

STEELPOINTE HARBOR EAST

BRIDGEPORT, CT

RETAIL SPACE FOR LEASE



STEELPOINTE HARBOR

PROPERTY INFORMATION

Approximately 0.2 miles, 1 minute to Interstate-95

....

16,000 VPD on E Main St.

....

Retail, medical, or restaurant

....

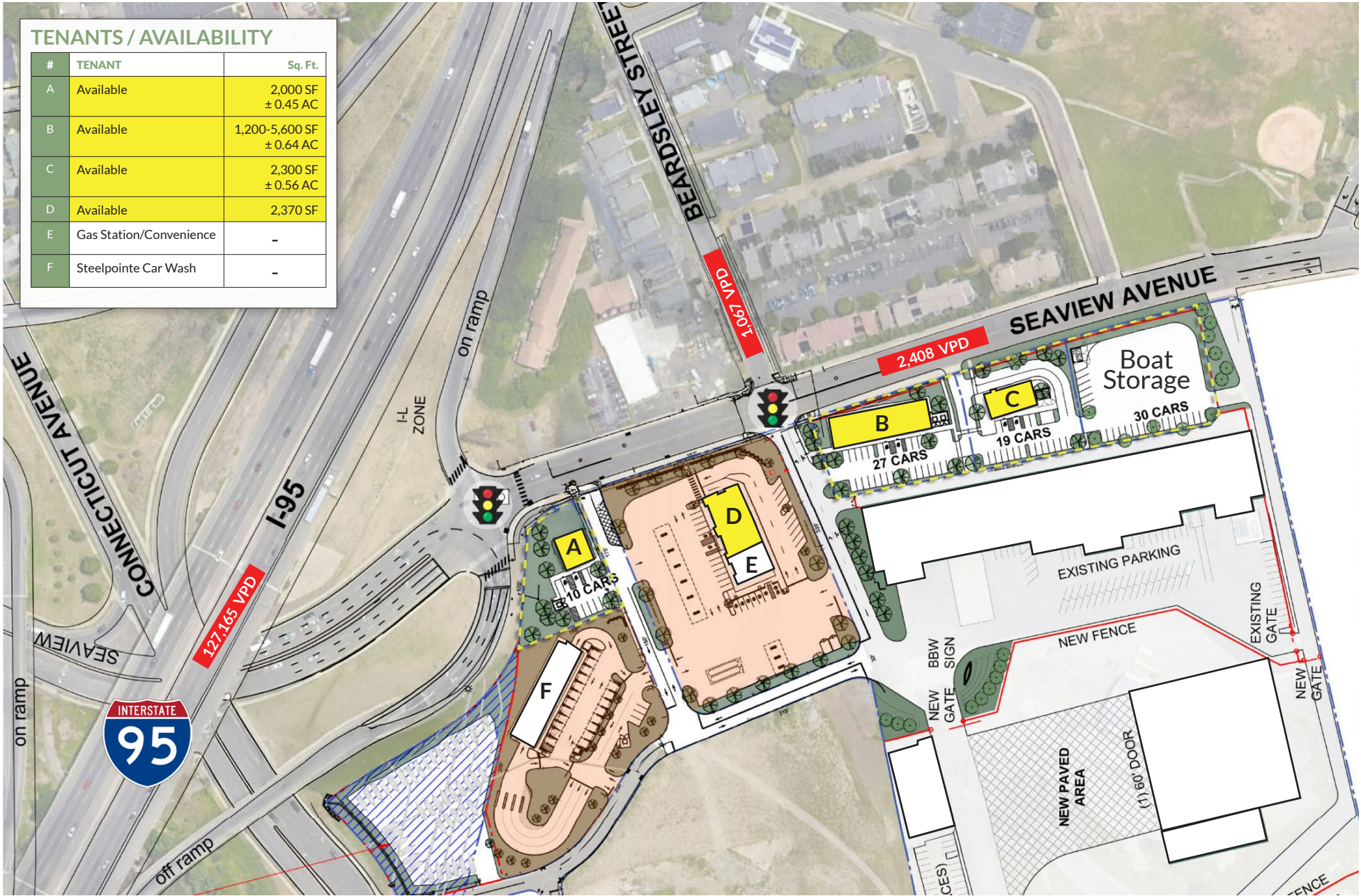
Estimated population of over 268,047 within 5 miles

