

SHELTON RETAIL

762 RIVER ROAD | SHELTON, CT 06484

Join Parker Eatery & Bar



PROPERTY INFORMATION:

- Join Parker Eatery & Bar
- Soon to open convenient retail space
- Adjacent to Rinks at Shelton and SportsCenter of Conn (over 1 million visitors annually)
- Occupancy Spring 2017
- Great visibility
- Traffic count on River Road is 13,000 vpd

AREA DEMOGRAPHICS:

RADIUS	POPULATION 2016	MEDIAN HH INCOME	AVERAGE HH INCOME
1 mile	3,843	\$98,186	\$122,142
3 mile	32,366	\$95,922	\$118,001
5 mile	131,356	\$89,581	\$107,255

ANCHORED BY:



SPACE DETAILS:

- Available 1,733sf - 7,040sf

FOR MORE INFORMATION CONTACT:

WILLIAM CAFERO | 203.683.1566 | william@chartweb.com



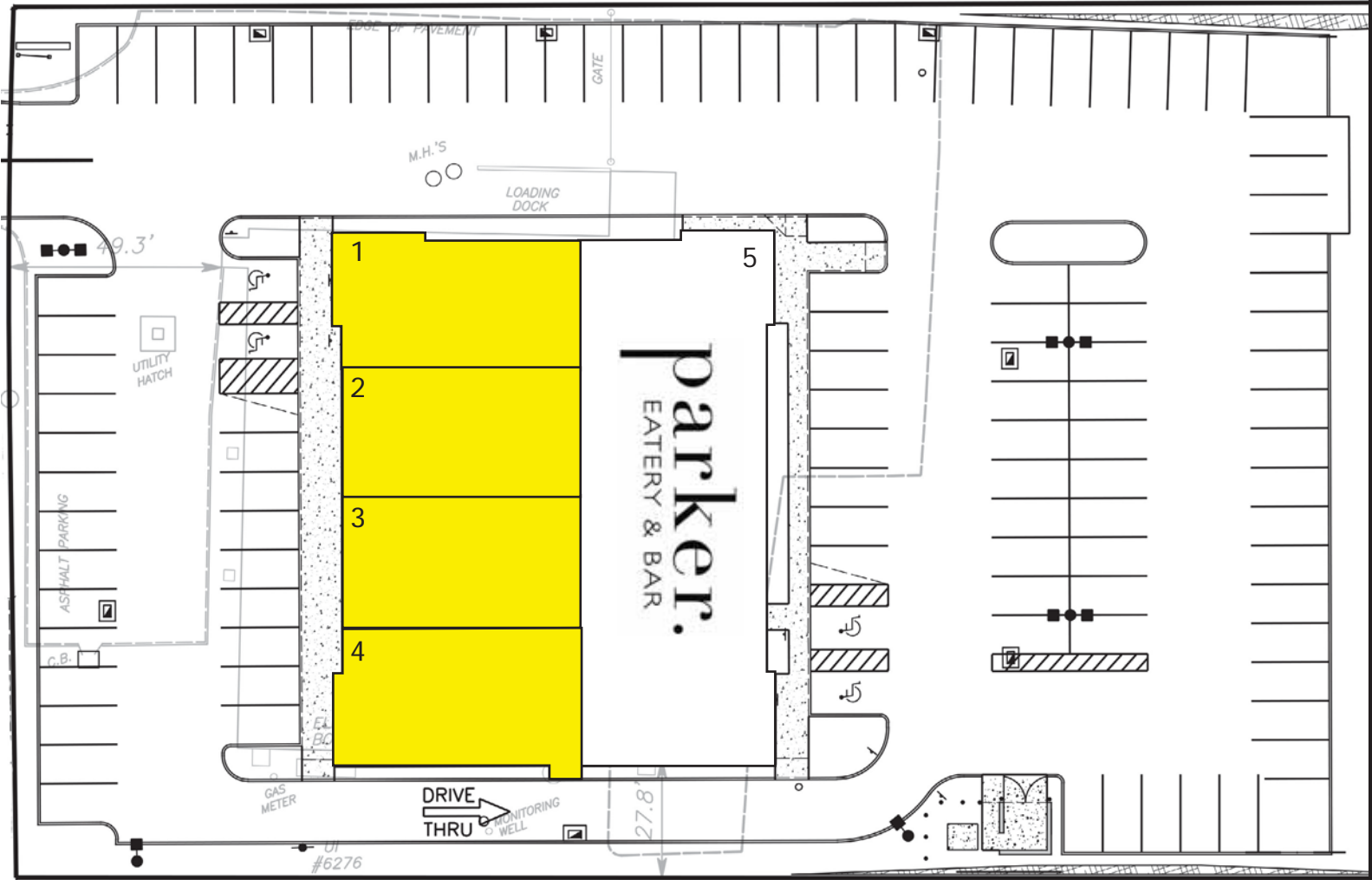
CURRENT TENANTS

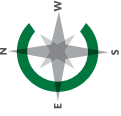
SPACE	TENANT	Sq. Ft.
05	Parker Eatery & Bar	5,100

