



SAUGATUCK  
COMMERCIAL  
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

## ANSONIA, CT 420 MAIN STREET



### 3 RETAIL PAD SITES

### DRIVE- THROUGH PERMITTED

- Ideally located at a signalized entrance; sharing the only entrance to Target.
- Flexible development options including ground lease, build to suit, drive-through.
- Nearby retailers include Target, Starbucks, Marshalls, Home Goods, Stop & Shop and Griffin Hospital.
- Easy access to Route 8, Exit 18.
- Excellent visibility/branding.
- Delivery 3rd/4th quarter 2020.

Demographics	1 Mile	3 Mile	5 Mile
Population	12,700	52,597	95,484
Average HHI	\$63,524	\$85,505	\$105,210
Total Annual Retail Expenditure	\$129.47M	\$649.34M	\$1.34B



EXCLUSIVE LEASING AGENTS  
Penny Wickey 203.222.4194  
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*The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.*



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## Preliminary Options



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