ANSONIA SHOPPING CENTER

403-495 MAIN STREET & 75 TREMONT STREET | ANSONIA, CT 06401

AVAILABLE 6,150 - 9,152 SF

ANCHORED BY

Key Food FRESH · Marshalls · HomeGoods · ion BANK

JOIN NEWLY SIGNED KEY FOOD, HOMEGOODS, AND MARSHALLS

PROPERTY INFORMATION

- Join newly signed Key Food, HomeGoods, and Marshalls
- Directly across from Target
- 3 traffic-controlled access points
- 4 additional leases out

AVAILABLE SPACE

- Space 409-B: 6,150 SF
- Space 455: 9,152 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,467	53,977	98,064
MEDIAN HH INC	$79,514	$98,091	$114,391
AVERAGE HH INC	$117,456	$126,263	$144,940

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www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

DAN ZELSON | 203.227.2922 | Dan@CharterRealty.com

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ANTICIPATED TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
459	ION Bank	4,000
403-A	Key Food - Coming Soon	37,000
403-B	HomeGoods - Coming Soon	25,000
407	Cutting Crew	1,200
409-A	Lease Out	20,000
409-B	Lease Out	15,000
409-C	Available	6,150
435	Marshalls - Coming Soon	35,000
455	Available	9,152
475	Social Security	4,581
493	Lease Out	11,180
495	Mattress Firm	5,376
496	Lease Out	2,500
	Total	175,639

Lease Out

Available

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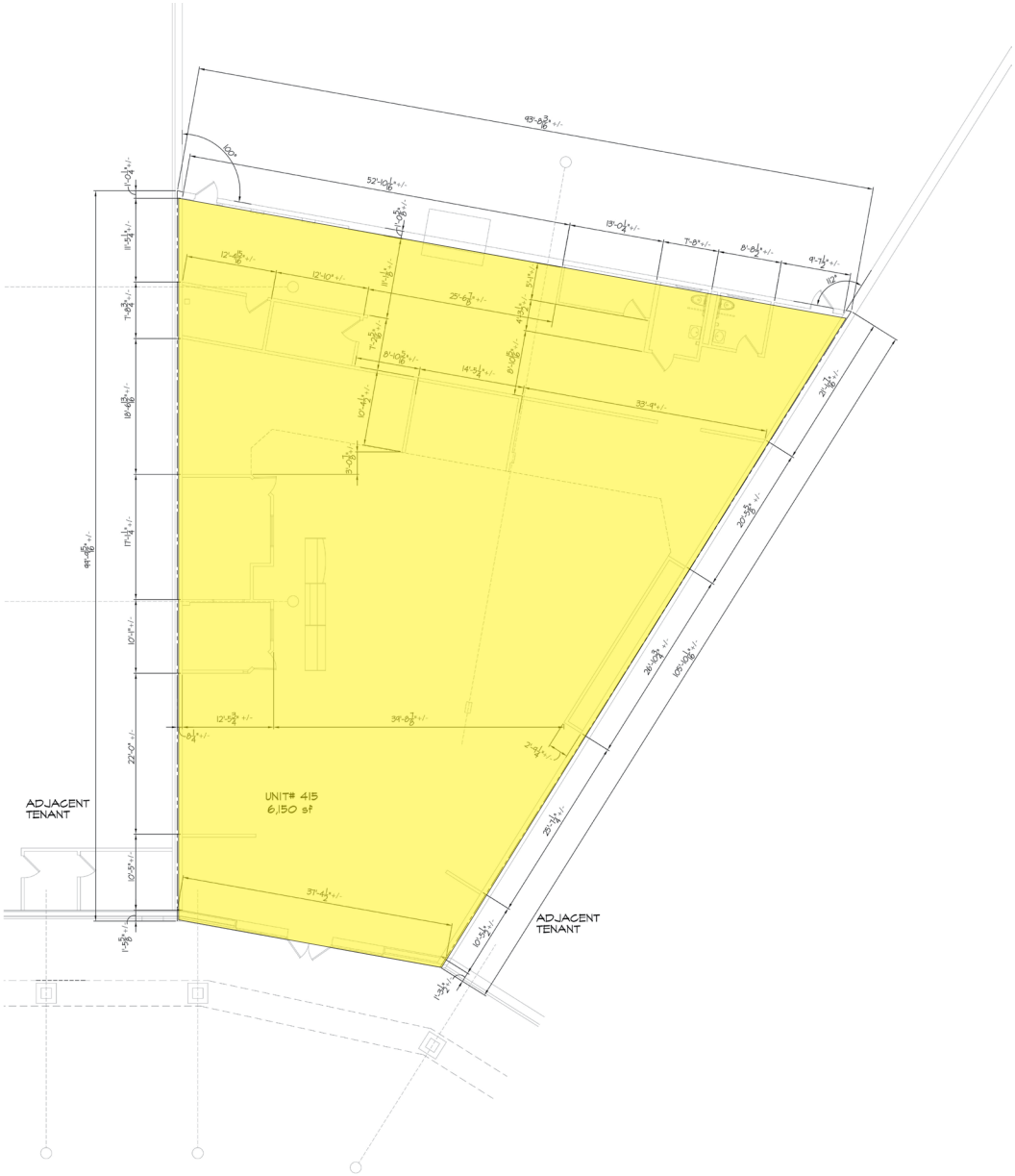
SPACE 409-C - FLOOR PLAN



