



truecre.com

RED RAIDER PLAZA | 26-42 PERSHING DR. | DERBY, CT

RETAIL

DEMOGRAPHICS

POPULATION

1 mile: 9,748  
3 miles: 53,480  
5 miles: 97,502

# HOUSEHOLDS

1 mile: 4,142  
3 miles: 21,476  
5 miles: 38,273

AVG. HOUSEHOLD \$

1 mile: \$59,270  
3 miles: \$81,066  
5 miles: \$99,291

AVAILABLE: 1,500 – 16,200± SF



TREMENDOUS VISIBILITY!

**EASY ACCESS TO PROPERTY FROM RT.8, MINUTES AWAY!  
THIS RE-DEVELOPMENT PROJECT OFFERS EXCEPTIONAL EXPOSURE TO LOCAL SHOPPERS AND REGIONAL COMMUTERS ALIKE. WITH ALL THAT TRAFFIC EVERY DAY, SAY "HELLO!" TO THOUSANDS OF POTENTIAL NEW CUSTOMERS!**

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

AGENTS:

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**RETAIL NEXT-DOOR:** MEDEXPRESS, T-MOBILE, AT&T, SAM'S, JERSEY MIKE'S, SPRINT, JAKE'S WAYBACK BURGERS, PLANET FITNESS, PANERA, ALDI AND MANY MORE!!

**23,000 ± ADT**

# SITE PLAN





