

Shelton, CT

RETAIL SPACE FOR LEASE

484-514 Bridgeport Avenue Crown Point Center



AVAILABLE:

3,733 SF End Cap with Double Drive-Thru (Former Bank)
2,669 – 4,519 SF (Former Fitness Center)

CO-TENANTS:

Wendy's, Dunkin', Common Grounds, Gulf, The UPS Store, T-Mobile, Berkshire Hathaway, Enterprise, Giove's Pizza, Bella Medical Spa, Panache Hair Design, Wild Kanji Bistro and more

NEIGHBORING RETAILERS:

Walmart, Big Y, Webster Bank, Panera Bread, Stop & Shop, Burger King, TJ Maxx, ShopRite, Staples, Bank of America, Hyatt, Long Horn Steakhouse and many more

TRAFFIC COUNT:

17,400 Cars Per Day Along Bridgeport Avenue

ADDITIONAL INFORMATION:

- 6 Building 50,879 SF Neighborhood Center on 7.26 Acres
- Ideal Banking, Financial Services, Retail and Medical Use
- 240+ Parking Spaces
- 1,000' of Frontage on Bridgeport Avenue

RENT:

Call For Details

CAM/TAXES:

\$10.00/SF

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,079	44,419	112,506
Avg. HH Income	\$113,991	\$114,038	\$122,475

For More Information,
Please Contact:

914-237-3400

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ROYAL

PROPERTIES

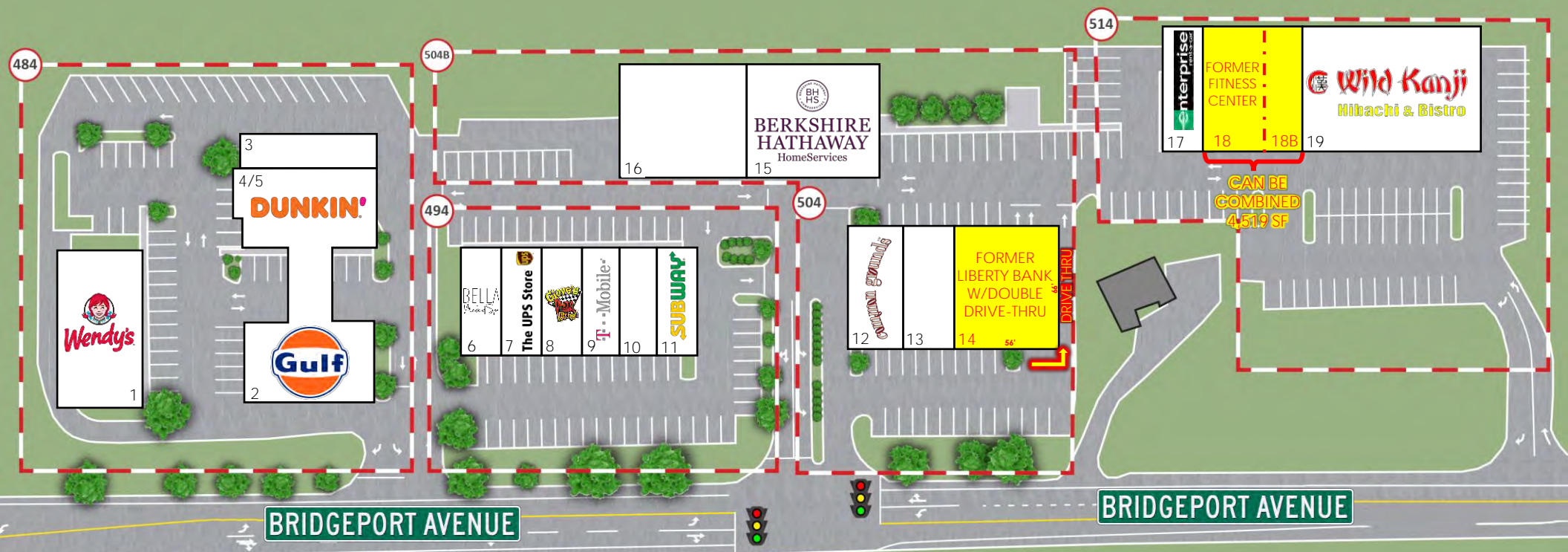
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Crown Point Center



484 BRIDGEPORT AVENUE		
	TENANT	SF
1	Wendy's	3,415
2	Gulf	3,754
3	Scooter's Deli Mart	2,000
4	Apartment Unit	980
5	Dunkin'	1,012

494 BRIDGEPORT AVENUE		
	TENANT	SF
6	Bella Medical Spa	1,219
7	The UPS Store	1,241
8	Giove's Pizza	1,400
9	T-Mobile	1,400
10	Fancy Nail Salon	1,067
11	Subway	1,367

504 BRIDGEPORT AVENUE		
	TENANT	SF
12	Common Grounds	1,574
13	Panache Hair Design	1,358
14	AVAILABLE	3,733

504 (B) BRIDGEPORT AVENUE		
	TENANT	SF
15	Berkshire Hathaway	5,650
16	Landmark Landscaping	6,450

514 BRIDGEPORT AVENUE		
	TENANT	SF
17	Enterprise Rent-A-Car	1,500
18	AVAILABLE	2,669
18B	CAN BE MADE AVAILABLE	1,850
19	Wild Kanji Hibachi & Bistro	7,240



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