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SPACE 409-C - ELEVATION

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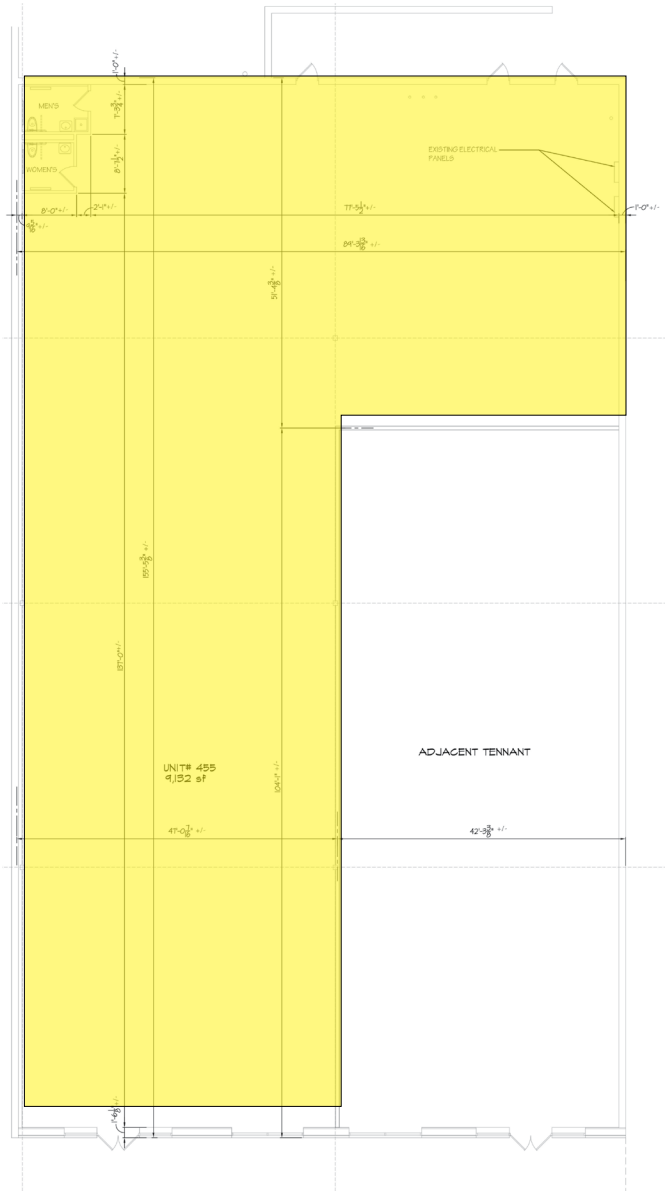
SPACE 455 - FLOOR PLAN



