



New England  
Retail Properties, Inc.

# STEELPOINTE HARBOR

## RECENTLY SIGNED TENANT



## CONTACT

New England Retail Properties, Inc.  
860.529.9000  
[www.newenglandretail.com](http://www.newenglandretail.com)

***Now Leasing 1<sup>st</sup> Floor Commercial Space***  
East Main Street, Bridgeport, CT



# STEELPOINTE HARBOR



## LEASING DETAILS

### BUILDING-D 1<sup>ST</sup> FLOOR RETAIL

Retail A	AVAILABLE	3,264 SF
Retail B	AVAILABLE	2,326 SF
Retail C	AT LEASE	3,014 SF
Retail D	AT LEASE	1,624 SF
Interior Retail	LEASED (Frenchie's Coffee)	1,200 SF
<b>Total Unit Size</b>	10,300 SF (subdivisions possible)	

<b>Outdoor Patio</b>	±1,000 SF
<b>Parking</b>	450 garage, 106 street
<b>Use Type</b>	Retail, medical, or restaurant
<b>Lease Rate</b>	\$48.00 /SF
<b>Net Expenses</b>	TBD
<b>Delivery</b>	Q3-Q4 2025



## HIGHWAY ACCESS

Approximately 0.2 miles,  
1 minute to Interstate-95



## DEMOGRAPHICS

Estimated population of  
over 121,000 within 5 miles

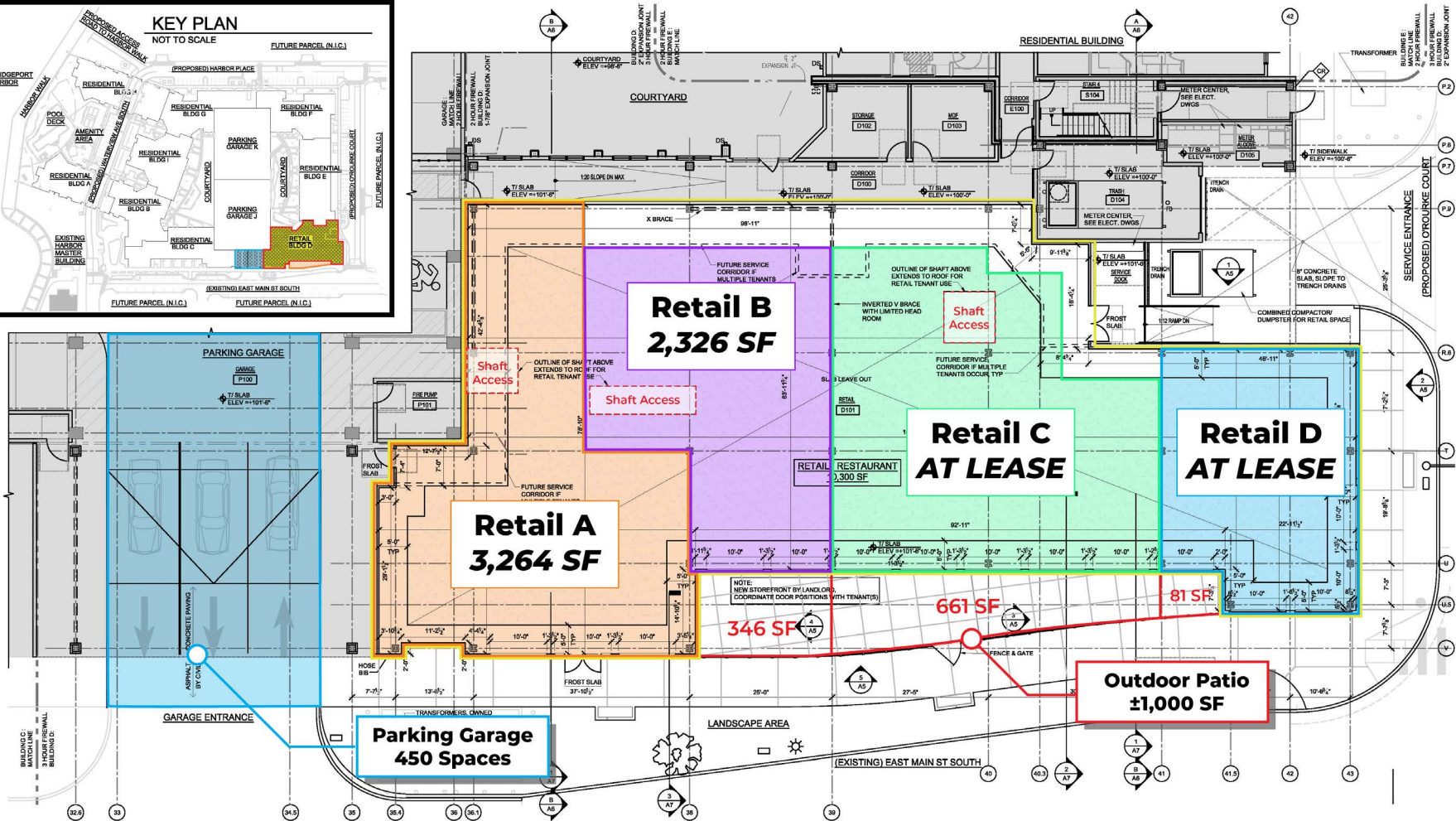
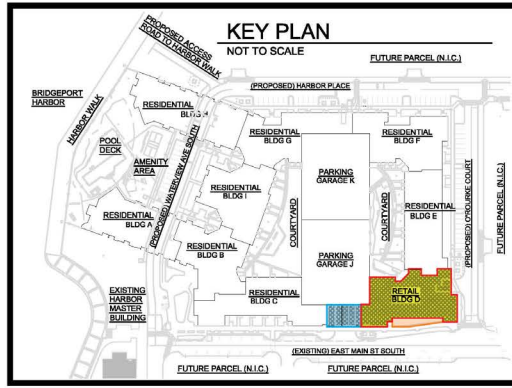


