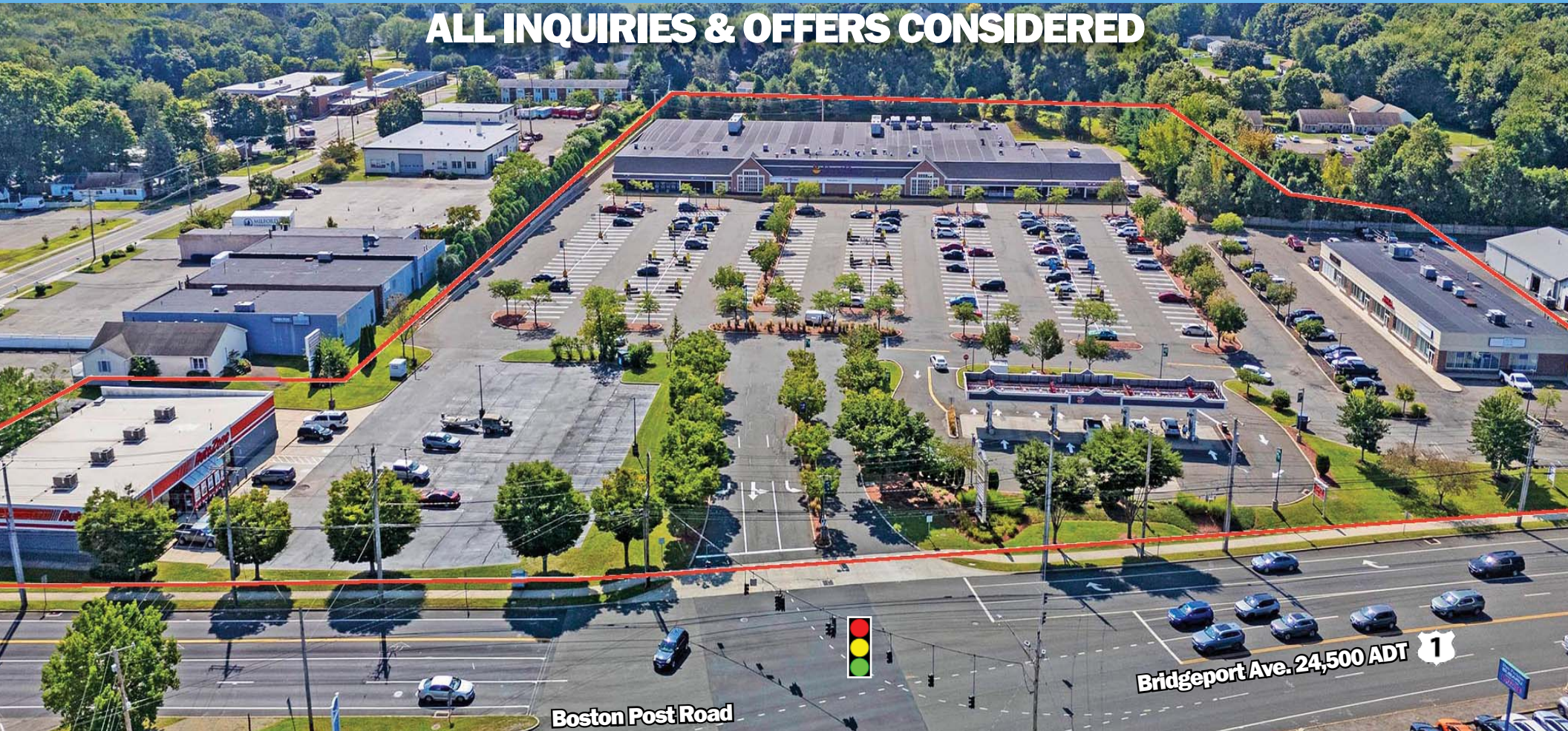


SILVER SANDS PLAZA

855 BRIDGEPORT AVE. (ROUTE 1), MILFORD, CONNECTICUT 06460

NEW OPPORTUNITIES

ALL INQUIRIES & OFFERS CONSIDERED



CONTACT: Don Mace
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KEYPOINT
PARTNERS

KeyPointPartners.com   

KeyPoint Partners, LLC, One Van De Graaff Drive, Suite 402, Burlington, MA 01803
Tel 781.273.5555 Info@KeyPointPartners.com KeyPointPartners.com



PARCEL A (9.38 Acres)
■ Existing 68,278 SF retail building - 395' frontage
■ Potential income: existing liquor store - call for details
■ Proposed pad area - plans available on request

PARCEL B (1.2 Acres)
■ Existing 7,285 SF AutoZone
■ Lease recently extended 10 years

PARCEL C (.63 Acres)
■ Existing fuel facility - 8 pumps

PARCEL D (1.29 Acres)
■ Existing 9,498 SF retail strip building
■ 2,780 SF endcap available
■ 3,478 SF Inline space available

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

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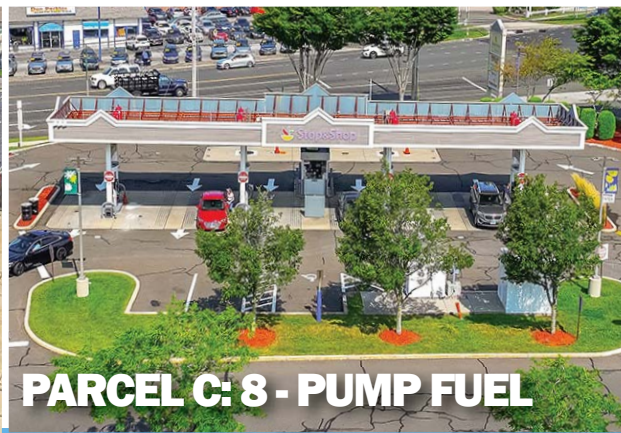
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PARCEL A: 68,278 SF BOX