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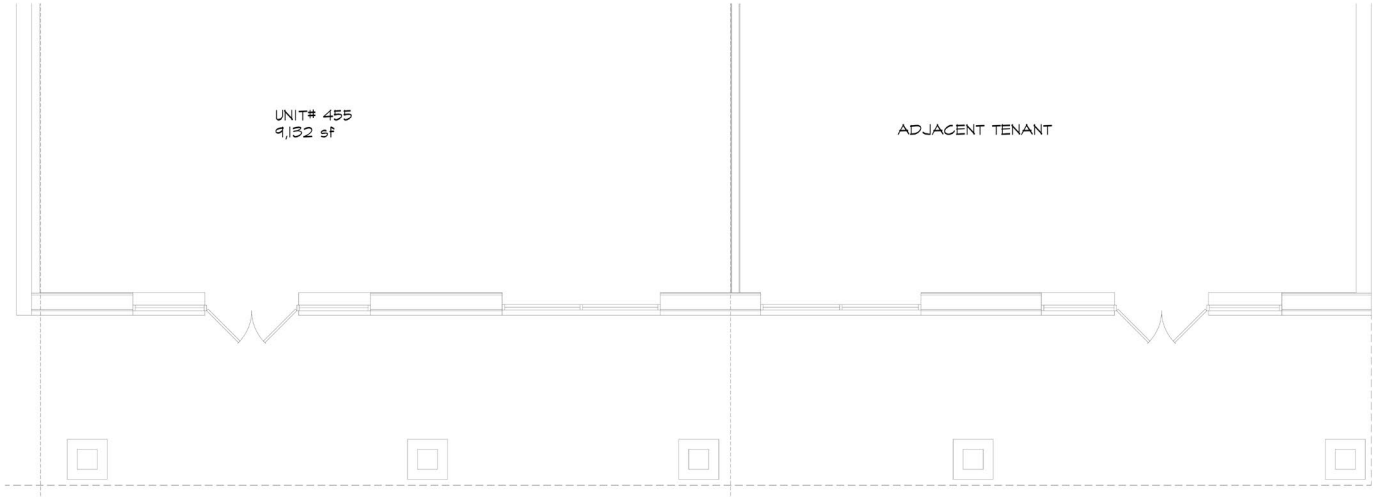
SPACE 455 - ELEVATION



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:

