
STRATFORD SQUARE

411
BARNUM
AVENUE CUT-OFF &
US 1
STRATFORD,
CT, 06614



Redevelopment Opportunity

in densely populated market.

- Extensive market reach with **dense trade area of 221,000+ residents.**
- Proposed reconfiguration of Exit 33 will create **easier access to/from I-95.**
- **Highly visible to 125,000 VPD** along I-95 with rear signage available.
- Opportunity to **capture millions of dollars in sales leaving the trade area** due to unmet demand in several key categories.
- **Above-average spending** at restaurants

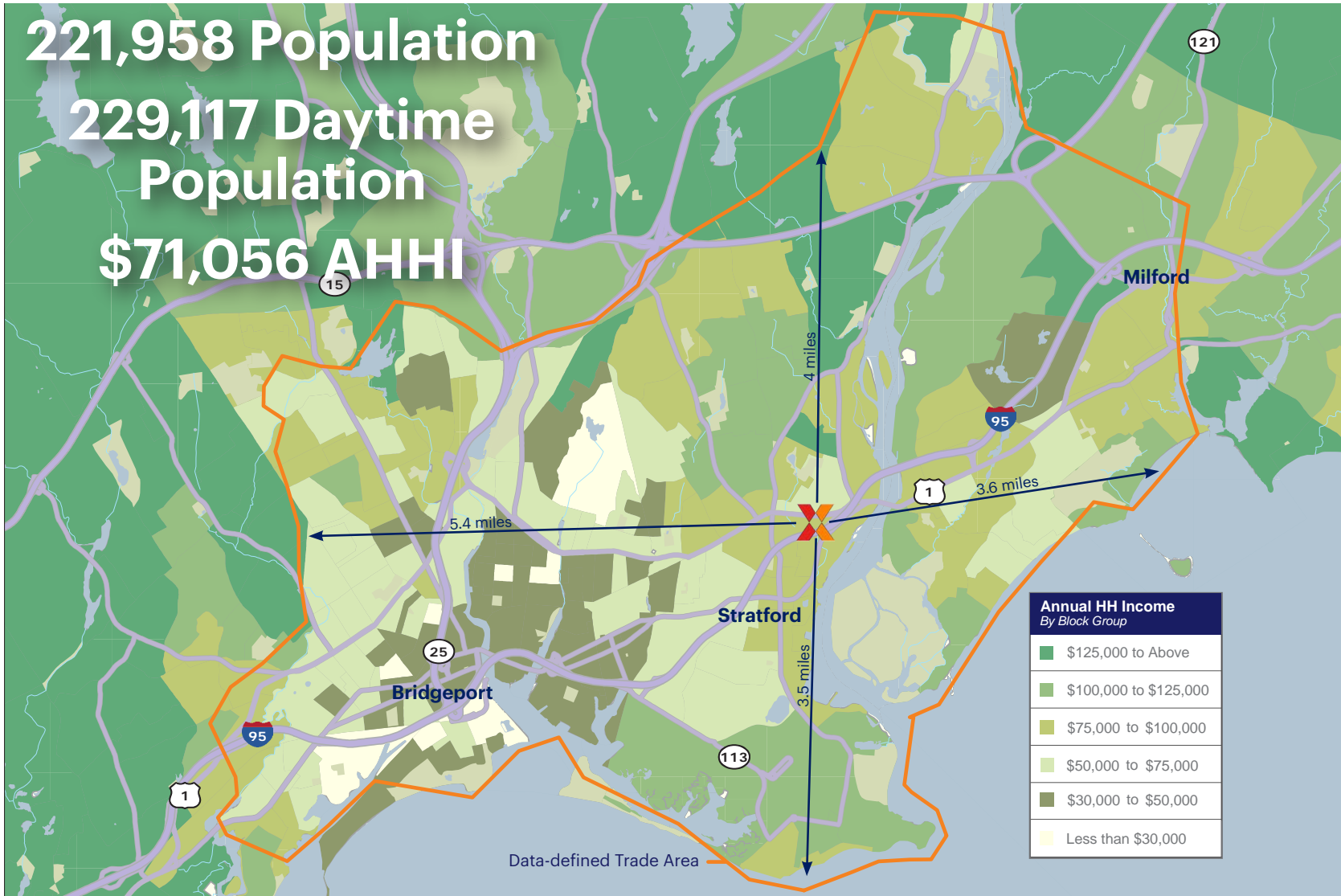
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Customer Base



