

# FOR LEASE // 350 BRIDGEPORT AVE, SHELTON CT



## PROPERTY DESCRIPTION

Excellent retail or office opportunity along one of Shelton's busiest commercial corridors. Two spaces are currently available. Unit 101 offers +/- 4,032 square feet and was previously occupied by a bank, featuring a drive-thru, teller station, IT room, break room, two bathrooms, two windowed offices, and a large open bullpen—ideal for financial, medical, food and beverage or professional office use. Unit 107 offers 1,764 square feet of flexible space in a vanilla-box condition with one bathroom, suitable for a variety of retail or office users. Formerly a nail salon.

Constructed in 2006, the property provides ample on-site parking, excellent exposure along highly trafficked Bridgeport Avenue, and is serviced by city water, sewer, natural gas, and central air. The site is surrounded by major national and regional retailers including Big Y, Stop & Shop, Stormy's of Shelton, and Dunkin', with additional retail growth in the area such as a newly approved Trader Joe's nearby.

This is a rare opportunity to lease modern, flexible space in a strong commercial location with high visibility and access to one of Shelton's most active retail corridors.

## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Unit 101:	+/- 4,032 SF
Unit 107:	+/- 1,764 SF
Building Size:	19,900 SF

DEMOGRAPHICS	1.3 MILES	3.5 MILES	5 MILES
Total Households	4,606	24,067	43,713
Total Population	10,747	57,800	109,871
Average HH Income	\$127,403	\$129,363	\$142,267



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## PROPERTY HIGHLIGHTS

- Built in 2006, modern construction with high-quality finishes
- Ample parking with approximately 150 spaces (7.7 spaces/1,000 SF) LoopNet
- Utilities: Central air, city water & sewer, and natural gas
- Located in the Shelton Town Center / Shelton retail corridor
- flexible space options – from built-out former bank to vanilla box
- Strong infrastructure already in place, reducing tenant build-out risk
- Excellent exposure and high traffic counts (number?)
- Good access to major roads & regional markets
- Stable center with established tenant base and long-term commitment by ownership



