



**FAIRFIELD RETAIL
PARTNERS**

FOR LEASE- Up To 3,806 SF STRATFORD, CT (FAIRFIELD COUNTY)



NOW OPEN !!

FAMILY DOLLAR + DOLLAR TREE

Join Starbucks, Chase Bank

AVAILABLE- Up to 3,806 SF - 1,853 SF & 1,953 SF

PRIME CORNER LOCATION ON US 1

HIGH TRAFFIC- 17,900 CARS

STRONG DEMOGRAPHICS

AREA RETAILERS- WALMART, HOME DEPOT, BJ's,
SHOP RITE, STOP & SHOP, BURLINGTON COAT,
LA FITNESS

Contact Us for Details:

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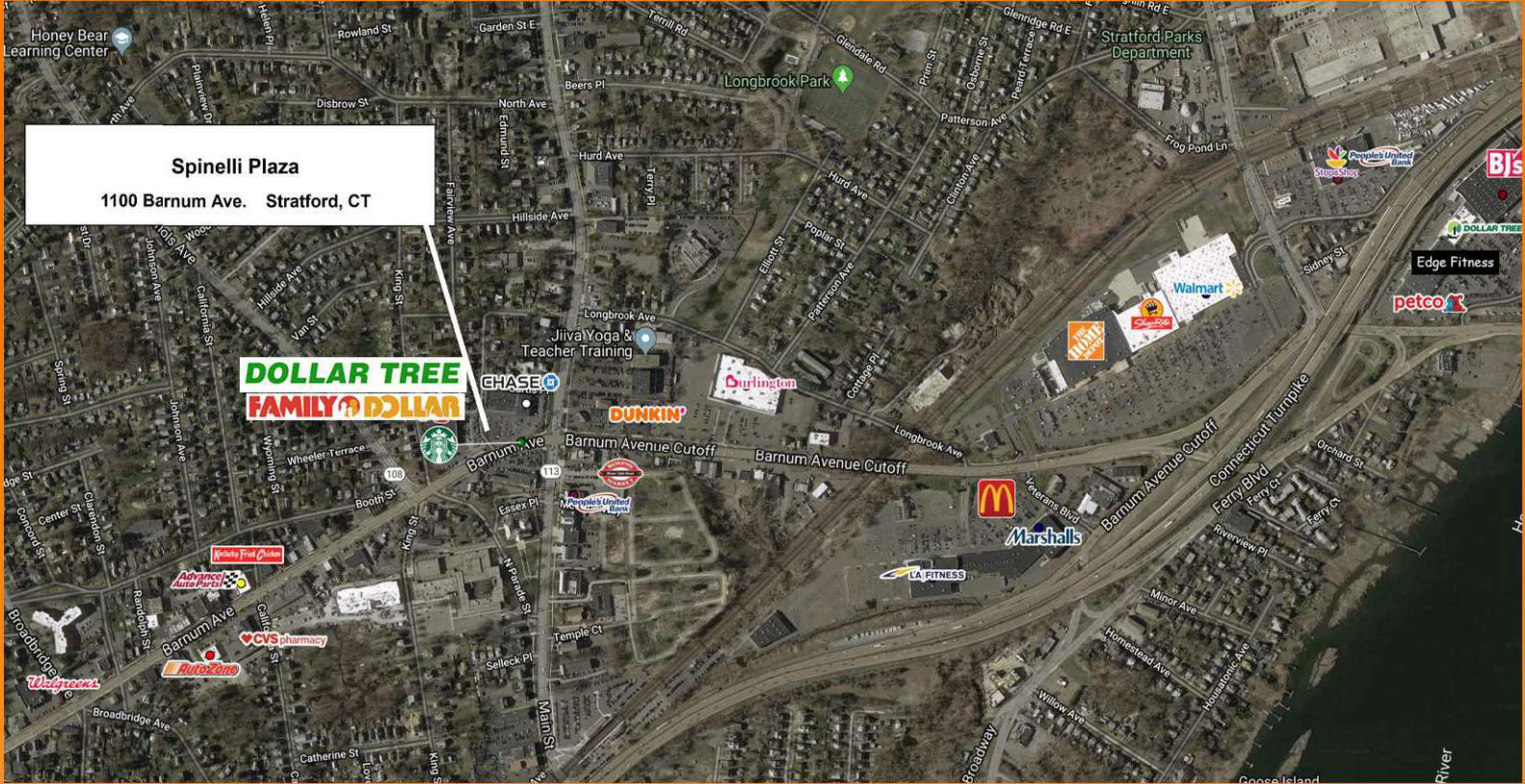


