

# FOUNTAIN SQUARE

## 801 BRIDGEPORT AVENUE, SHELTON, CT



# FOR LEASE:

## 1,600 SF - 3,200 SF

### ONE PAD AVAILABLE

Over 20,000 commuters per day travel to work in Shelton's 3,000,000± SF of retail, commercial and industrial businesses. Our new retail development is in the heart of the city, with a pedestrian connection to the nearby corporate parks and just minutes from Rt. 8, the main commuter route from Fairfield and New Haven counties!

#### AREA RETAILERS:



AND MANY MORE!

#### OPEN



#### DEMOGRAPHICS

|                       | PRIMARY 3-MILE |
|-----------------------|----------------|
| Area Population       | 35,154         |
| Households            | 14,448         |
| Avg. Household Income | \$162,582      |
| Total Businesses      | 2,658          |
| Total Employees       | 31,278         |

## 25,000± VPD

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

**AGENTS:**  
**DOMINICK MUSILLI**  
203.529.4629  
dm@truecre.com

**TYLER LYMAN**  
203.529.4639  
tl@truecre.com

This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.





**OPEN**

**BEST-IN-CLASS ARCHITECTURE**

Complimenting the built environment are extensive plantings, park benches, fountains, stone retaining walls and granite curbing.

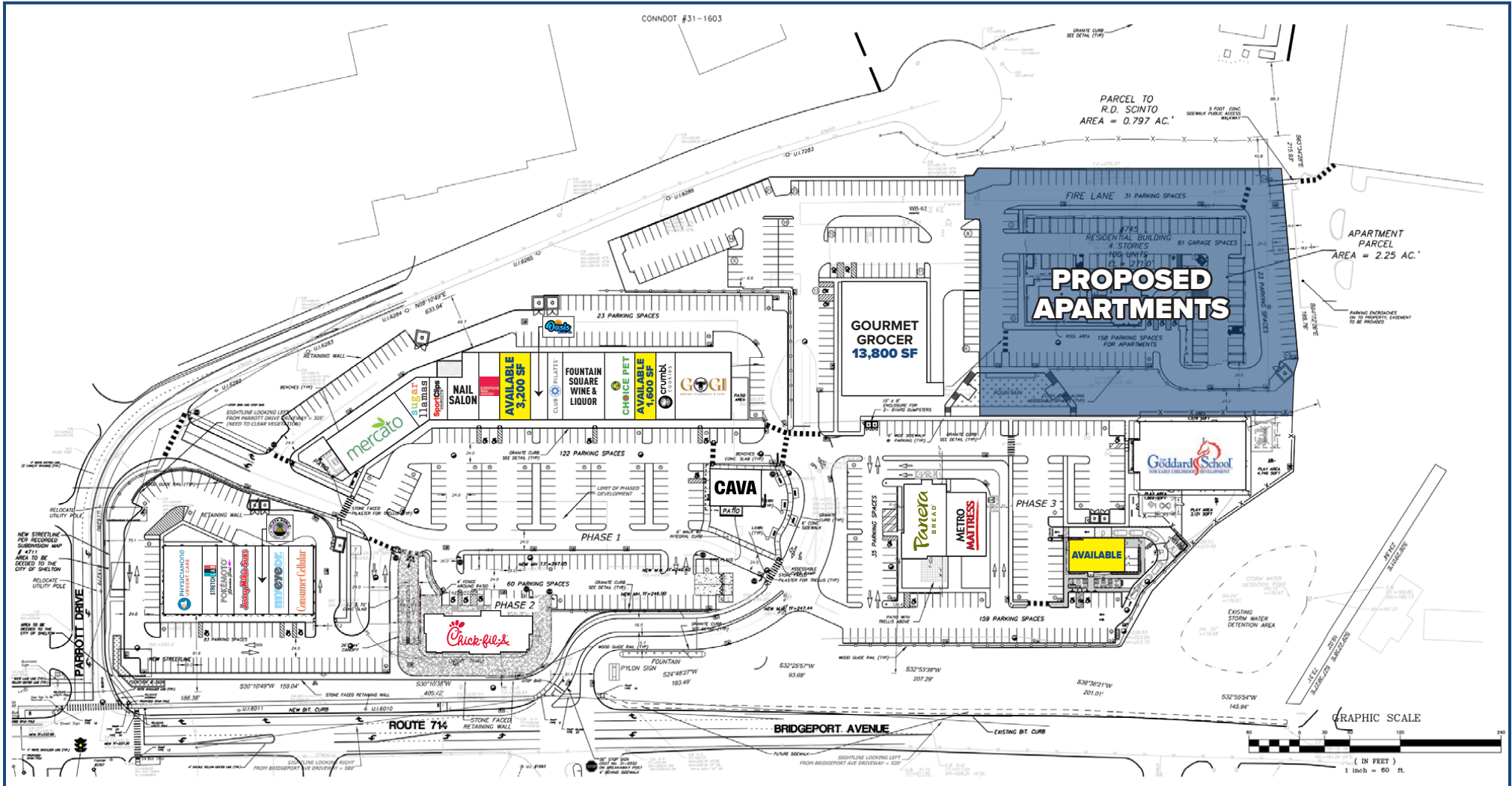


**OPEN**





**FOUNTAIN SQUARE  
801 BRIDGEPORT AVENUE, SHELTON, CT**



**FOUNTAIN SQUARE**

|              |               |            |                     |         |                   |                  |                |             |      |
|--------------|---------------|------------|---------------------|---------|-------------------|------------------|----------------|-------------|------|
| CAVA         | TRINITY BONES | SportClips | STRETCH LAB         | mercato | Goldman Sachs     | GOGI             | Panera BREAD   | Chick-fil-A | SITE |
| TRADER JOE'S | CHOICE PET    | POKEMOTO   | EUROPEAN WAX CENTER | eye     | Consumer Cellular | Deepest Mattress | METRO MATTRESS | crumbl      |      |

R.D. SCINTO OFFICE PARK & RESIDENCES (2,000,000+ SF)

|        |       |          |
|--------|-------|----------|
