

STEELPOINTE HARBOR EAST

BRIDGEPORT, CT

RETAIL SPACE FOR LEASE



STEELPOINTE HARBOR

PROPERTY INFORMATION

Approximately 0.2 miles, 1 minute to Interstate-95

.....

16,000 VPD on E Main St.

.....

Retail, medical, or restaurant

.....

Estimated population of over 268,047 within 5 miles

SPACE DETAILS

985 SF - Up to 50,000 SF

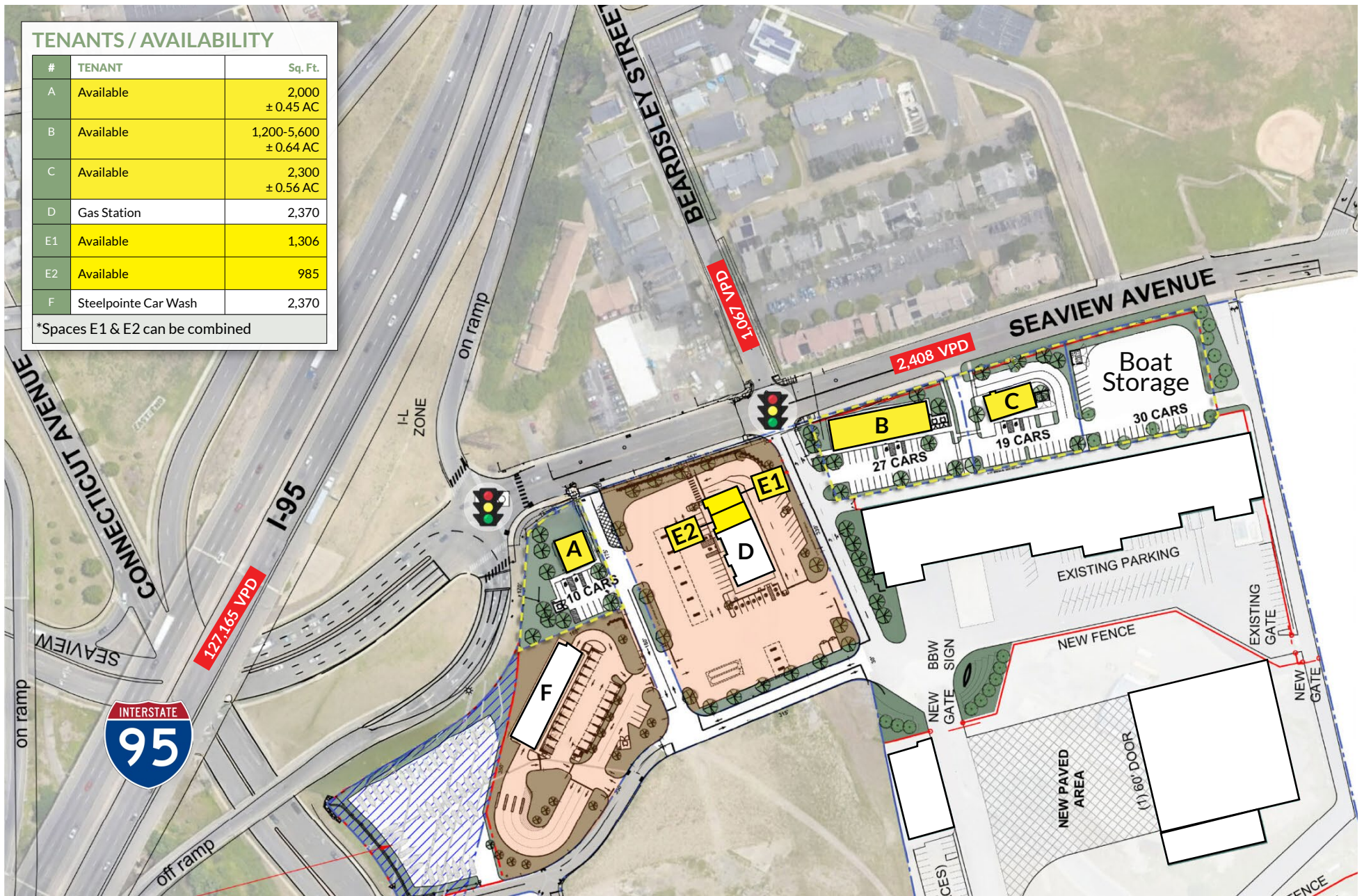


PROPERTY LEASING PLAN

TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
A	Available	2,000 ± 0.45 AC
B	Available	1,200-5,600 ± 0.64 AC
C	Available	2,300 ± 0.56 AC
D	Gas Station	2,370
E1	Available	1,306
E2	Available	985
F	Steelpointe Car Wash	2,370