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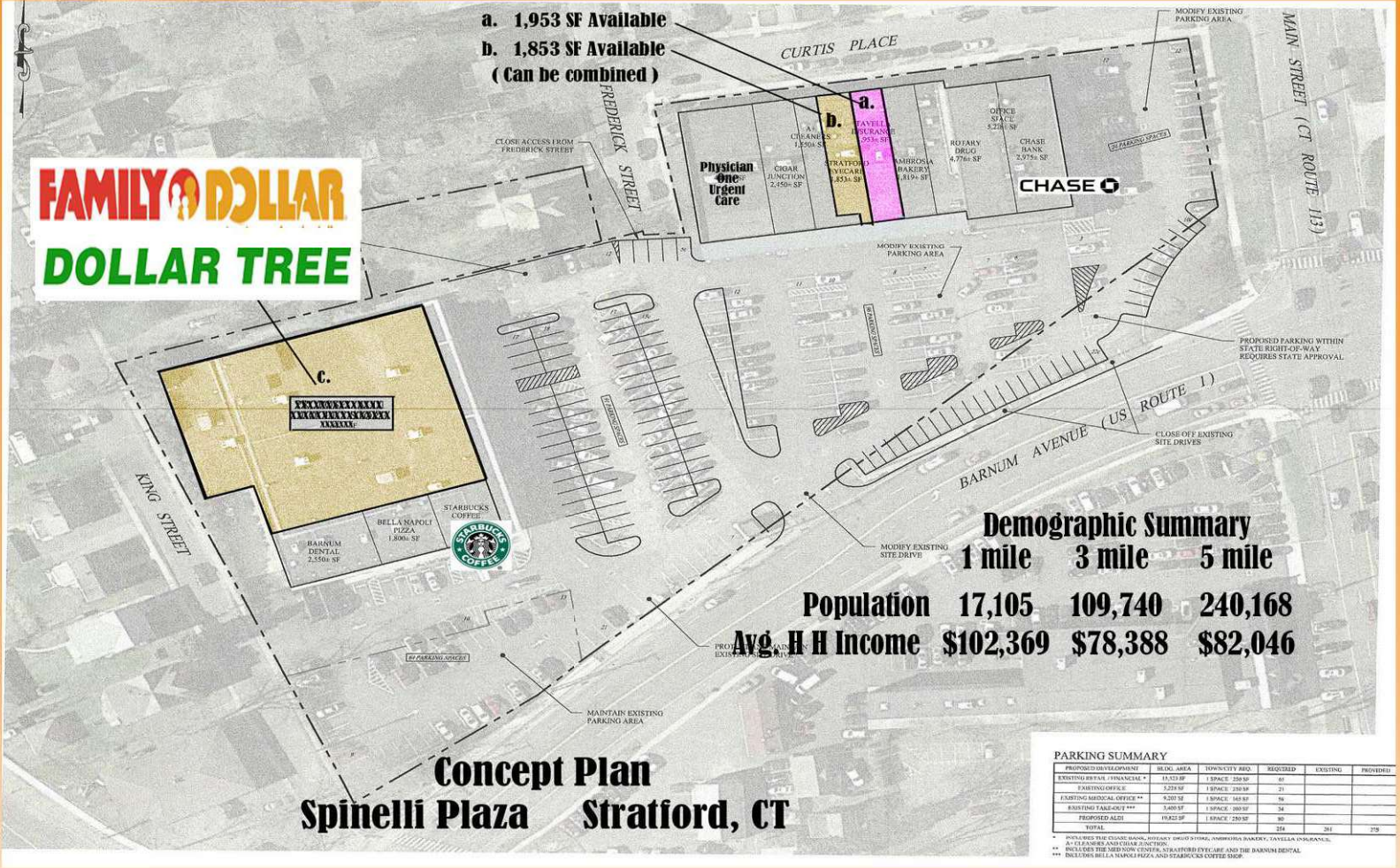
JOIN FAMILY DOLLAR + DOLLAR TREE

BARNUM AVE (US RT 1) STRATFORD, CT



- a. 1,953 SF Available
- b. 1,853 SF Available (Can be combined)

FAMILY DOLLAR
DOLLAR TREE



Demographic Summary

	1 mile	3 mile	5 mile
Population	17,105	109,740	240,168
Avg. H H Income	\$102,369	\$78,388	\$82,046

PARKING SUMMARY

PROPOSED DEVELOPMENT	REQ. AREA	TOCITY REQ.	REQUIRED	EXISTING	PROVIDED
EXISTING OFFICE - FINANCIAL ***	10,000 SF	1 SPACE / 200 SF	50	50	
EXISTING OFFICE	2,225 SF	1 SPACE / 200 SF	11	20	
EXISTING MEDICAL OFFICE **	9,200 SF	1 SPACE / 160 SF	58	58	
EXISTING TAKE-OUT ***	2,000 SF	1 SPACE / 100 SF	20	20	
PROPOSED BLDG	19,822 SF	1 SPACE / 200 SF	99	99	
TOTAL			238	248	258

** INCLUDES THE CLINE BLDG, 200000 0000 0000, AMORPHO BLDG, JAVELLA US BANKS.
*** INCLUDES BELL'S AND STARBUCKS COFFEE.
**** INCLUDES BELLA NAPOLI PIZZA AND STARBUCKS COFFEE BLDG

Concept Plan
Spinelli Plaza Stratford, CT