| SHOPEX | FedEx | SIKORSKY |
|--------|-------|----------|

|                       |           |
|-----------------------|-----------|
| BRIDGEMOUNTAIN BAGELS | FIVE GUYS |
|-----------------------|-----------|

|           |              |
|-----------|--------------|
| Starbucks | SPOTTED BIRD |
|-----------|--------------|

Walmart

Bank of America

|       |                   |
|-------|-------------------|
| CHASE | PET SUPPLIES PLUS |
|-------|-------------------|

**BIG Y CENTER**

|       |          |       |             |         |
|-------|----------|-------|-------------|---------|
| Big Y | goodwill | BARRA | Great Clips | verizon |
|-------|----------|-------|-------------|---------|

TJ-maxx

Webster Bank

Duchess

Allstate

Planet Fitness

Blue Lotus

8  
EXIT 11

COMMERCE DRIVE  
116,300± ADT

BRIDGEPORT AVE - 1-18,200± ADT

8  
EXIT 13

BURGER KING

8  
EXIT 12

Money

abca

Splash

SIKORSKY

SharpRate

Modern

**CROWN POINT CENTERS**

|     |             |          |         |         |         |        |
|-----|-------------|----------|---------|---------|---------|--------|
| ups | enterprises | T-Mobile | DUNKIN' | Wendy's | verizon | SUBWAY |
|-----|-------------|----------|---------|---------|---------|--------|

|             |                 |                    |          |                   |
|-------------|-----------------|--------------------|----------|-------------------|
| STOP & SHOP | STOP & SHOP gas | EDGE FITNESS CLUBS | Hallmark | Hawley Lane SHOES |
|-------------|-----------------|--------------------|----------|-------------------|

Staples

|             |         |               |             |            |
|-------------|---------|---------------|-------------|------------|
| Walgreens   | AT&T    | MATTRESS FIRM | SPRINT BACK | BANKERS    |
| Changethery | OUTBACK | GameStop      | KUMON       | TUTOR TIME |

|                     |            |
|---------------------|------------|
| LONGHORN STEAKHOUSE | pepperonis |
|---------------------|------------|

TD Bank

DUNKIN'

BRIDGEPORT AVENUE  
FROM ROUTE 8 / EXIT 11 TO ROUTE 8 / EXIT 13  
DISTANCE: 4 MILES