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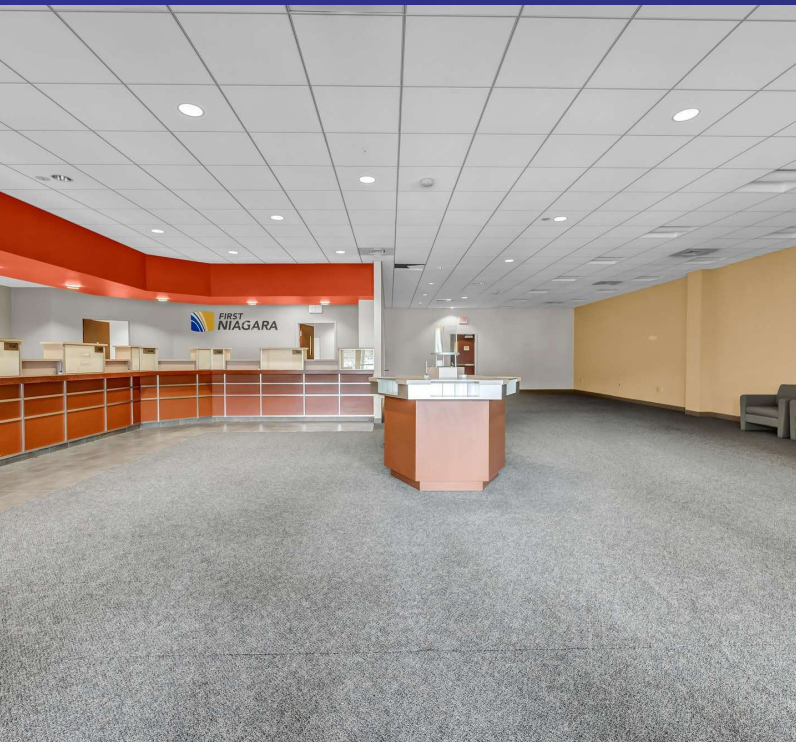
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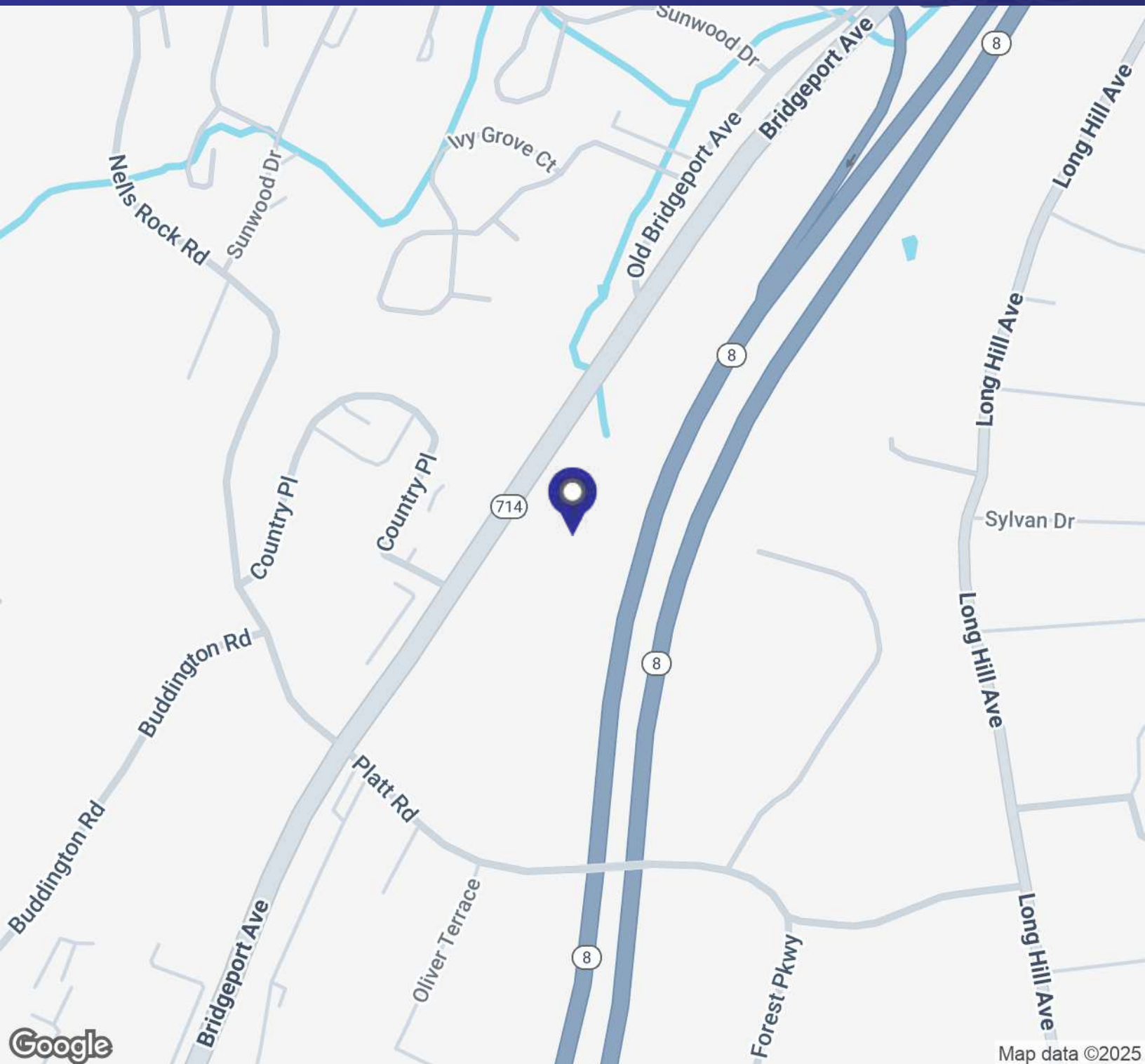


