



# 403 EAST MAIN STREET | ANSONIA, CT

## DEMOGRAPHICS

### POPULATION

1 mile: 13,186

3 miles: 52,464

5 miles: 95,040

### # HOUSEHOLDS

1 mile: 5,214

3 miles: 21,068

5 miles: 37,435

### AVG. HOUSEHOLD \$

1 mile: \$86,099

3 miles: \$103,380

5 miles: \$124,712



## LEASING: 6,470 - 65,000 SF

**RARE ANCHOR OPPORTUNITY!**

This is a rare opportunity to be an anchor of a major shopping center in the Ansonia/Derby market. The site is minutes off of Route 8 and is near Target and BJ's Wholesalers.

**AREA RETAILERS:** Target, BJ's, Shop Rite, Stop & Shop, Rite Aid, Planet Fitness, Aldi and several others.

## A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

**AGENTS:**

**Dominick Musilli**

203.529.4629 | dm@truecre.com

**Tyler Lyman**

203.529.4639 | tl@truecre.com

**Richard Schneider**

203.762.6173 | rs@truecre.com







<p><b>DEVELOPER / OWNER</b> ALAN G. SCHWARTZ ALAN G. SCHWARTZ CENTERS, LLC 100 WEST BROADWAY, SUITE 200 ANSONIA, CT 06401</p>	
<p><b>PREPARED BY:</b> <b>Cartter Burgess</b> 100 West Broadway, Suite 200 Ansonia, CT 06401 Tel: 203.261.1111 www.cartterburgess.com</p>	
<p><b>DRAWN BY:</b> S.M.A.</p>	<p><b>DATE:</b> 11/11/2024</p>
<p><b>SCALE:</b> 1" = 40'</p>	<p><b>DATE:</b> 11/11/2024</p>
<p><b>PROJECT NO.:</b> LP-27</p>	