SPACE DETAILS

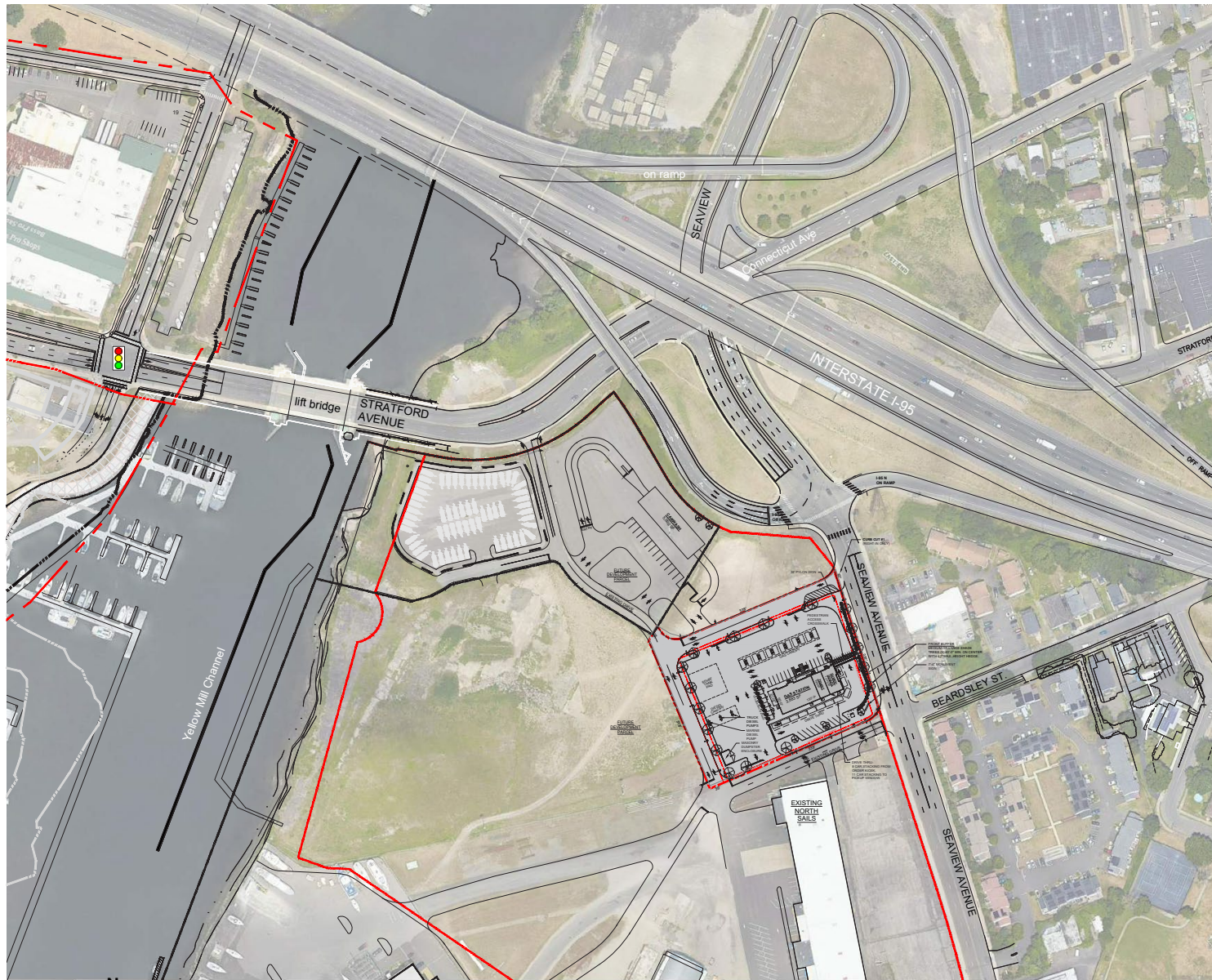
±8,900 - 13,300 SF



PROPERTY LEASING PLAN



Bridgeport Landing Development LLC
BRIDGEPORT, CT



STEELPOINTE EAST - GAS STATION - CONCEPTUAL SITE PLAN

Architect

JANUARY 18, 2024
23-017



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STEELPOINTE HARBOR EAST
BRIDGEPORT, CT