## TRAFFIC COUNTS

Strong Traffic counts with  
over 16,000 VPD on Main St.

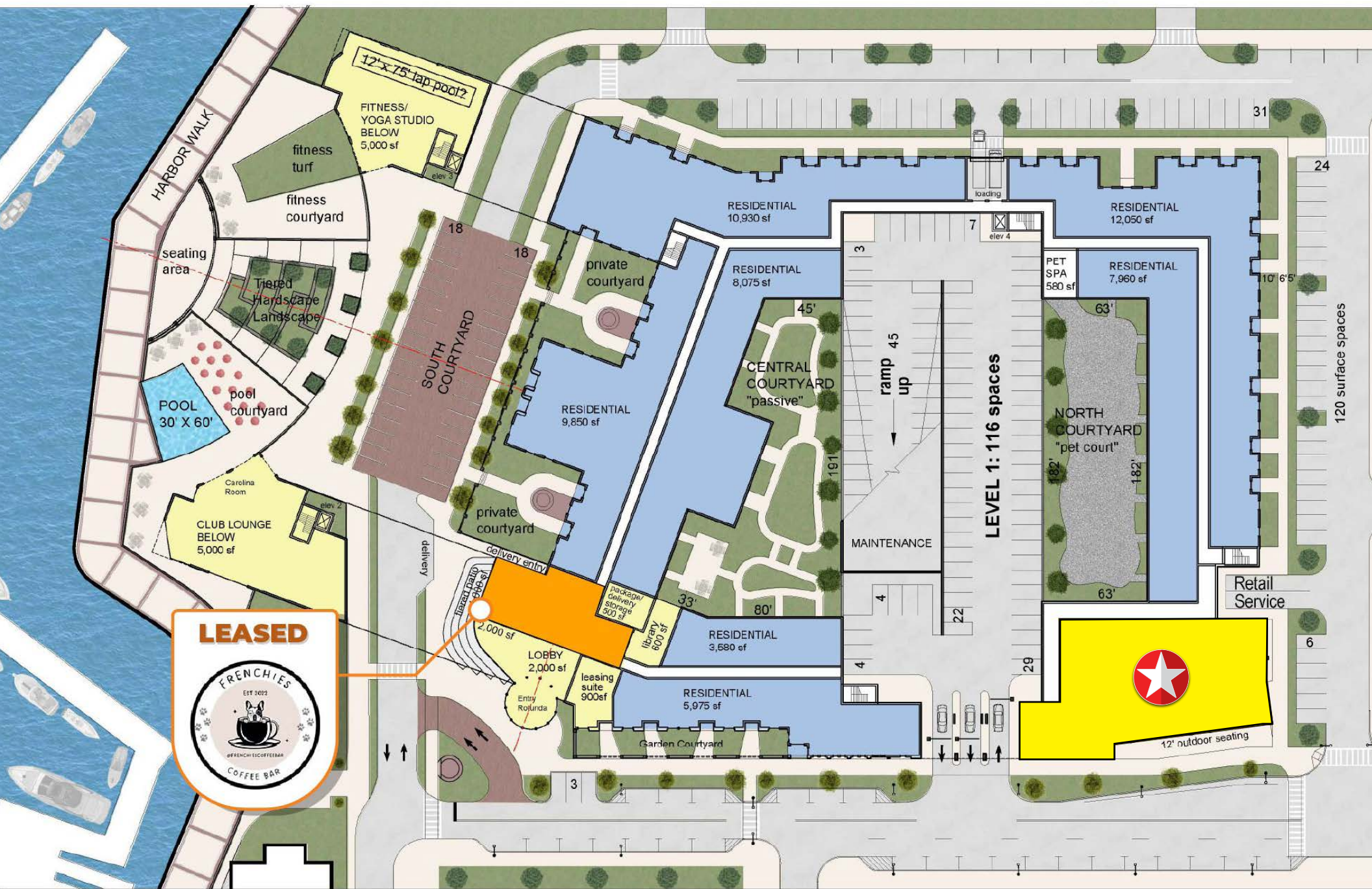