Total Population: **13,467**

Households: **5,630**

Daytime Population: **9,166**

Median Age: **35.5**

Average Household Income: $117,456

Median Household Income: **$79,514**

3 MILE RADIUS:

Total Population: **53,997**

Households: **22,595**

Daytime Population: **30,302**

Median Age: **36.7**

Average Household Income: **$126,263**

Median Household Income: **$98,091**

5 MILE RADIUS:

Total Population: **98,064**

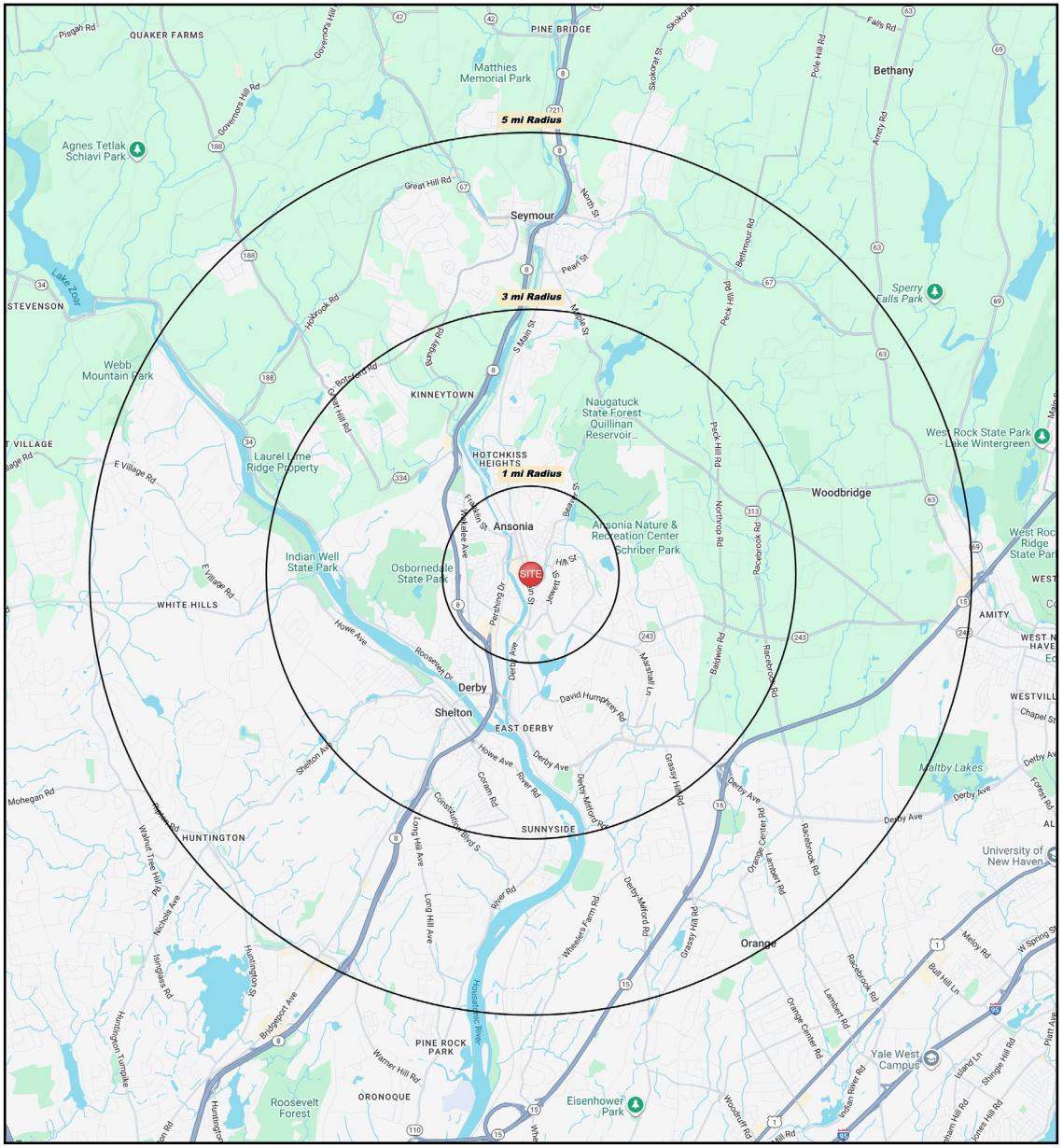
Households: **40,209**

Daytime Population: **63,000**

Median Age: **39.2**

Average Household Income: **$144,940**

Median Household Income: **$114,391**



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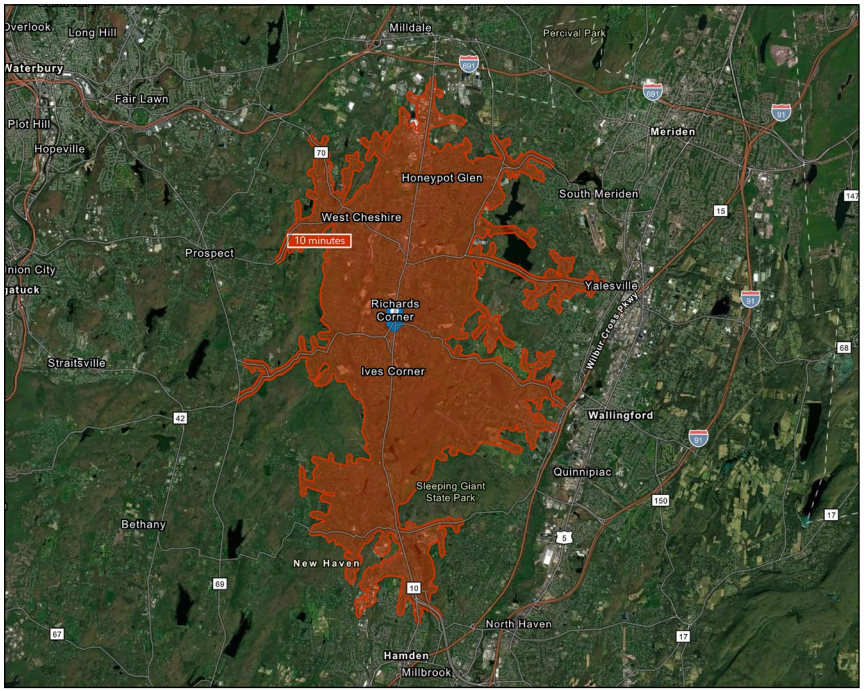
10 MINUTE DRIVE TIME



KEY FACTS

92,387
Population

43.8
Median Age

$91,393
Median Household Income

91,160
Daytime Population

TAPESTRY SEGMENTS

Dreambelt	Moderate Metros	Savvy Suburbanites
6,408 households	*6,325 households*	*3,754 households*
Socioeconomic Traits	**Socioeconomic Traits**	**Socioeconomic Traits**
These Western suburban neighborhoods house mostly middle-income, working couples aged 35–74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between $300K and $500K.	In growing suburban areas, these young communities feature diverse households, including singles and families with young children. Residents earn middle incomes, work in service jobs, and live in modest, often pre-1990 single-family homes.	Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.
Household Types	**Household Types**	**Household Types**
Married couples	Married couples; singles living alone	Married couples
Typical Housing	**Typical Housing**	**Typical Housing**
Single Family	Single Family	Single Family

