

DERBY
CONNECTICUT

SHOPRITE SHOPPING CENTER

49 PERSHING DRIVE



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ROYAL
PROPERTIES

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:

\$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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#	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	Font's 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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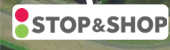









SHOPRITE SHOPPING CENTER SITE



ALDI SQUARE



RED RAIDER PLAZA



ANSONIA PLAZA SHOPPING CENTER



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