PARCEL B: 7,285 SF AUTOZONE



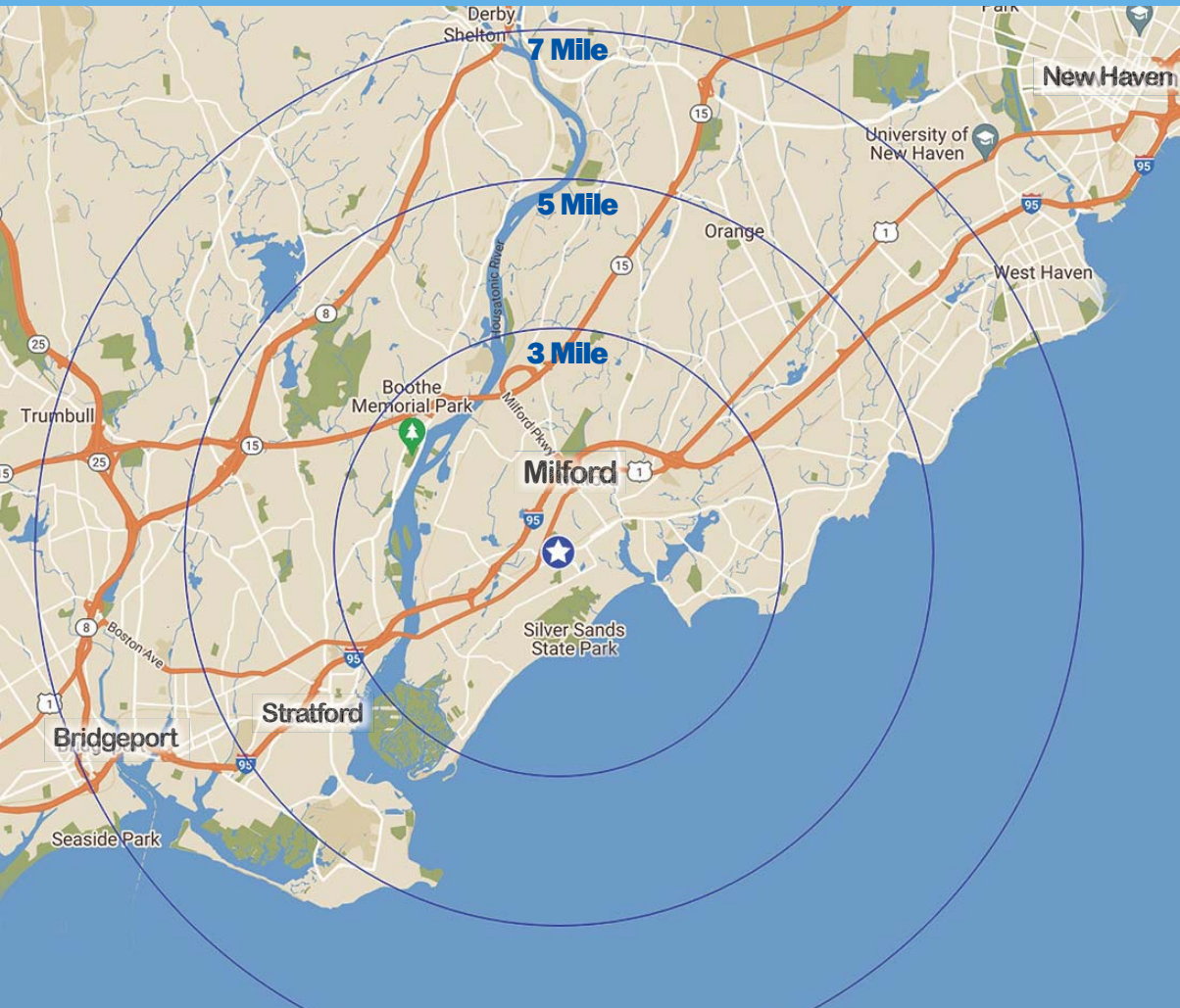
PARCEL C: 8 - PUMP FUEL



PARCEL D: 9,498 SF STRIP

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Silver Sands Plaza is an 85,061 square foot retail center optimally positioned on well-traveled Bridgeport Avenue (Route 1) in Milford, Connecticut

The center is highly visible with prominent pylon signs, offering easy access via a signalized entrance on Route 1

Easy accessibility from Route I-95 (Exit 35) and Route 15 (Merritt Parkway)

Current tenants at the center include AutoZone, (recently re-signed 10+ years), Cost Cutters, and JoJo Nails & Spa

Silver Sands Plaza benefits from its location in a strong regional retail market; major retailers & grocers within three miles include Walmart SuperCenter, Target, BJs Wholesale Club, Home Depot, Dick's Sporting Goods, Macys, Big Y, Aldi, Burlington, Marshalls, Shop Rite, and many others

Proposed pads; space - conceptual plans available on request

Zoning: CDD-3 (Corridor Design Development District)

All inquiries and offers considered, including the potential to subdivide the box space

2024 DEMOGRAPHICS

	3 Mile	5 Mile	7 Mile
POPULATION	47,802	127,008	252,584
DAYTIME POPULATION	27,985	73,092	138,434
NUMBER OF HH	20,484	53,053	101,159
AVERAGE HH INCOME	\$156,289	\$140,723	\$127,121

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SILVER SANDS PLAZA 855 BRIDGEPORT AVE. (RT. 1), MILFORD, CT 06460 MARKET AERIAL



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