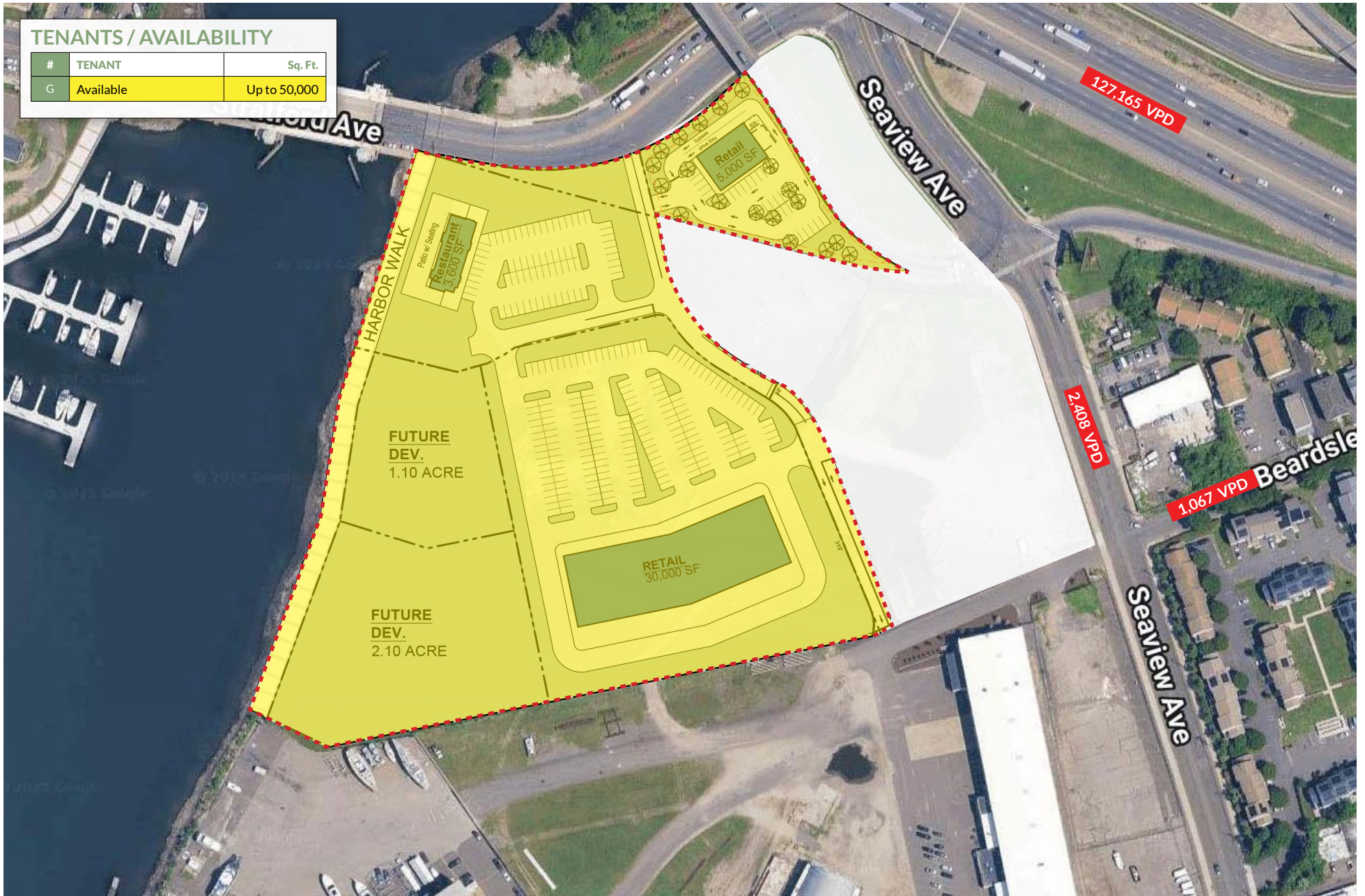
*Spaces E1 & E2 can be combined



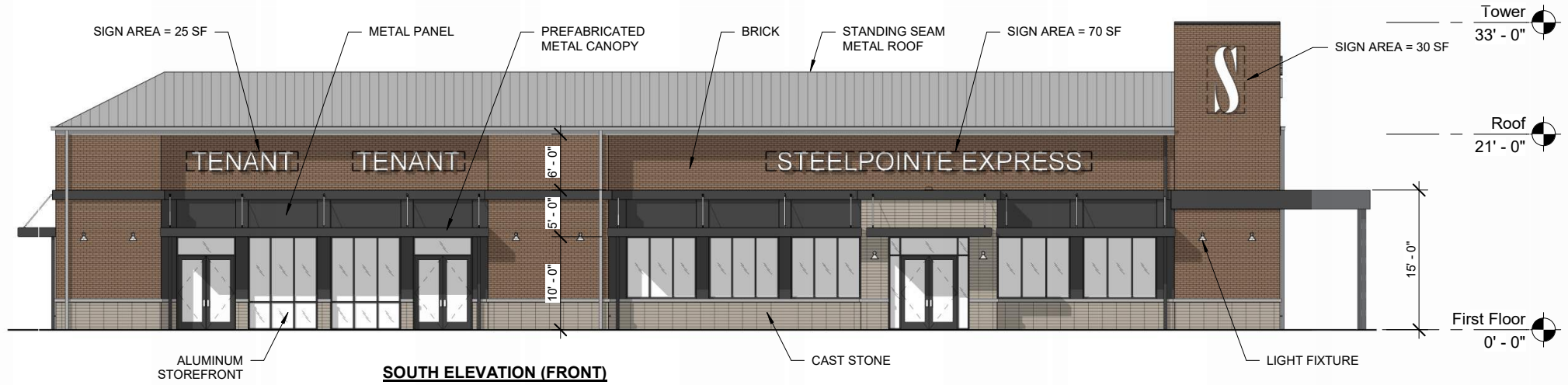
PROPERTY LEASING PLAN

TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
G	Available	Up to 50,000



PROPERTY FLOOR PLAN



SCALE: 1" = 10'-0" at 11x17 sheet size

EXTERIOR ELEVATIONS

March 15, 2024
23-017

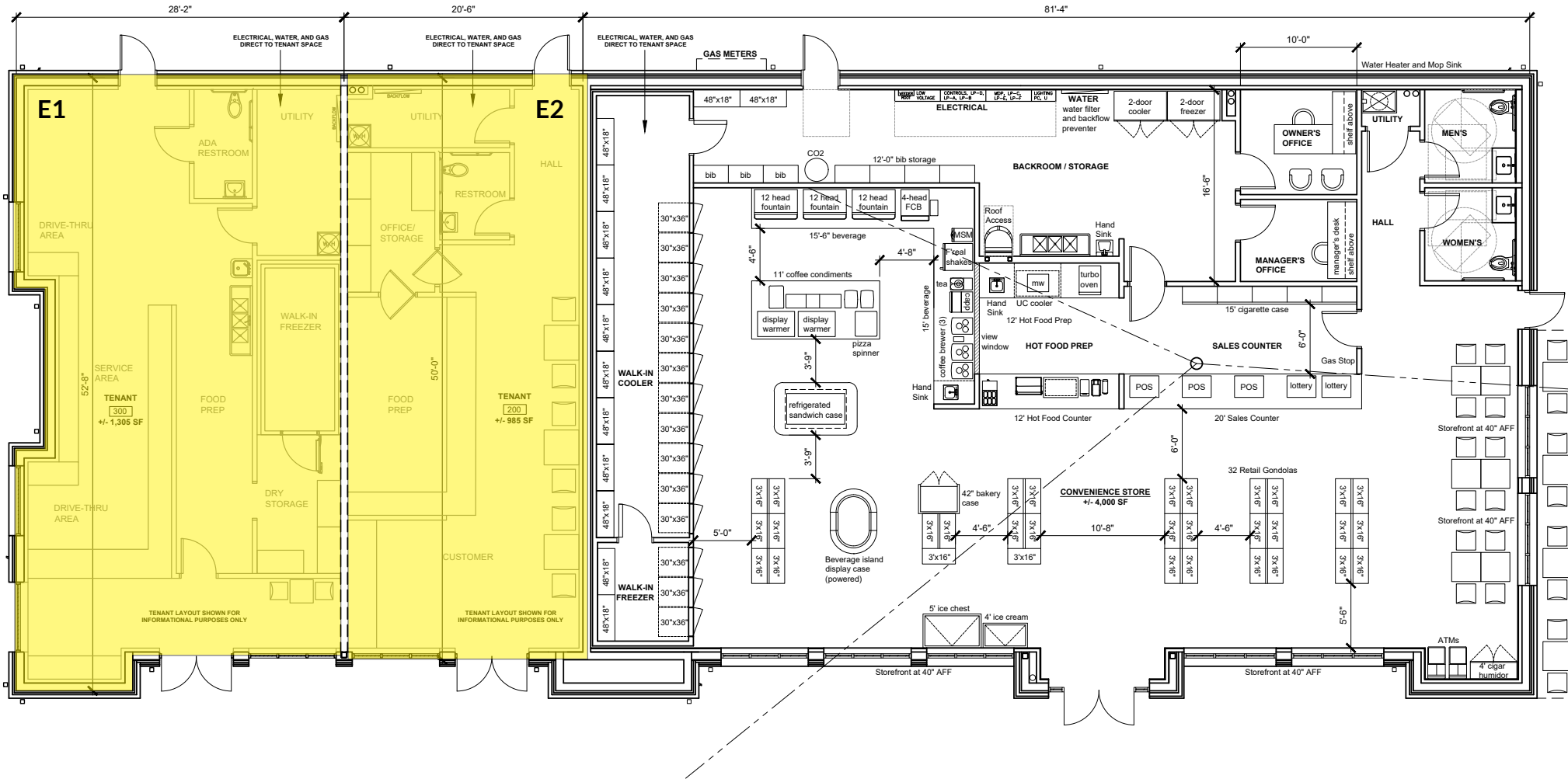
Design information herein is property of CUPKOVIC architecture, llc

Architect



STEELPOINTE HARBOR EAST
BRIDGEPORT, CT

PROPERTY FLOOR PLAN



SCALE: 1/8" = 1'-0" @ 11x17 sheet size

CONVENIENCE STORE FLOOR PLAN

MARCH 14, 2024
23-017

Design information herein is property of CUPKOVIC architecture, llc

Architect



STEELPOINTE HARBOR EAST
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DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **13,812**
 Households: **5,247**
 Daytime Population: **11,586**
 Median Age: **35.6**



Average Household Income: **\$64,772**
 Median Household Income: **\$48,660**

3 MILE RADIUS:



Total Population: **155,321**
 Households: **58,316**
 Daytime Population: **104,834**
 Median Age: **37.7**



