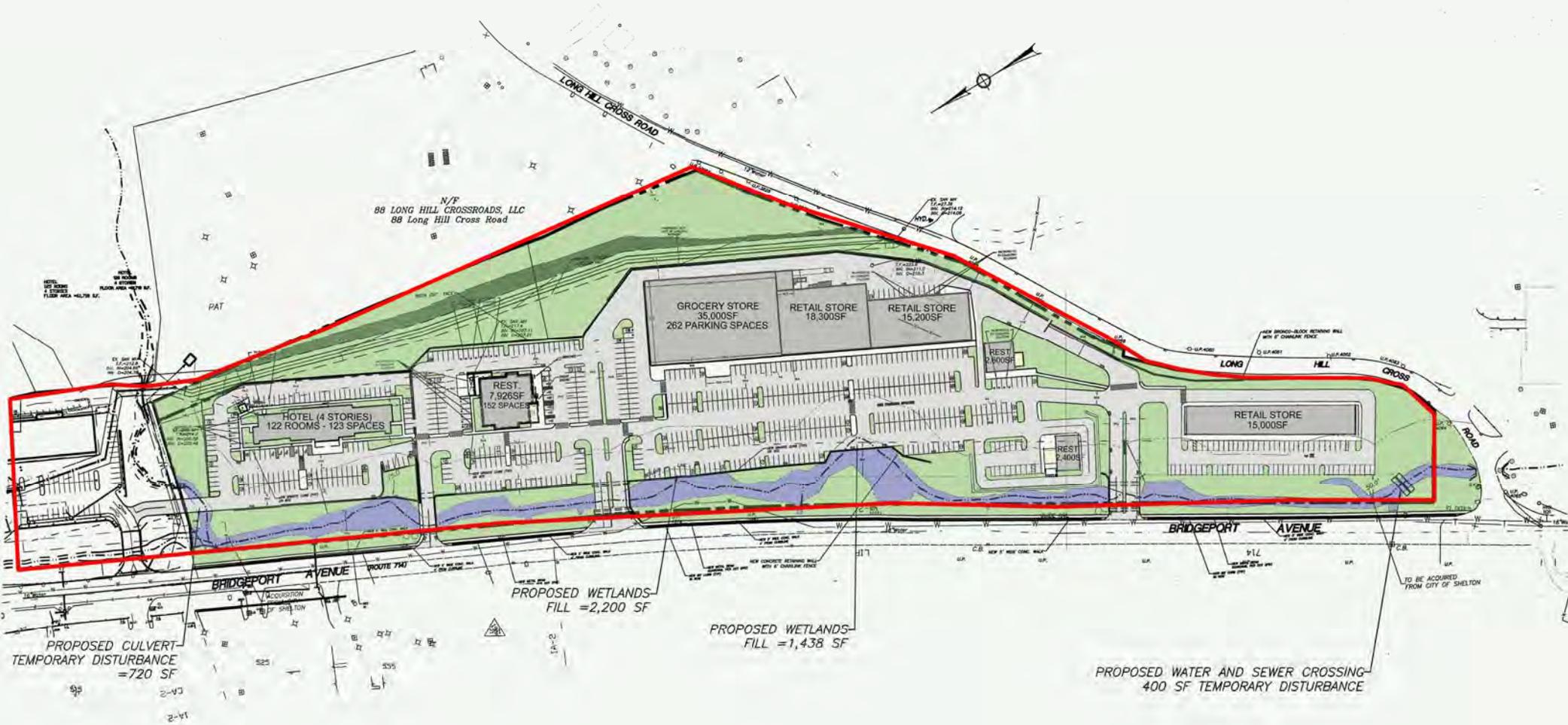
SHELTON, CT

BRIDGEPORT AVENUE



SHELTON, CT

BRIDGEPORT AVENUE





Corporate Realty Advisors, Inc.

60 State Street

Suite 1400

Boston, Massachusetts 02109

www.cra-boston.com

John Dennis

781-396-5400

jd@cra-boston.com