

RESTAURANT PAD OPPORTUNITIES

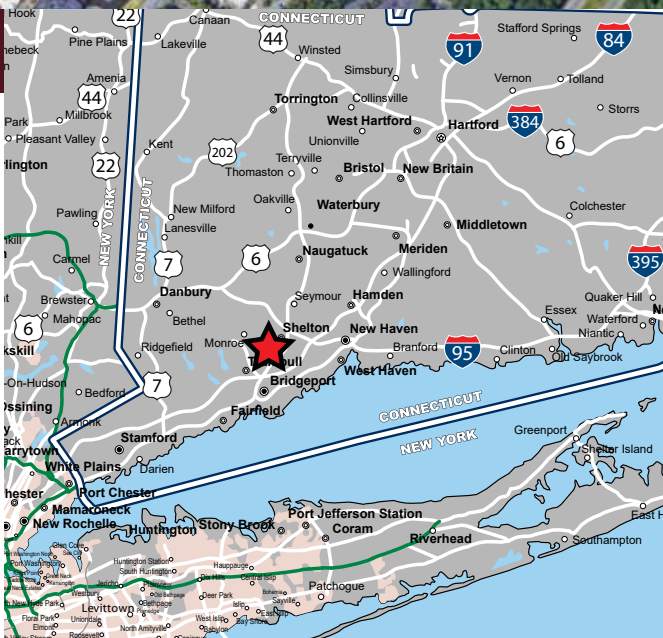
710 Bridgeport Ave. (Rt. 714), Shelton, Connecticut