Average Household Income: **\$83,096**
 Median Household Income: **\$65,386**

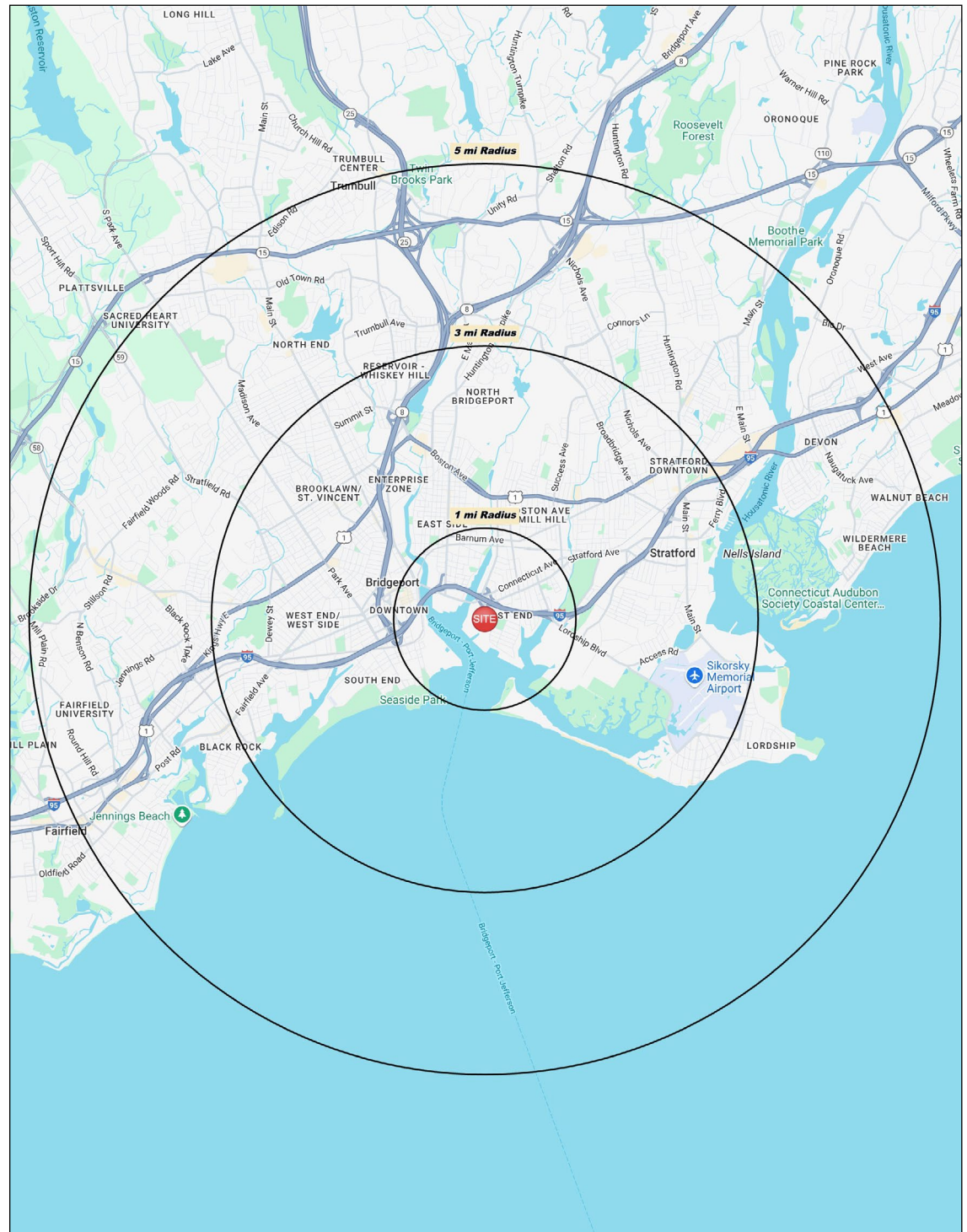
5 MILE RADIUS:



Total Population: **266,792**
 Households: **99,242**
 Daytime Population: **170,544**
 Median Age: **38.3**



Average Household Income: **\$114,301**
 Median Household Income: **\$90,164**



15 MINUTE DRIVE TIME



KEY FACTS

286,546

Population

39.0

Median Age

\$87,024

Median Household Income

268,682

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions <i>14,400 households</i>	Savvy Suburbanites <i>11,600 households</i>	Diverse Horizons <i>9,863 households</i>
Socioeconomic Traits Found in the Mid-Atlantic and Pacific regions, these urban communities include large families and young children. Residents work service jobs, earn modest incomes, and often face high rental burdens despite lower-than-average rents.	Socioeconomic Traits Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.	Socioeconomic Traits In large interstate corridors / coastal metros, these diverse, often immigrant communities have large families and some single-person households. Residents earn middle incomes, rent older multiunit homes, own few cars, and often use public transit.
Household Types Single parents and married or cohabiting couples	Household Types Married couples	Household Types Married couples; singles living alone
Typical Housing Multi-Units	Typical Housing Single Family	Typical Housing Multi-Units

