

DERBY  
CONNECTICUT

# SHOPRITE SHOPPING CENTER

49 PERSHING DRIVE



All information herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes, without notice.



**ROYAL**  
PROPERTIES

[www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)

DERBY  
CONNECTICUT

# 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**

**Caroline Kintzer – Ext. 117**  
[Caroline@RoyalPropertiesInc.com](mailto:Caroline@RoyalPropertiesInc.com)

**Jeff Kintzer – Ext. 103**  
[Jeff@RoyalPropertiesInc.com](mailto:Jeff@RoyalPropertiesInc.com)



**ROYAL**  
PROPERTIES

[www.RoyalPropertiesInc.com](http://www.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	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



# DERBY CONNECTICUT

## SHOPRITE SHOPPING CENTER 49 PERSHING DRIVE

**SHOPRITE SHOPPING CENTER SITE**

**ShopRite**  
**Advance! Auto Parts**  
**angel tips**  
**SALLY BEAUTY**  
**Great Clips**  
**LIBERTY BANK**  
**COMCAST**  
**UMI**

**ALDI SQUARE**

**POPEYES**  
**Panera**  
**PHYSICIAN ONE URGENT CARE**

**RED RAIDER PLAZA**

**planet fitness**  
**T-Mobile**  
**WAYBACK BURGERS**  
**JOJO'S MALL**  
**T-Mobile**  
**ME**  
**FAMILY DOLLAR**  
**MOE'S**  
**LESIE'S**



**ANSONIA PLAZA SHOPPING CENTER**

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



**ROYAL**  
PROPERTIES