

540 NEW HAVEN AVENUE DERBY, CT



A TRUE EXCLUSIVE...
**CALL FOR THE
DETAILS!**

AGENTS:
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FOR LEASE:
8,000± SF
80' x 100'

**EXISTING BUILDING
AVAILABILITY:
IMMEDIATELY**

Existing space or ground lease opportunity.

**SURROUNDING RETAILERS
INCLUDE:**

Starbucks, Big Y, Edge Fitness, CVS, McDonald's, Dollar Tree, Lowe's, Webster Bank, Dunkin Donuts, Splash, and many others.

JOIN:



DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	6,546	51,032	115,616
NUMBER OF HH	2,738	21,191	47,468
AVG. HH INCOME	\$137,649	\$132,617	\$133,153



SITE



27,000 VPD







