



Bridgeport-Stamford-Norwalk, CT

## STRATFORD SQUARE

41.197586, -73.123676  
411 Barnum Avenue Cut-off & US 1 | Stratford, CT 06614

**CENTER SIZE:** 161,075 SF



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
👤👤👤	215,956	317,547	448,539
🏠	79,494	118,545	167,088
💰	\$78,675	\$90,992	\$103,116

Retail real estate located on the eastern edge of Fairfield County, with easy access to and visibility from I-95 with 125,000+ vehicles daily

Prime commercial location situated in a concentrated retail market, with close proximity to Westfield Connecticut Post, the state's largest shopping destination and the only super-regional center in New Haven County

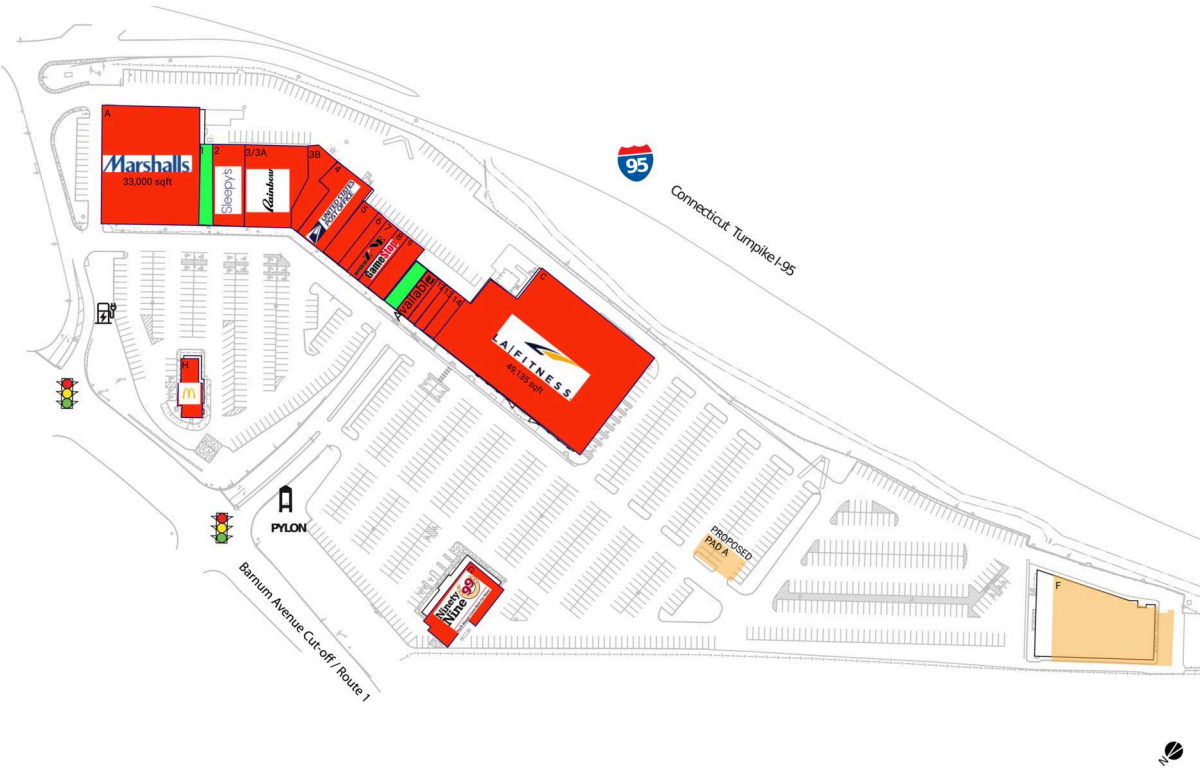
Strong lineup of national retailers including Marshalls, LA Fitness, Rainbow, Payless ShoeSource, Sleepy's & United States Postal Service

Surrounded by a dense population of 216,000+ with an average household income of \$75,000+ within a 10 minute drive time

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AVAILABLE SPACE

1	2,562 SF
10	1,800 SF

PAD OPPORTUNITIES

F	19,374 SF
PAD A	0 SF

CURRENT RETAILERS

A	Marshalls	33,000 SF
C	LA Fitness	49,135 SF
G	99 Restaurant & Pub	7,325 SF
H	McDonald's	2,332 SF
2	Sleepy's	7,500 SF
3/3A	Rainbow	9,681 SF
3B	Hong Kong Tokyo	4,180 SF
4	United States Post Office	6,950 SF
5	Premier Oral Surgery	3,000 SF
6	Sally Beauty Supply	1,600 SF
7	Wireless Zone	2,200 SF
8	GameStop	2,000 SF
9	America's Best Contacts & Eyeglasses	3,200 SF
11	T-Mobile	1,600 SF
12	Unique Nails	1,120 SF
13	Great Clips	1,380 SF
14	Villa Pizza	2,139 SF

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