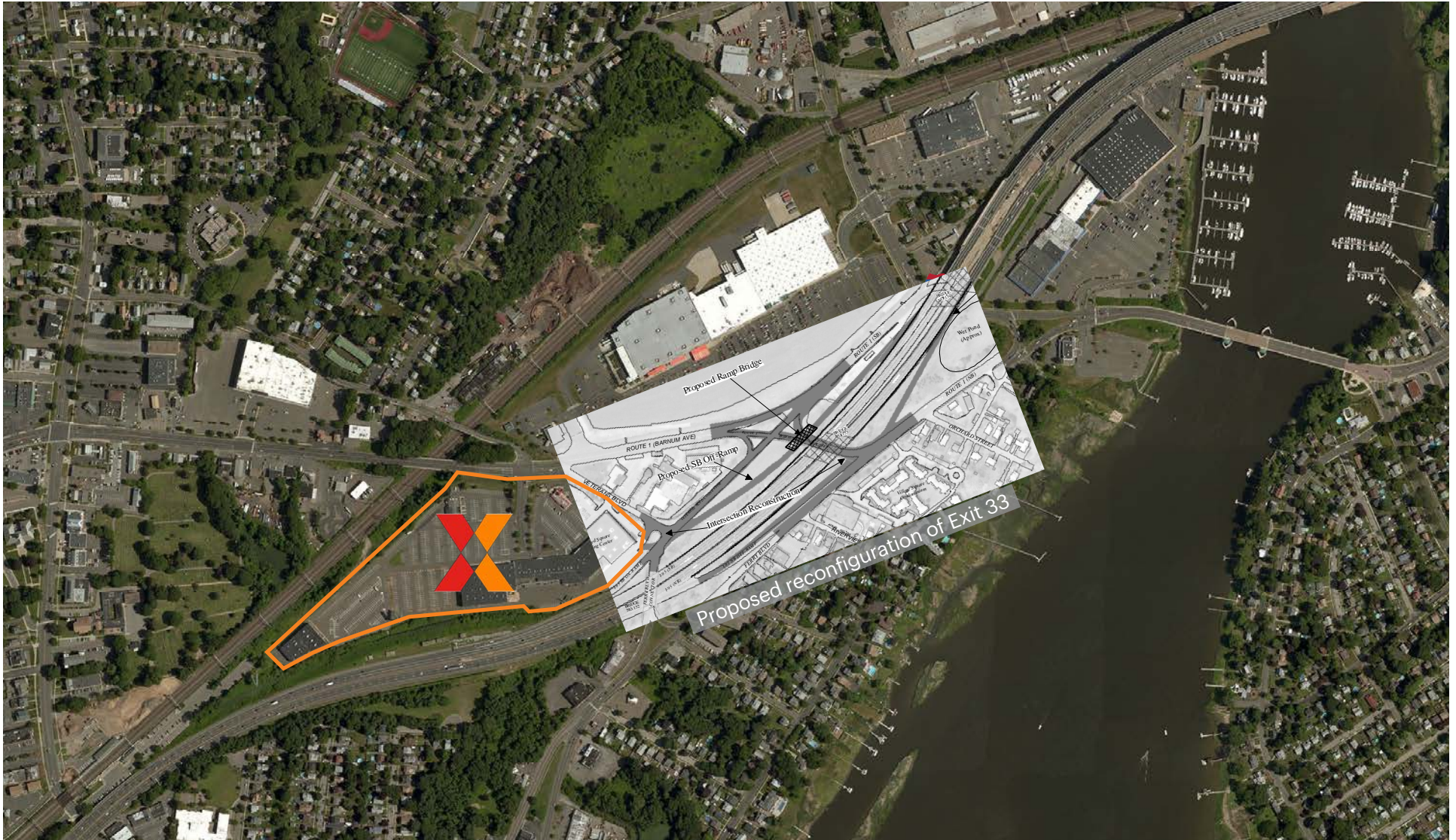
Extensive market reach, as measured by smartphone data of actual visitors, provides densely populated trade area of more than 221,000 residents.



