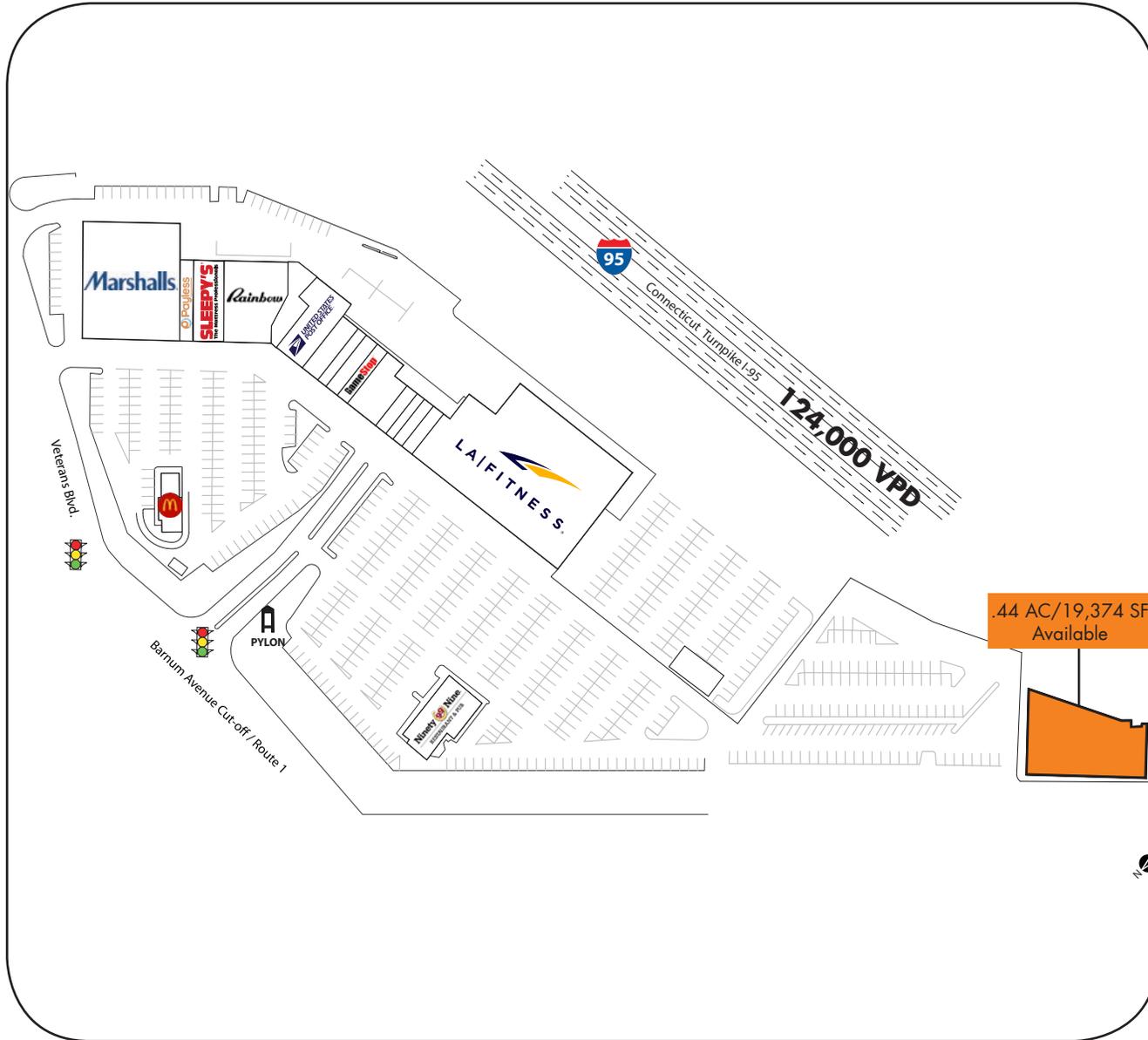


FREESTANDING MEDICAL OPPORTUNITY

Stratford Square | 411 Barnum Avenue Cut-off & US 1, Stratford, CT 06614

MSA: Bridgeport-Stamford-Norwalk, CT
GLA: 161,075 SF



- **Medical outparcel** opportunity available in high-trafficked center
- **Visible from I-95** with more than 124,000 VPD
- Proposed reconfiguration of Exit 33 will create **easier access to/from I-95**
- **Ample parking** available
- **Commuter-friendly with pedestrian access to Stratford Train Station** attached to center
- Convenient location for patients and employees with many **high-quality cotenants and restaurants**
- Densely populated trade area with more than 216,000 people within 5 miles

