

# HILLTOP COMMONS

656 NEW HAVEN AVENUE, DERBY, CT



# FOR LEASE: 763 SF - 7,884 SF

- » Strong performing Big Y in the chain.
- » Completely renovated shopping center!

→ **NEWLY OPENED OLLIE'S** ←



DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	6,181	48,107	123,061
NUMBER OF HH	2,571	19,883	49,595
AVG. HH INCOME	\$143,209	\$132,675	\$132,383

## CO-TENANTS INCLUDE:



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

**WES CRAFT**  
203.522.7484  
wc@truecre.com

2228 Black Rock Turnpike, Suite 206, Fairfield, CT 06825  
203.744.7777  
www.truecre.com

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**AVAILABLE SPACES**

<b>7</b>	<b>1,620 SF</b>
<b>8-9</b>	<b>6,264 SF</b>
<b>11A</b>	<b>763 SF</b>
<b>14B</b>	<b>2,180 SF</b>
<b>17</b>	<b>1,750 SF</b>
<b>20</b>	<b>2,503 SF</b>

**CURRENT TENANTS**

1	DOLLAR TREE	12,089 SF
1A	OLLIES BARGAIN OUTLET	25,000 SF
2A	THE LIQUOR FACTORY	6,702 SF
3A	GOHEALTH	2,778 SF
4	BIG Y	60,000 SF
5	ORONOQUE EYE CARE	3,240 SF
6	CVS PHARMACY	8,640 SF
10	SUPERCUTS	1,620 SF
11	TIPSY TOMATO	3,473 SF
12	GLOSSY NAIL SALON	1,092 SF
13	DERBY SMOKE SHOP	1,300 SF
14A	HASHI ASIAN RESTAURANT	2,500 SF
15	RUSSELL SPEEDERS CAR WASH	3,970 SF
16	WENDY'S	2,520 SF
18	VALLEY DINER	4,742 SF
19	SHERWIN-WILLIAMS	5,400 SF
21	HEAV'NLY DONUTS	2,046 SF
22	MCDONALD'S	3,508 SF



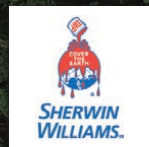
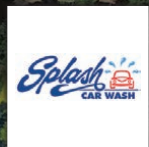
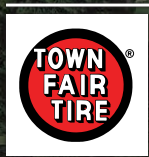
**HILLTOP COMMONS**  
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SITE

27,000 VPD



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