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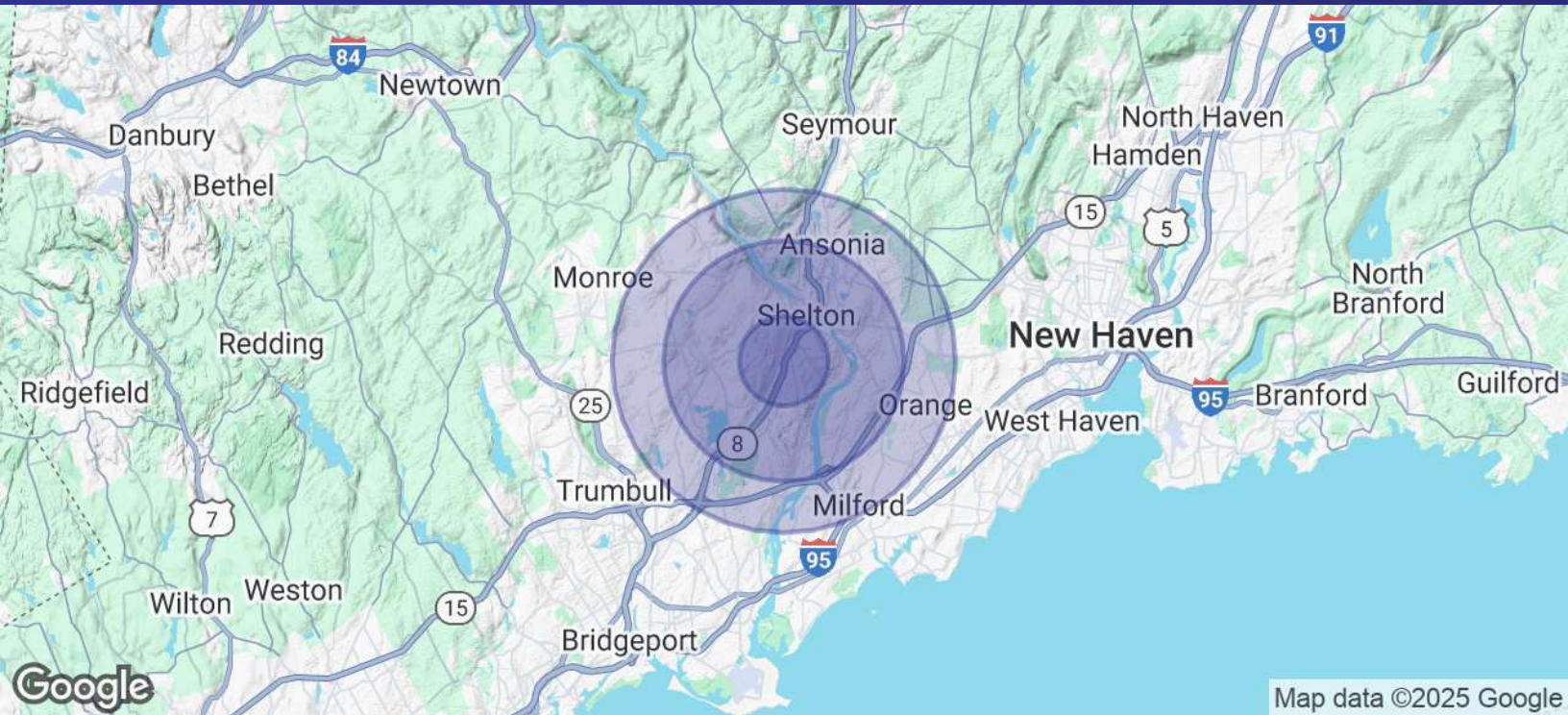


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POPULATION	1.3 MILES	3.5 MILES	5 MILES
Total Population	10,747	57,800	109,871
Average Age	46	45	45
Average Age (Male)	44	43	43
Average Age (Female)	48	46	46

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	5 MILES
Total Households	4,606	24,067	43,713
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$127,403	\$129,363	\$142,267
Average House Value	\$424,139	\$430,074	\$450,346

Demographics data derived from AlphaMap



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