



SAUGATUCK
COMMERCIAL
REAL ESTATE LLC
LICENSED IN CT, NY, MA, RI, NH, FL

SHELTON SQUARE SHOPPING CENTER SHELTON, CT

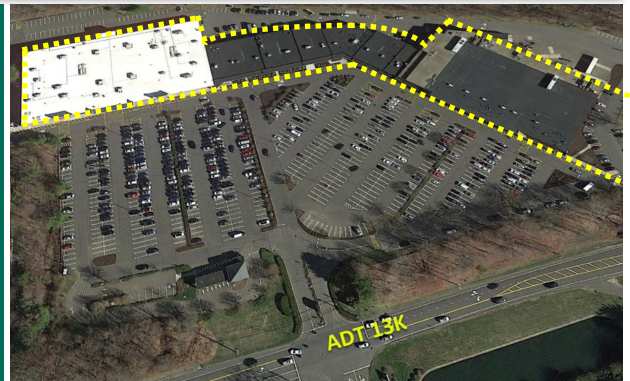
858-902 BRIDGEPORT AVENUE

Join New Tenant
PHYSICAL THERAPY & SPORTS MEDICINE CENTERS



STOP & SHOP
ANCHORED CENTER
GLA 186,615 SF

AVAILABLE
1,264 SF
1,520 SF
3,700 SF



- Grocer-anchored shopping center with signalized access, plenty of convenient parking.
- Just off Exit 11/Route 8, primary retail and commercial commuter corridor.
- Over 4.4 million SF office space with an additional 58,600 square feet under construction.
- Join center's retailers: Super Stop & Shop, roz & ALI, Hawley Lane Shoes, Hallmark, The Edge Fitness Club and new retailers, Connecticare Center, Palm & Able and newly signed, PTSMA.
- Strong daytime demographics.

Demographics	1 Mile	3 Mile	5 Mile
Population	2,050	34,581	153,577
Daytime Population	15,286	49,812	130,933
Average HHI	\$122,163	\$140,164	\$111,977

EXCLUSIVE LEASING AGENT:
Dan Neaton 203.222.4188
dneaton@saugatuckcommercial.com

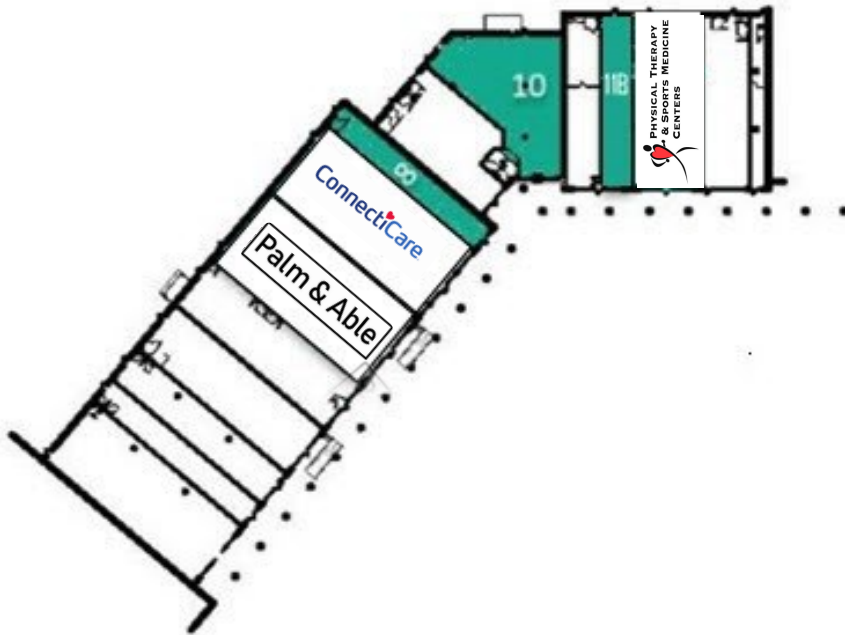
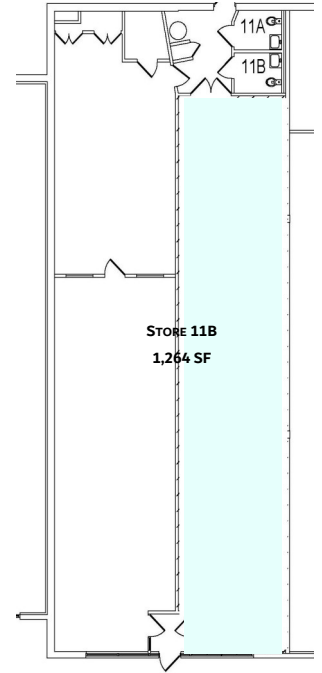
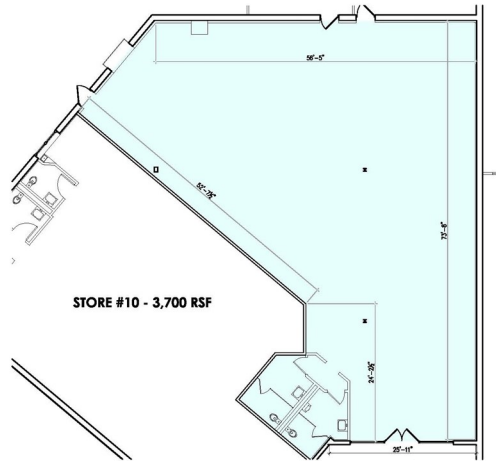
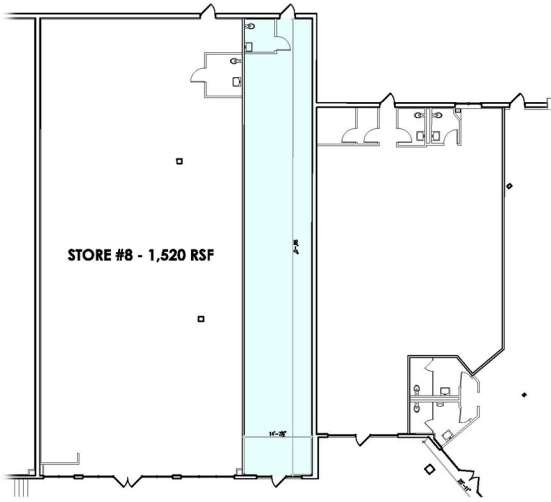
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