*Smartphone data provided by UberRetail is used to create data-defined trade areas by analyzing both the “common evening [home] location” and trip frequency of customers who have visited the center over the past year.

Highway Updates

Proposed reconfiguration of Exit 33 will create easier access to/from I-95.



High Visibility

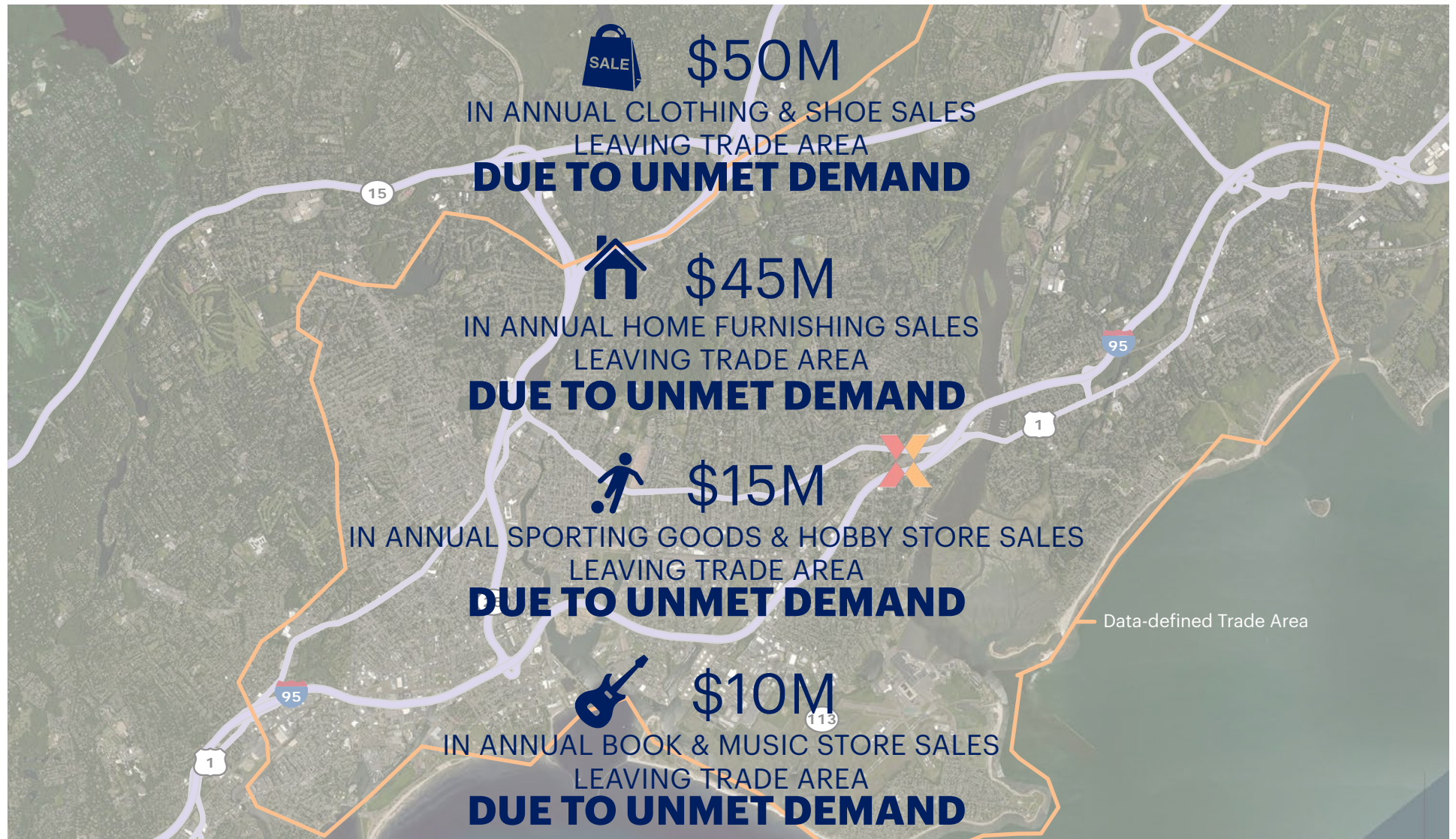


Highly visible to 125,000 VPD along I-95 with rear signage available.



