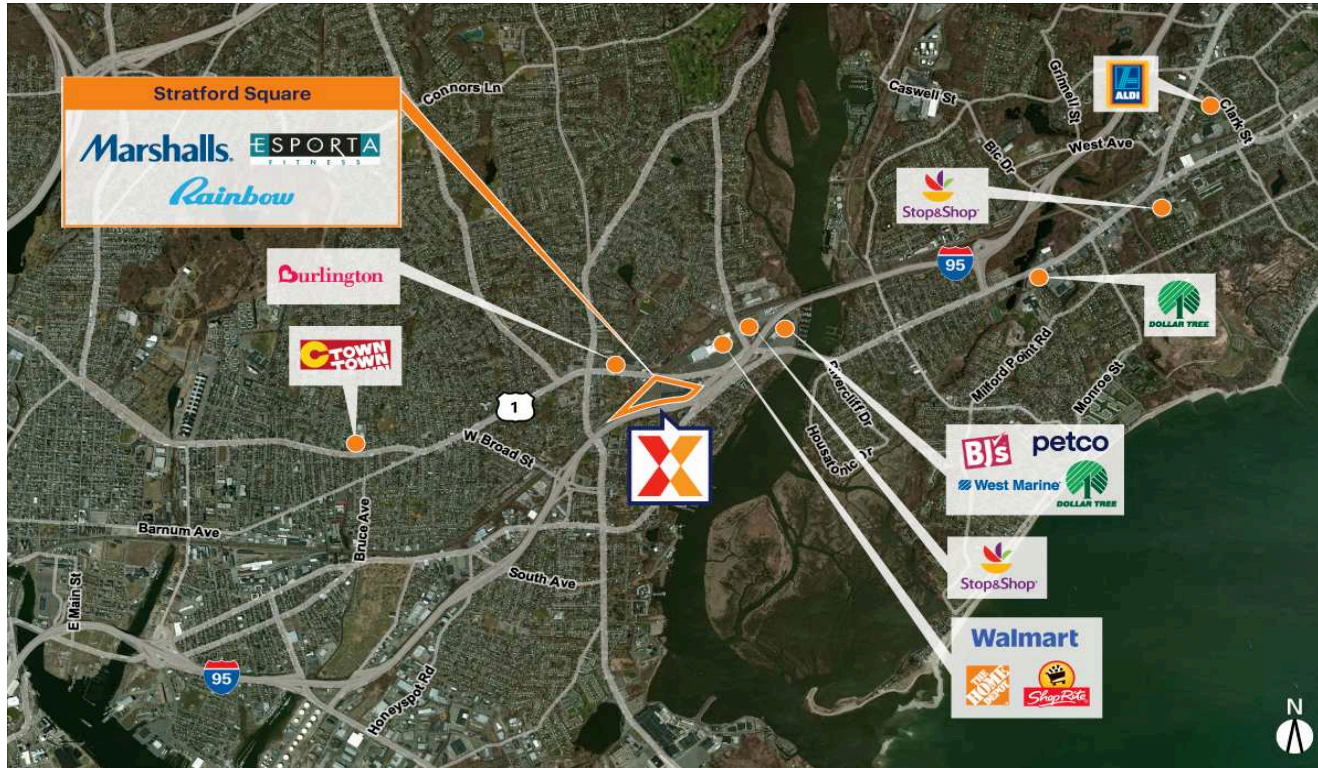


# Stratford Square

Bridgeport-Stamford-Danbury, CT

41.1976, -73.1237

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



Center Size: 180,507 SF



| Demographics | 5 Mile   | 7 Mile   | 10 Mile   |
|--------------|----------|----------|-----------|
|              | 221,169  | 326,980  | 457,414   |
|              | 83,275   | 123,643  | 172,694   |
|              | \$87,102 | \$98,735 | \$111,157 |

Anchored by Esporta, with a strong lineup of national retailers including Marshalls, Five Below, America's Best Contacts & Eyeglasses and the United States Postal Service

High visibility from and access to 100,000 vehicles daily on I-95 (Kalibrate 2020)

Ranks 3 out of 66 strip/convenience centers in the Bridgeport-Stamford-Norwalk market (Placer.ai 2024)