AVAILABLE FOR LEASE

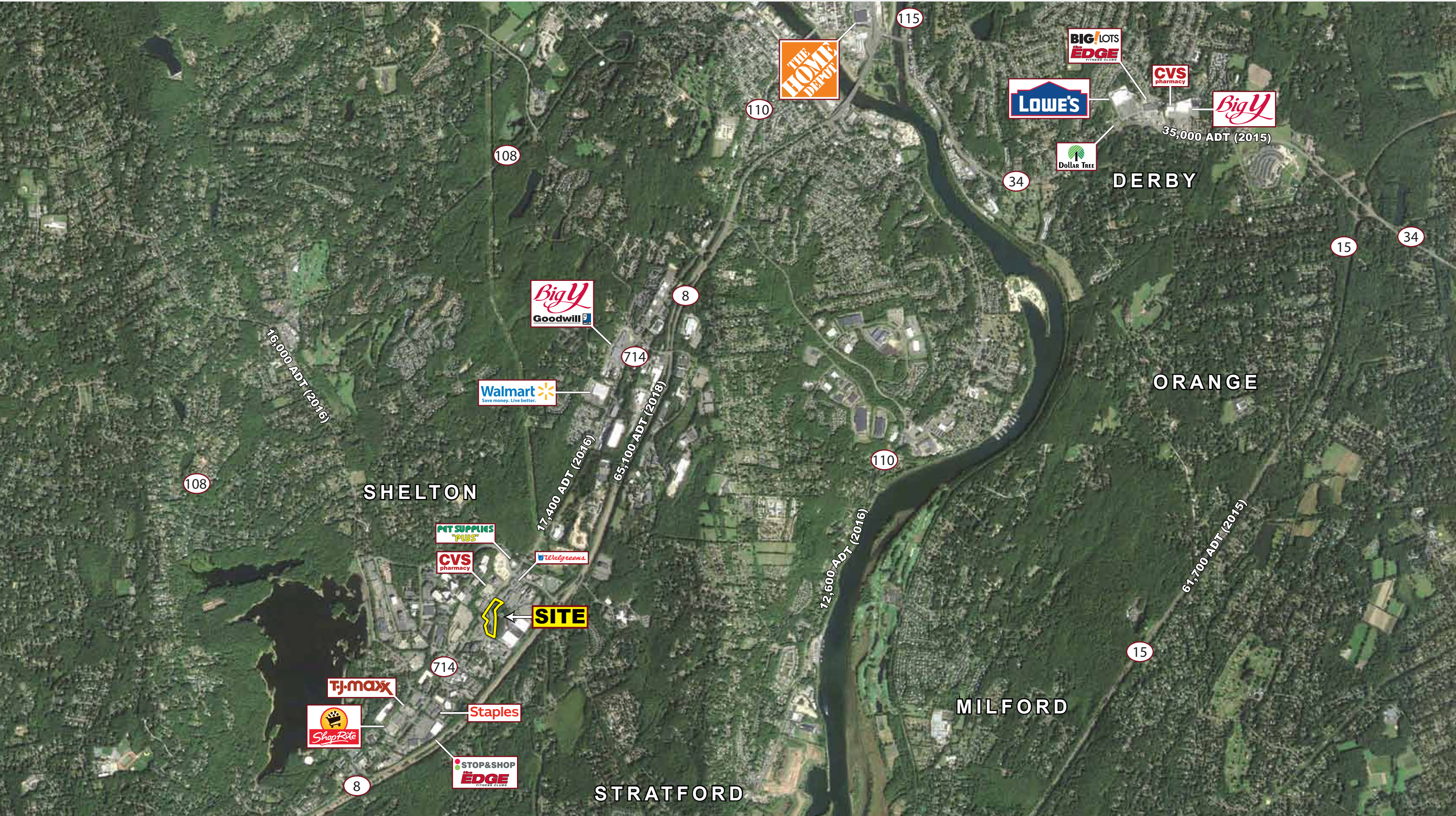
PROPERTY HIGHLIGHTS

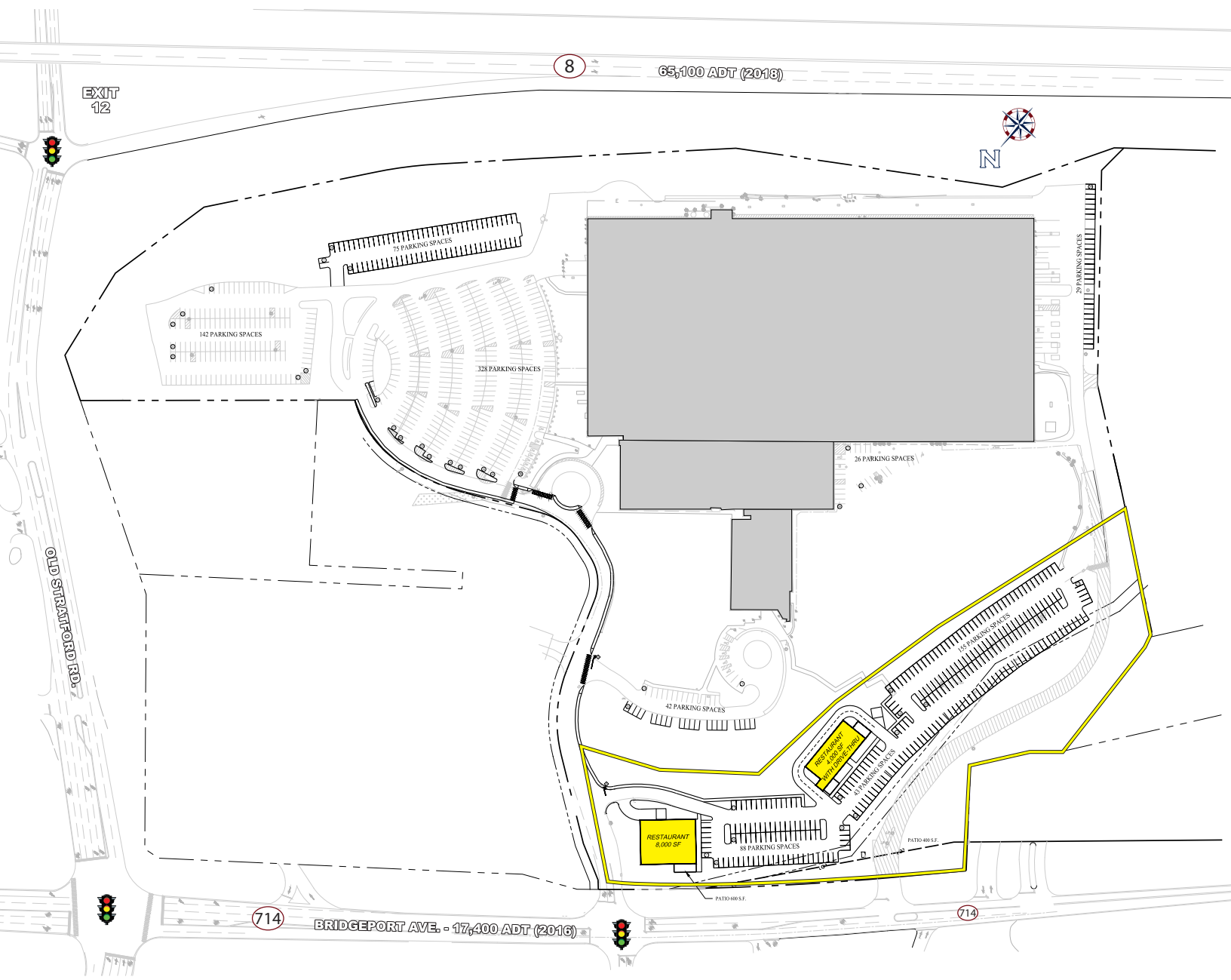
- » Two Restaurant Pad Sites Available
- » Conveniently Located at Exit 12 off Route 8
- » Drive-Thru Available
- » Excellent Visibility
- » Fully Signalized Access
- » Densely Populated Trade Area
- » Pylon Signage Available



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PROPERTY INFORMATION

Available Space	4,000 +/- SF
	8,000 +/- SF
Drive-Thru	Yes
Traffic Count	17,600 ADT

DEMOGRAPHICS (2020)

Radius	Population	Med. HH Inc.
3 mile	34,564	\$105,481
5 mile	126,390	\$97,350
7 mile	323,492	\$85,420



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FOR MORE INFORMATION CONTACT:

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