



**Big Box
Anchor Space**

**Former
Stop & Shop**

**59,987 SF
Can Be Demised
41,445 SF Mezzanine**

ADT 18,845



- Primary retail corridor on the border of Ansonia and Derby.
- Easy access off Route 8, Exit 16.
- Area retailers include; Starbucks, Jersey Mikes, ShopRite, AutoZone, CVS Pharmacy, Planet Fitness, Target, Home Goods, and ALDI.
- Corner location with access from both Division Street and North Division Street.
- Excellent signage and visibility with ample onsite, store front parking.

Demographics	1 Mile	3 Mile	5 Mile
Population	12,954	54,694	99,038
Adjusted Daytime Demographics	10,610	34,235	73,927
Total Annual Retail Expenditure	\$192.38 M	\$881.39 M	\$1.73 B
Average HHI	\$107,065	\$125,089	\$146,826

EXCLUSIVE LEASING AGENTS

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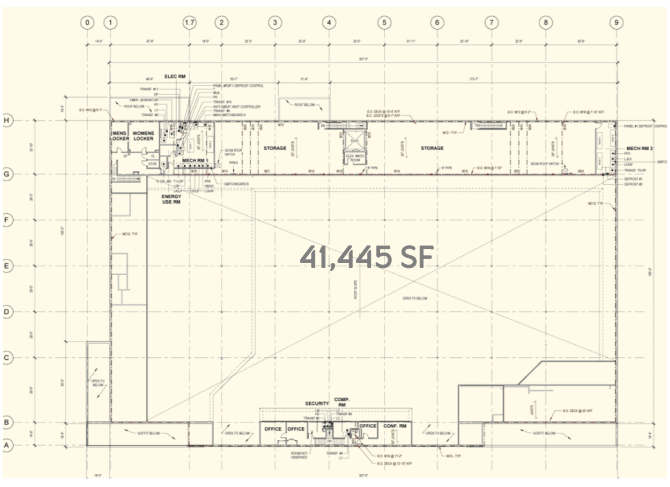
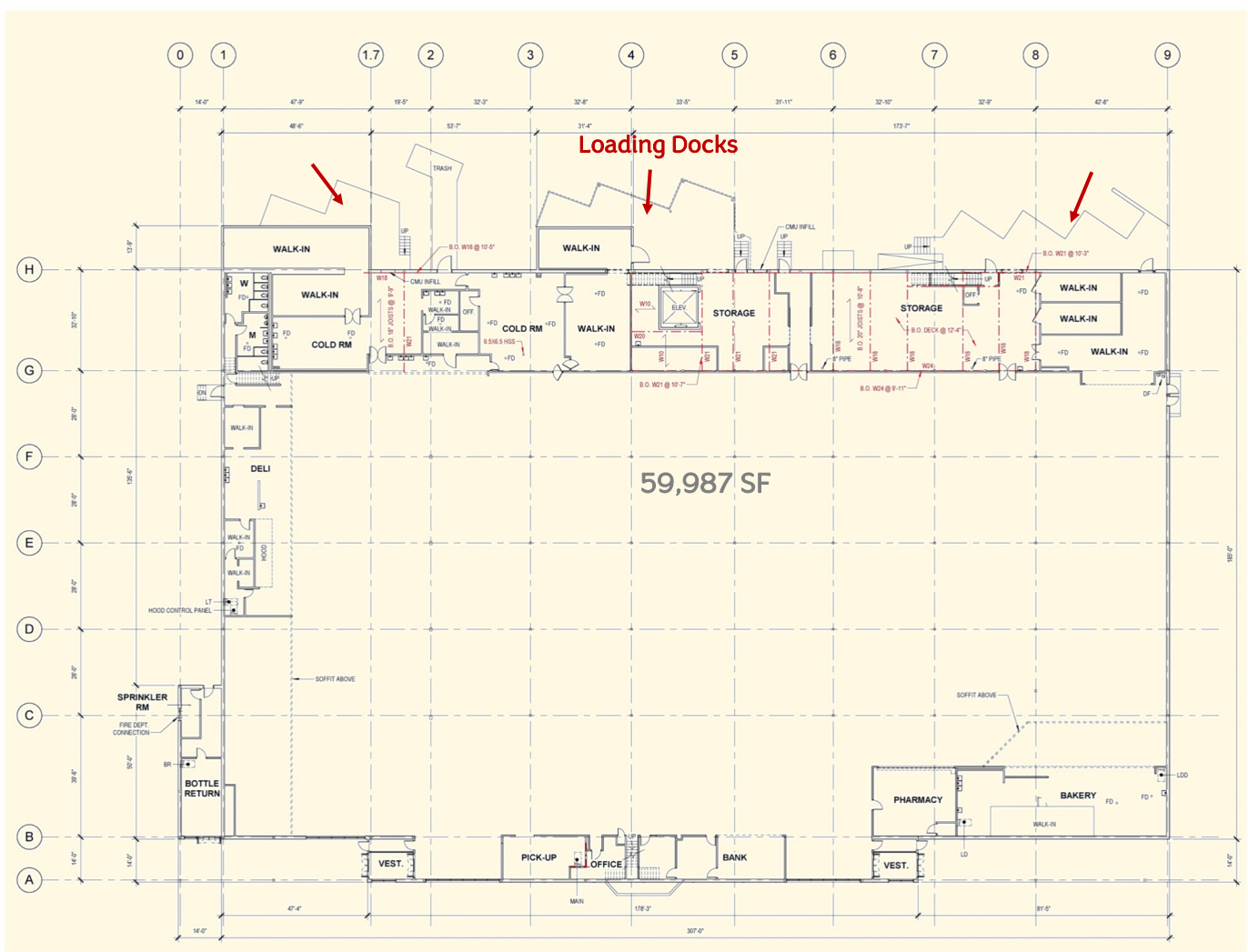
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**SAUGATUCK
COMMERCIAL**
REAL ESTATE LLC
LICENSED IN CT, NY, MA, RI, NH, FL