# BUILDING D FLOOR PLAN



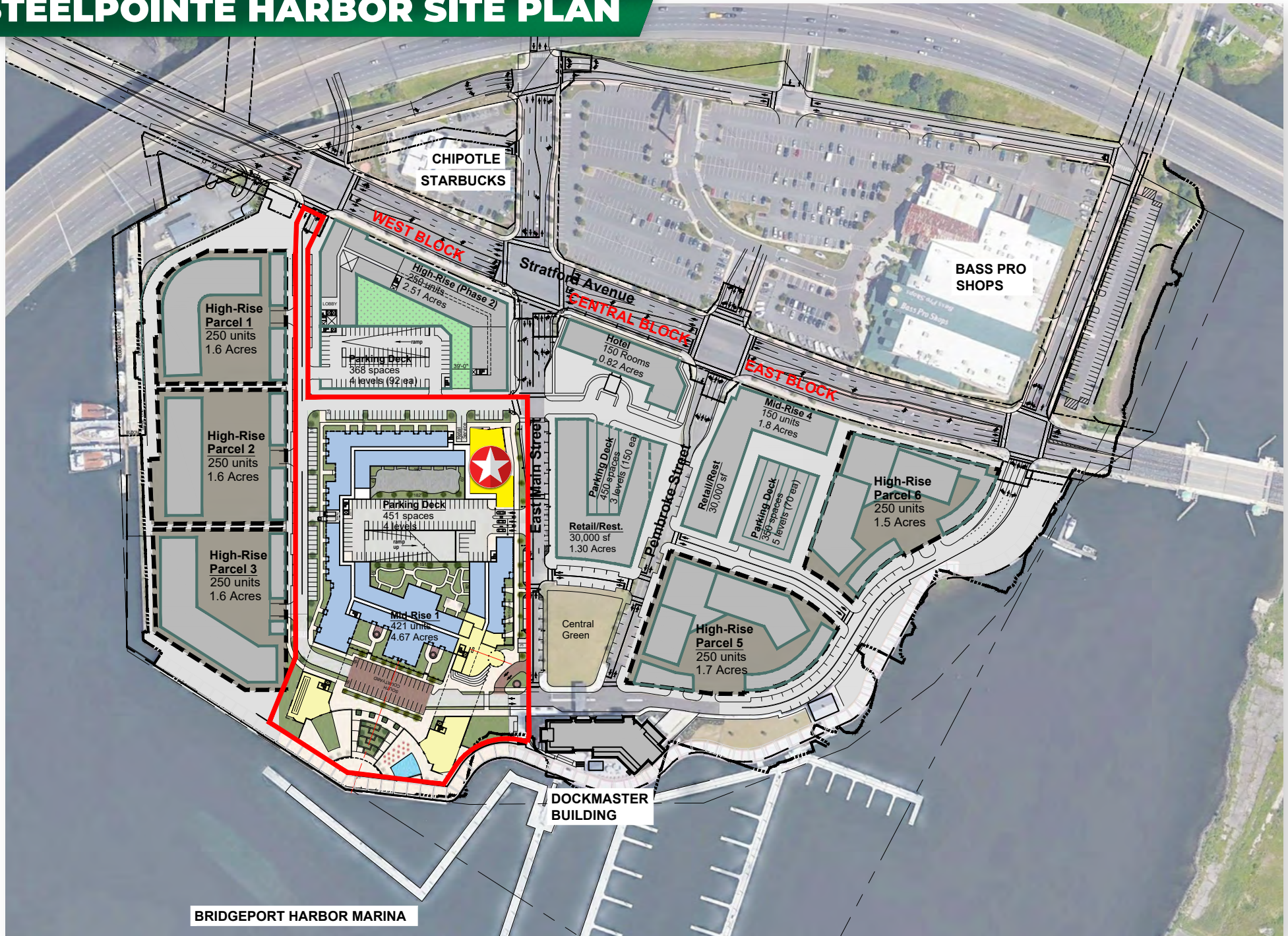
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# STEELPOINTE HARBOR SITE PLAN