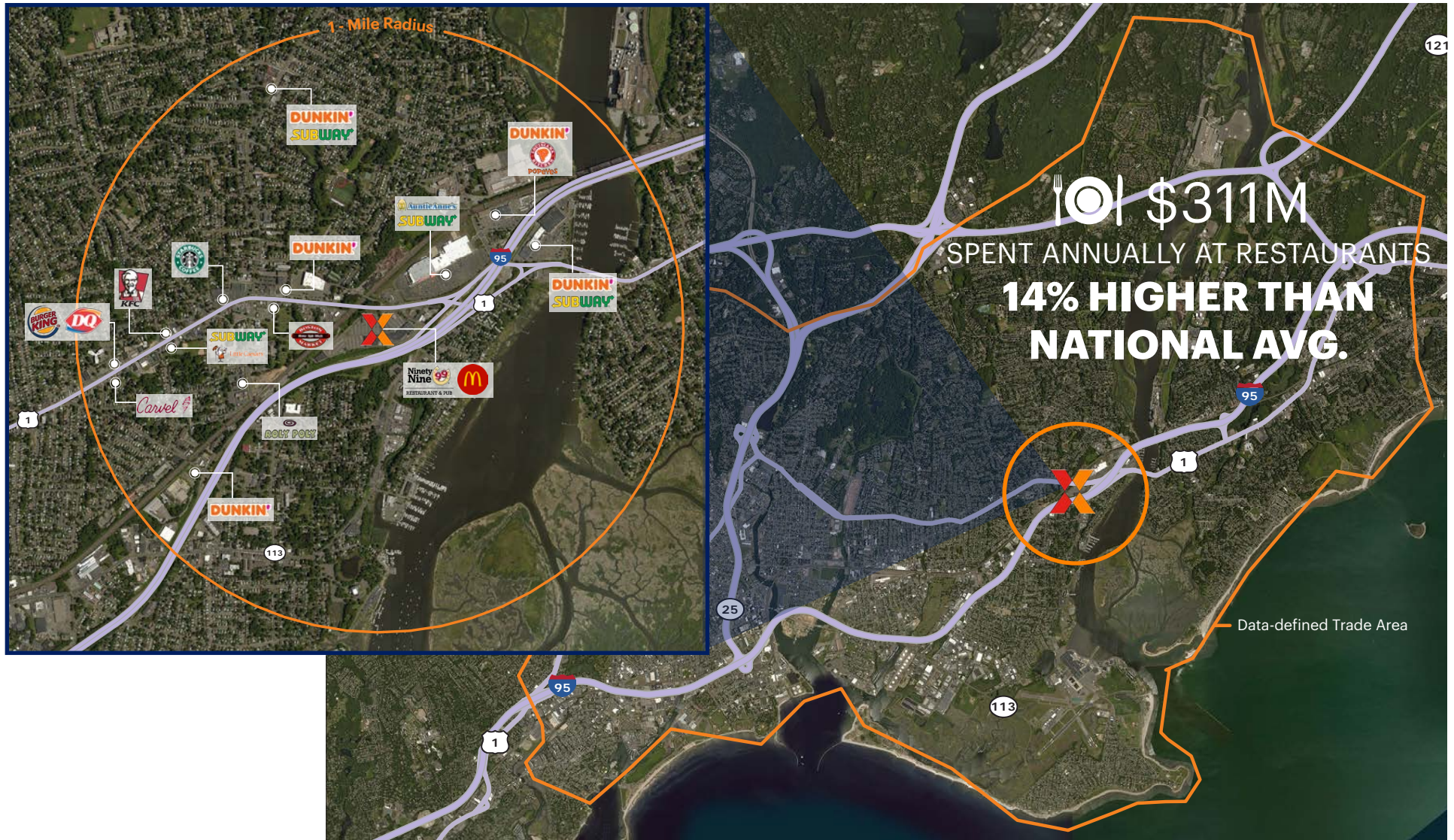
Unmet Demand

Opportunity to capture millions of dollars in sales leaving the trade area due to unmet demand in several key categories.



Restaurant Spending

Residents within the trade area spend \$311M annually at restaurants, 14% higher than national average.



Perfect Location >

Approximately 25,000 SF of redeveloped retail space available.



*Our center is you*SM

Let's talk about what matters most to you.
With 425 centers across the country, your
next big opportunity could be with us.

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