**ANSONIA
ANSONIA LANDING**

100 DIVISION STREET



**307' x 135' Mezzanine with 3 offices,
conference room, lockers and storage**

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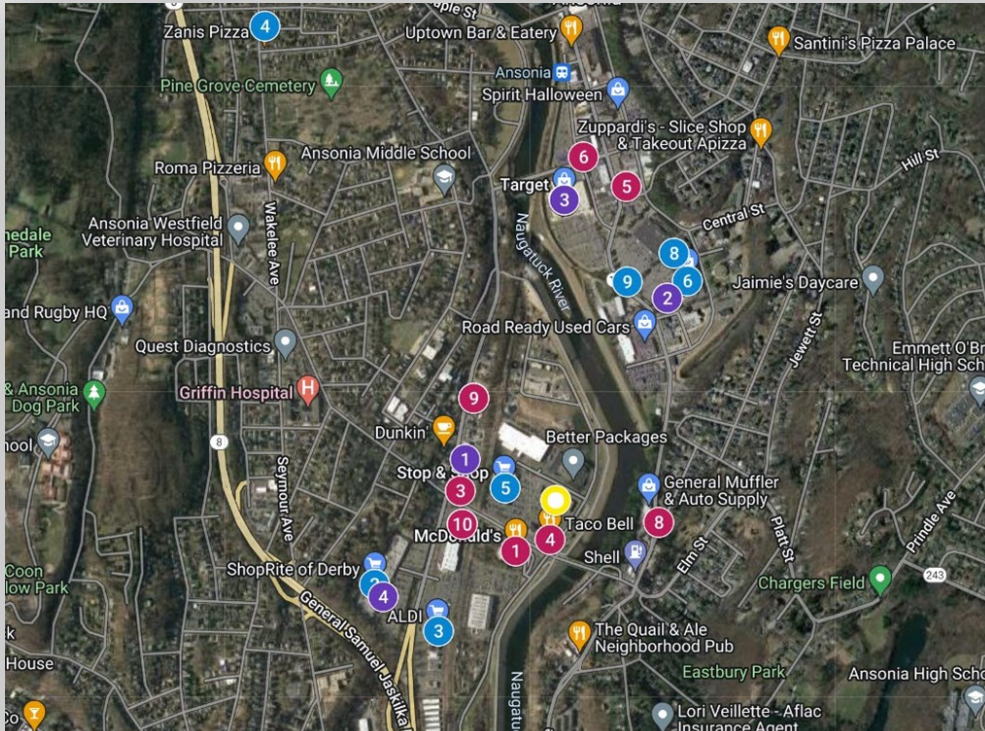
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ANSONIA ANSONIA LANDING

100 DIVISION STREET



Shopping

- 1 Target Grocery
- 2 ShopRite of Derby
- 3 ALDI
- 4 Wakelee Market
- 5 **AVAILABLE**
- 6 Marshalls & HomeGoods
- 7 Target
- 8 Bob's Stores
- 9 Mattress Firm Ansonia

Drug Stores

- 1 CVS
- 2 Rite Aid
- 3 CVS Pharmacy
- 4 ShopRite Pharmacy of Derby

Dining

- 1 McDonald's
- 2 Duchess
- 3 Burger King
- 4 Taco Bell
- 5 Koi Sushi Steak
- 6 J R B's Family Restaurant
- 7 Southern chicken and waffle
- 8 Casa Bianca Pizza Ansonia
- 9 Duchess
- 10 Southern chicken and waffle



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