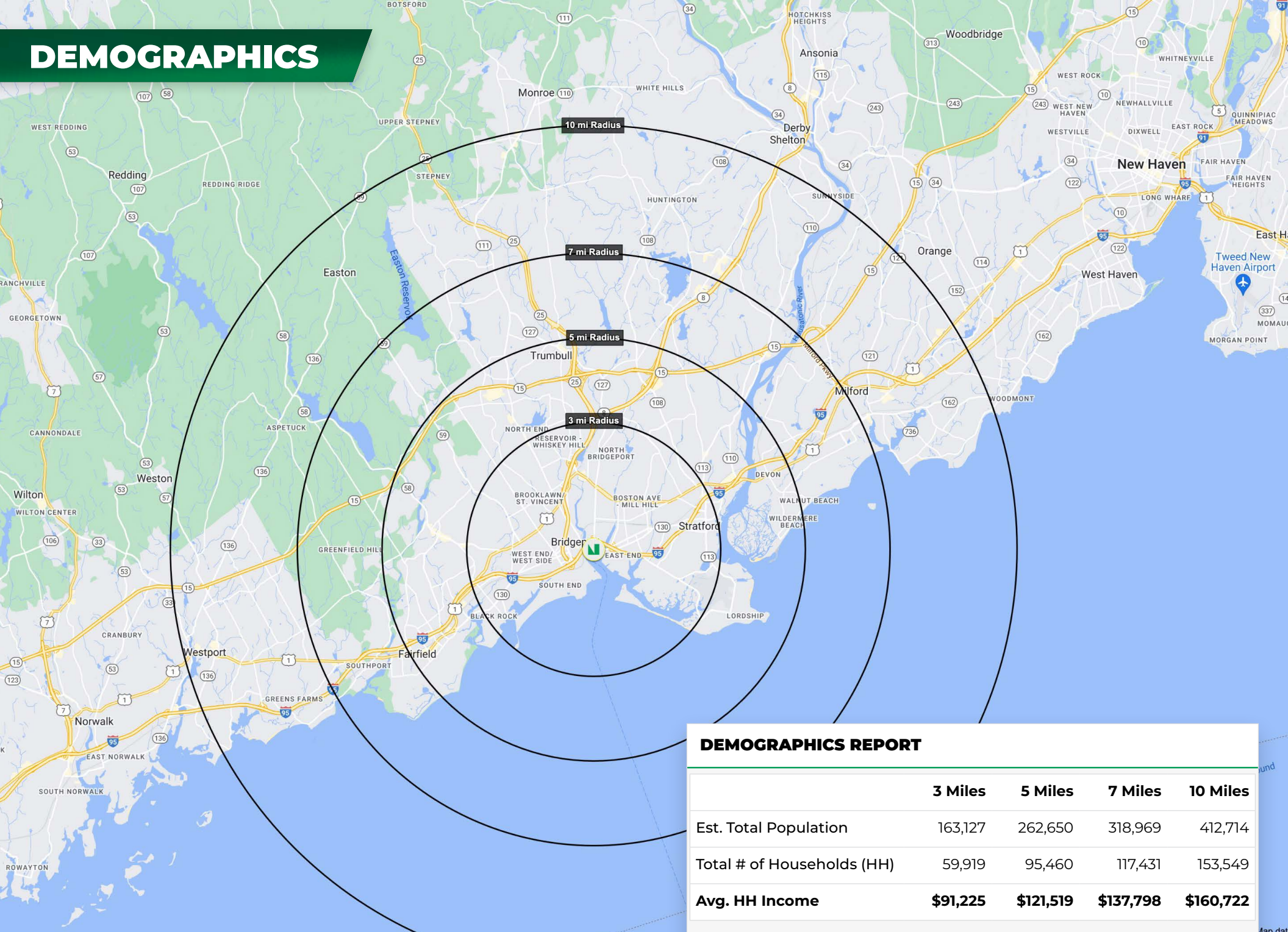


# PROJECT RENDERINGS





# DEMOGRAPHICS



## DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	163,127	262,650	318,969	412,714
Total # of Households (HH)	59,919	95,460	117,431	153,549
Avg. HH Income	\$91,225	\$121,519	\$137,798	\$160,722





## CONTACT

Kerry Wood

D: 860.529.9000 X 102 | C: 203.520.1794

E: [kwood@newenglandretail.com](mailto:kwood@newenglandretail.com)

[www.newenglandretail.com](http://www.newenglandretail.com)



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