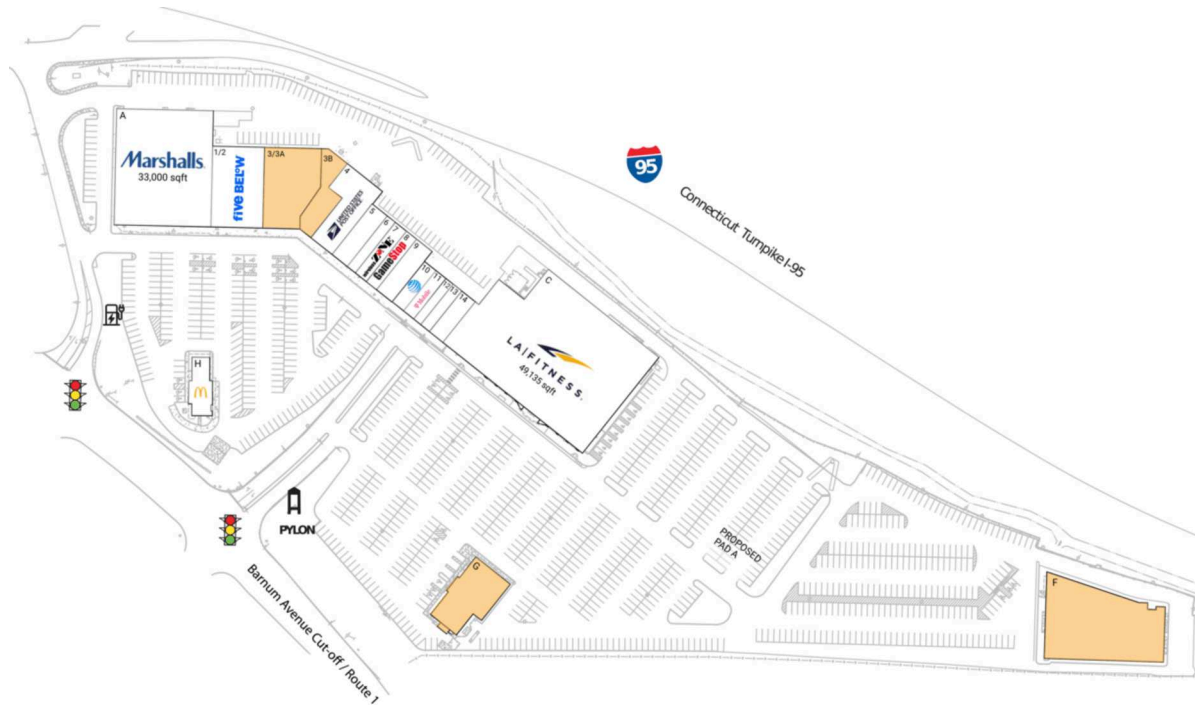
Surrounded by a dense population of 100,300+ within a 3-mile radius

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## Available Space

|      |          |
|------|----------|
| G    | 7,325 SF |
| 3/3A | 9,681 SF |
| 3B   | 4,180 SF |

## Pad Opportunities

|   |               |
|---|---------------|
| F | 19,374 SF/0.4 |
|---|---------------|

## Current Retailers

|       |                                      |           |
|-------|--------------------------------------|-----------|
| A     | Marshalls                            | 33,000 SF |
| C     | LA Fitness                           | 49,135 SF |
| H     | McDonald's                           | 2,332 SF  |
| PAD A | Proposed Grocer                      | 0 SF      |
| 1/2   | Five Below                           | 10,062 SF |
| 4     | United States Post Office            | 6,950 SF  |
| 5     | Premier Oral Surgery                 | 3,000 SF  |
| 6     | Sally Beauty Supply                  | 1,600 SF  |
| 7     | Wireless Zone                        | 2,200 SF  |
| 8     | GameStop                             | 2,000 SF  |
| 9     | America's Best Contacts & Eyeglasses | 3,200 SF  |
| 10    | AT&T Authorized Retailer             | 1,800 SF  |
| 11    | T-Mobile                             | 1,600 SF  |
| 12    | Pretty Nails                         | 1,120 SF  |
| 13    | Great Clips                          | 1,380 SF  |
| 14    | Villa Pizza                          | 2,139 SF  |