

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



COMING SOON



DEMOGRAPHICS

	PRIMARY 3-MILE
Area Population	33,656
Households	13,631
Avg. Household Income	\$143,925±
Total Businesses	1,939
Total Employees	39,317

25,000± VPD

A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

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.

AGENTS:

DOMINICK MUSILLI
203.529.4629
dm@truecre.com

TYLER LYMAN
203.529.4639
tl@truecre.com

JASON WUCHISKI
203.529.6943
jw@truecre.com





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
801 BRIDGEPORT AVENUE, SHELTON, CT

FOUNTAIN SQUARE

Sport Clips	STRETCH LAB	mercato	Goldbank School	GOGI	Panera BREAD	Chick-fil-A	SITE
POKEMOTO	EUROPEAN WAX CENTER	myveed	PHYSICIAN ASSISTANT CARE	Consumer Cellular	Dorothy's	METRO MATTRESS	crumbl

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

CAPOLEONE	FedEx	SIKORSKY
-----------	-------	----------

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

Starbucks	SPOTTED HORSE
-----------	---------------

Bank of America

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

Walmart

TJ-maxx

Professional Tire

BIG Y CENTER

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

Duchess

The Captain's Store

Webster Bank

PLANEZ	BLISS LOTS
--------	------------

8
EXIT 11

COMMERCE DRIVE
16,900± ADT

BRIDGEPORT AVE - 18,200± ADT

8
EXIT 13

BURGER KING

8
EXIT 12

HONEY BEE

abce

Splash

SIKORSKY

ShopRite

CROWN POINT CENTERS

ups	Enterprise	T-Mobile	DUNKIN'	Wendys	verizon	SUBWAY
-----	------------	----------	---------	--------	---------	--------

STOP & SHOP	STOP & SHOP gas	EDGE FITNESS CLUBS	Hallmark	Hawley Lane SHOTS
-------------	-----------------	--------------------	----------	-------------------

SIKORSKY

Staples

Waldgreens	AT&T	MATTRESS FIRM	THE SPLIT ROCK	BATCHORNS
------------	------	---------------	----------------	-----------

ANCHOR	pepper's
--------	----------

OrangeTheory	OUTBACK	GameStop	KUMON	TUTOR TIME
--------------	---------	----------	-------	------------

TD Bank

DUNKIN'

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