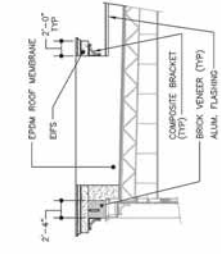
AVAILABLE SPACE

SPACE	TENANT	Sq. Ft.
01	Available	1,795
02	Available	1,733
03	Available	1,742
04	Available	1,770

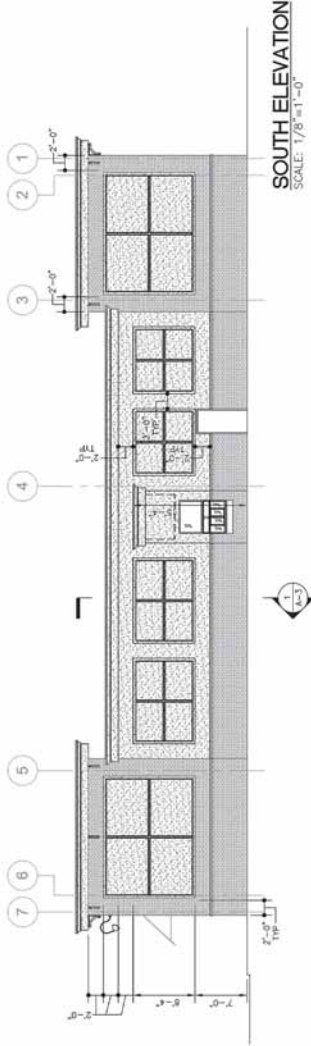
BUILDING A



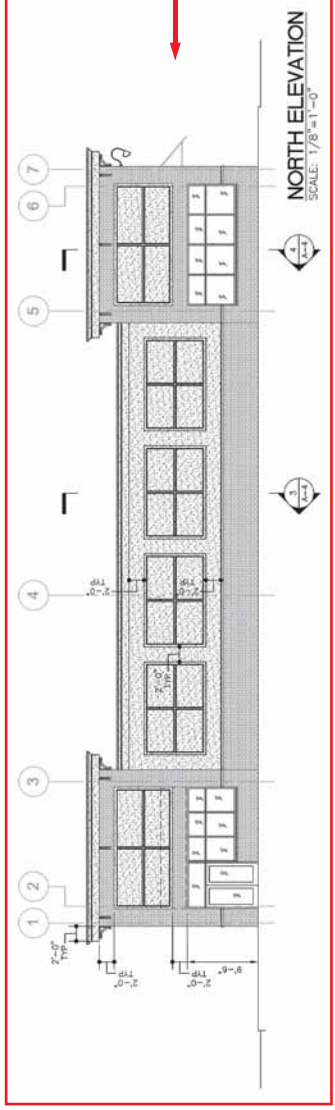




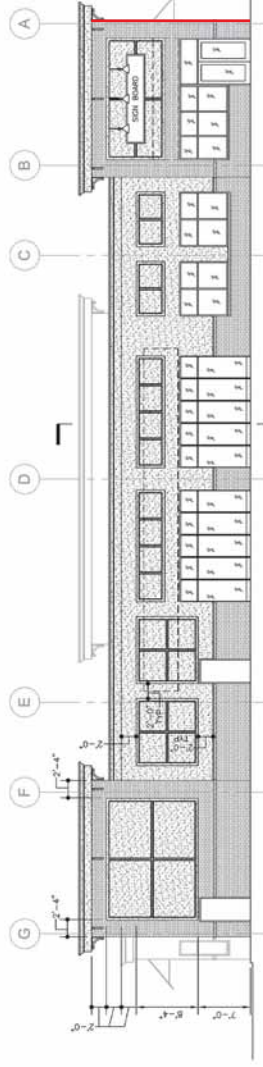
PART TOWER ELEVATION (TYP)
SCALE: 1/8"=1'-0"



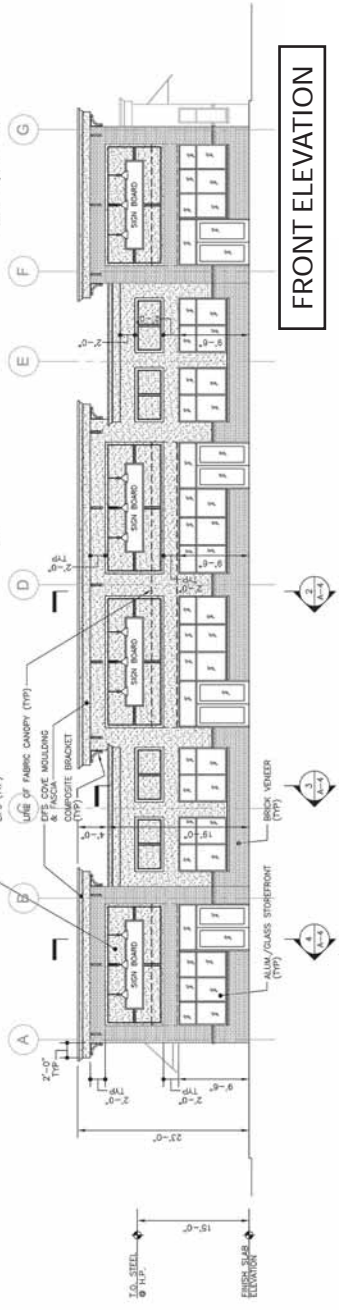
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION