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
Population	216,616	494,308	447,530
Daytime Population	240,218	360,619	494,308
Households	79,848	118,361	166,766
Average HH Income	\$74,002	\$86,625	\$98,513

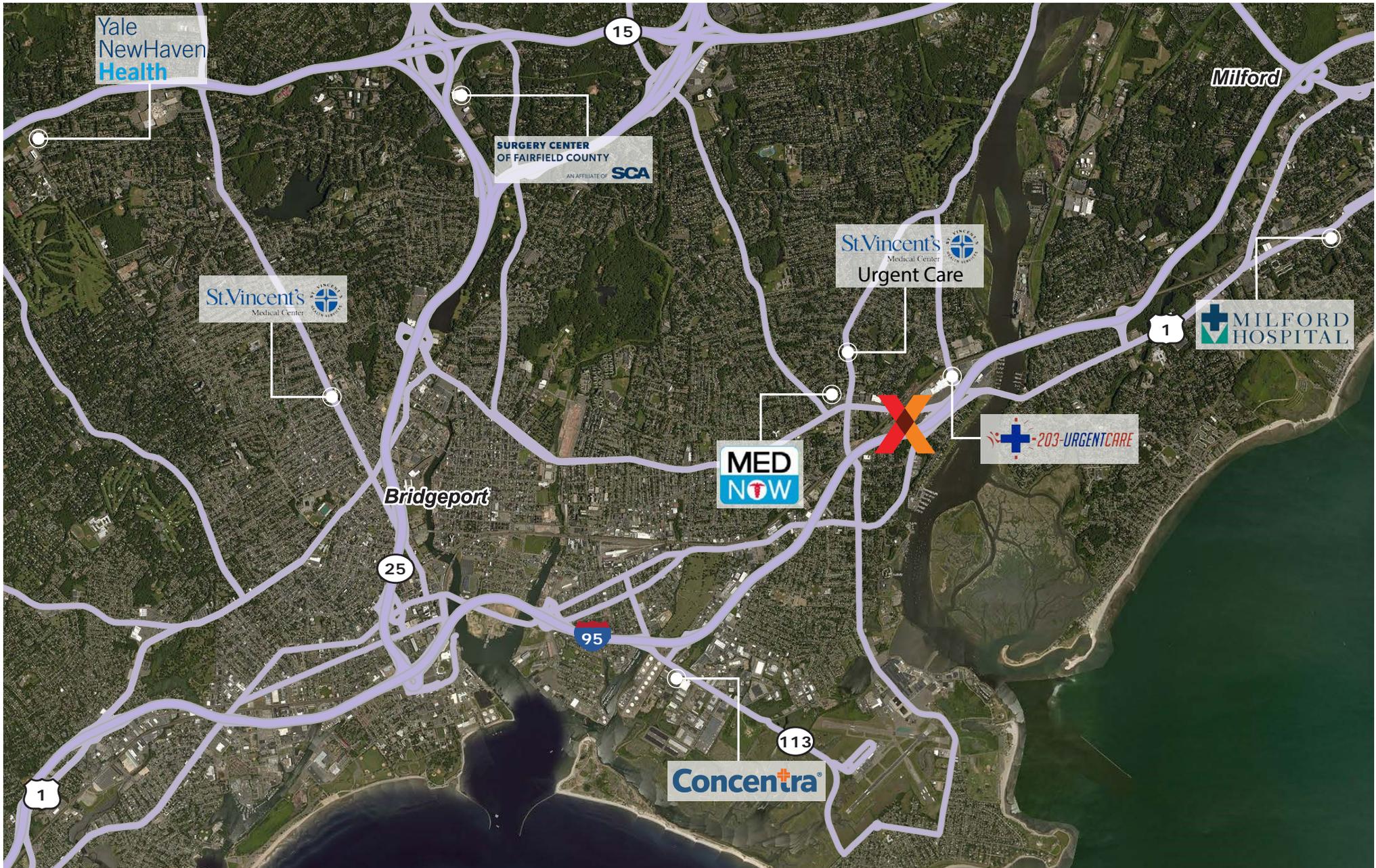


JACLYN PERLA
646.344.8707
jaclyn.perla@brixmor.com



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