TOTAL RETAIL SALES

Includes F&B



\$3,199,591,461

EDUCATION

Bachelor's Degree or Higher



39%

OWNER OCCUPIED HOME VALUE

Average



\$564,784

ANNUAL HOUSEHOLD SPENDING

\$4,684

Eating Out

\$2,822

Apparel & Services

\$8,447

Groceries

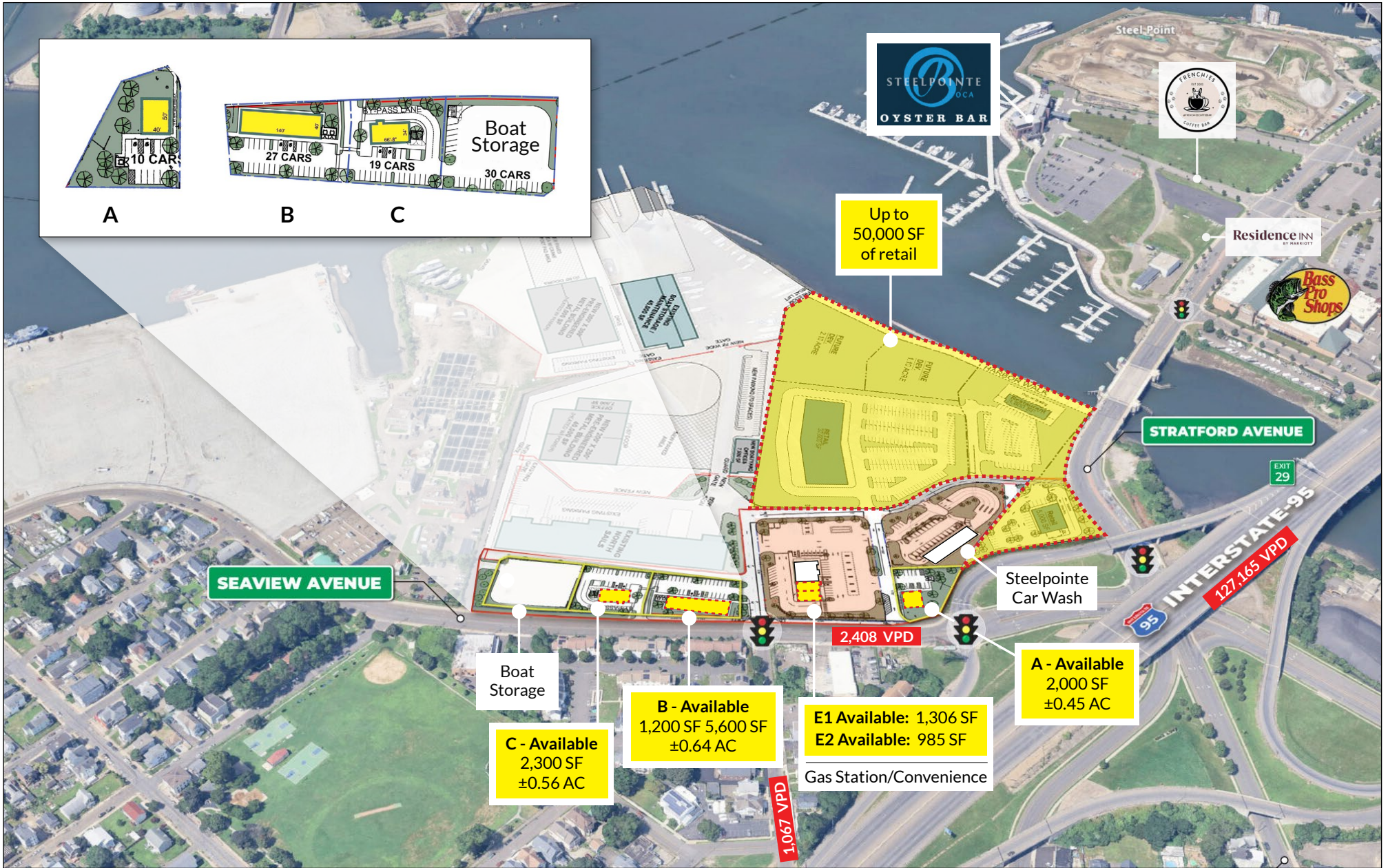
\$261

Computer & Hardware

\$8,228

Health Care

SITE AERIAL



Residence INN
BY HARRIOTT



SEAVIEW AVENUE

SEAVIEW AVENUE

Steelpoint
Car Wash

EXIT 29

INTERSTATE-95
127,165 VPD

2,408 VPD

Boat Storage

C - Available
2,300 SF
±0.56 AC

B - Available
1,200 SF 5,600 SF
±0.64 AC

E1 Available: 1,306 SF
E2 Available: 985 SF
Gas Station/Convenience

A - Available
2,000 SF
±0.45 AC

1,067 VPD

LOCAL RETAIL



LOCAL RETAIL



STEELPOINTE HARBOR EAST PHOTOS



STEELPOINTE HARBOR EAST



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