TOTAL RETAIL SALES

Includes F&B

$1,049,504,206

EDUCATION

Bachelor's Degree or Higher

41%

OWNER OCCUPIED HOME VALUE

Average

$475,551

ANNUAL HOUSEHOLD SPENDING

$4,277	$2,566	$7,718	$242	$8,013
Eating Out	Apparel & Services	Groceries	Computer & Hardware	Health Care

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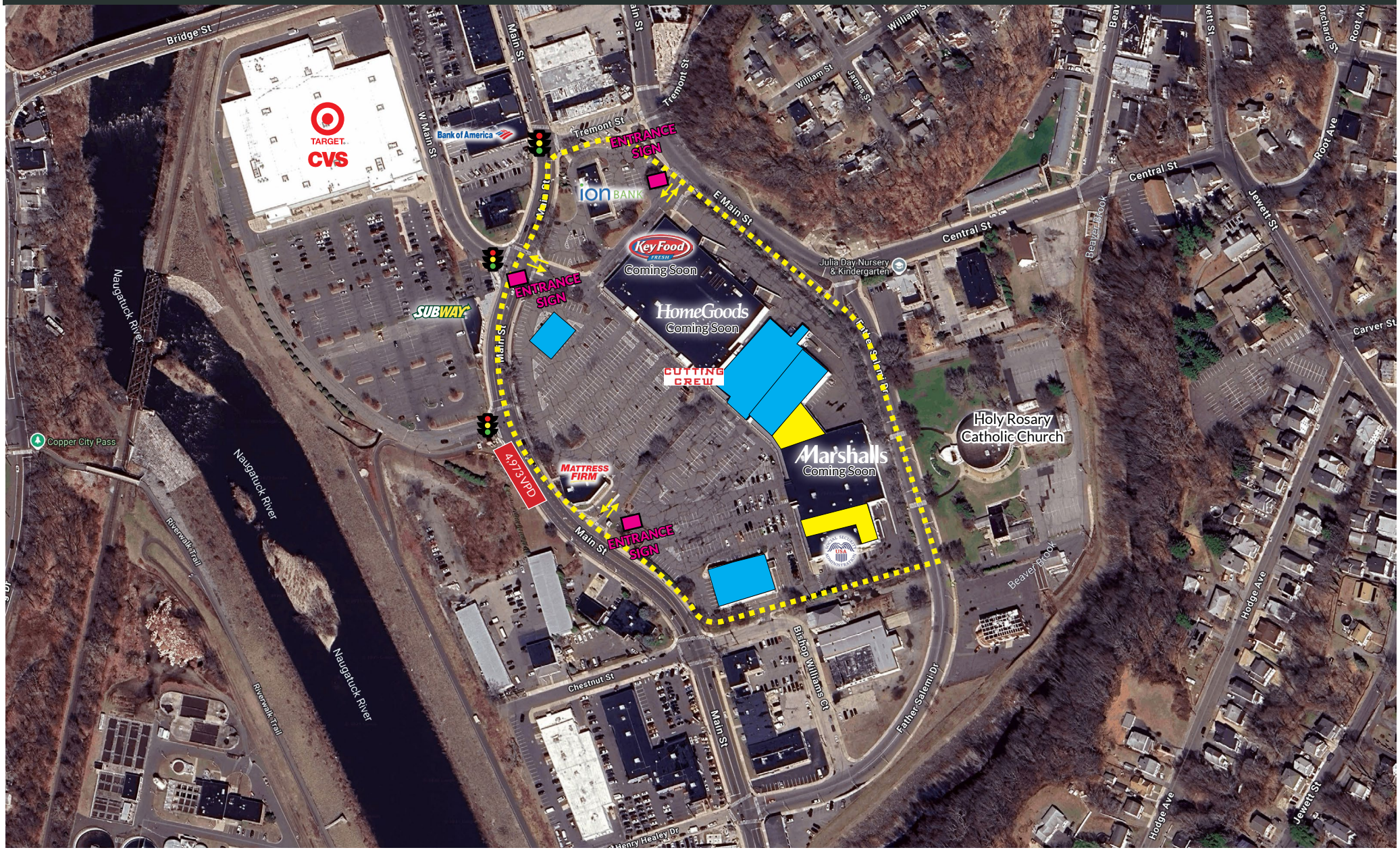

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PROPOSED SIGNAGE

MAIN STREET (MAIN ENTRANCE)

MAIN STREET & W MAIN STREET

OFF ELM STREET

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