Bridgeport Landing Development LLC
BRIDGEPORT, CT

WORKSHOP BUILDING TYPE			
		REQUIRED (I 2) ZONE	PARCEL- SPECIFIC
BUILDING LOCATION			
MULTIPLE PRINCIPAL BUILDINGS	ALLOWED	-	-
LOT WIDTH	25' MIN.	25' FT.	25' FT.
PRIMARY STREET WALL	NONE	NONE	NONE
PRIMARY STREET BUILT-TO-ZONE SETBACK	15' MIN.	61' FT.	61' FT.
NEAR-PRIMARY STREET BUILT-TO-ZONE SETBACK	10' MIN.	N/A	N/A
SECT SETBACK	8' MIN.	85' FT. 1/3	85' FT. 1/3
REAR SETBACK	10' R. MIN.	152' FT.	152' FT.
SITE COVERAGE	85% MAX.	77%	77%
PARKING & ACCESSORY STRUCTURES			
PARKING & DRIVEWAY ENTRANCE	1 PER 300 FT OF STREET FRONTAGE	1	1
ALLOWED GARAGE DOOR LOCATION	ANY FACADE	N/A	N/A
SURFACE PARKING SETBACK	ANY YARD	ANY YARD	ANY YARD
SURFACE PARKING STREET SETBACK	SAME AS BUILDING	75' FT.	75' FT.
SURFACE PARKING SIDE & REAR SETBACK	SAME AS BUILDING	SIDE 10' FT. REAR: 10' FT.	SIDE 10' FT. REAR: 10' FT.
ACCESSORY STRUCTURE LOCATION	Near, SEAR, YARD	REAR & SEAR	REAR & SEAR
ACCESSORY STRUCTURE SETBACK	SAME AS BUILDING	71' FT.	71' FT.
ACCESSORY STRUCTURE SIDE & REAR SETBACK	SAME AS BUILDING	SIDE 5' FT. REAR: 27' FT.	SIDE 5' FT. REAR: 27' FT.
HEIGHT			
HEIGHT	3 STORIES MAX.	1 STORY	1 STORY
GROUND STORY HEIGHT	10' FT. MAX.	24'	24'
ALL OTHER STORES HEIGHT	14' FT. MAX.	N/A	N/A
ROOFS			
ROOF TYPES	FLAT, PARAPET, PITCHED	FLAT & PITCHED	FLAT & PITCHED
COVER	NOT ALLOWED	INCLUDED	INCLUDED
PRIMARY & NON-PRIMARY FACADES			
TRANSPARENCY: PRIMARY FACADES	12% MIN.	60%	60%
TRANSPARENCY: NON-PRIMARY FACADES	-	-	-
BUILDING ENTRANCES LOCATION	ONE ON PRIMARY FACADE	3	3
ENTRANCE TRANSITION TYPE	-	-	-
GROUND STORY ELEVATION	-	-	-
HORIZONTAL DIVISIONS WITH SHADOW LINES	-	-	-
VERTICAL DIVISIONS WITH SHADOW LINES	-	-	-
FUEL PUMPS			
FUEL PUMP USE	ALLOWED	ALLOWED	ALLOWED
CANOPY HEIGHT	18' FT. MAX.	GAS: 18' FT. DIESEL: 20' FT.	GAS: 18' FT. DIESEL: 20' FT.
MATERIALS			
MATERIALS	MATCH BUILDING	-	-
DRIVE THRU FACILITY			
DRIVE THRU USE	ALLOWED	INCLUDED	INCLUDED
STAGING	REAR YARD OR SEAR OF BUILDING	FRONT OR REAR OF BUILDING	FRONT OR REAR OF BUILDING
STAGING	REAR OR INTERIOR SIDE YARD	INTERIOR SIDE YARD	INTERIOR SIDE YARD
ACCESSORY STRUCTURES/DESIGNS	REAR OR INTERIOR SIDE YARD	INTERIOR SIDE YARD	INTERIOR SIDE YARD
STRUCTURE	CANOPYES AND ROOFS (BELOW MATCH BUILDING OR CLOVE CROPS (BEYOND BOARD))	8' FT.	8' FT.
STAGING REQUIRED	-	-	-
LOCATION & DESIGN	(STAGING & WINDOWS MAY NOT BE BETWEEN BUILDINGS AND FRONT STREET)	BUILDING FRONT STREET	BUILDING FRONT STREET
BYPASS LANE	REQUIRED, 10' FT. MIN.	REQUIRED, 10' FT.	REQUIRED, 10' FT.
EV CHARGING			
PRIVATE EV CHARGING	ALLOWED	-	-
PUBLIC EV CHARGING	ALLOWED	INCLUDED	INCLUDED
EQUIPMENT	DOES NOT IMPED PEDESTRIAN, BICYCLE OR WHEELCHAIR MOVEMENT OR CREATE SAFETY HAZARDS ON SIDEWALK	INCLUDED	INCLUDED
TRASH & RECYCLING			
LOCATION	REAR YARD	REAR YARD	REAR YARD
OPAQUE SCREEN	MAJORITY OF WOODS (SCREEN REQUIRED)	-	-
SCREEN HEIGHT	4' FT. MIN. OR COMPLETELY	INCLUDED	INCLUDED

SIGNAGE		
	REQUIRED (1 ZONE)	PARKET RESTRICTION
GENERAL SIGNAGE		
ALLOWED SIGNAGE	WALL SIGNS, PROJECTING SIGNS, FREESTANDING SIGNS	WALL SIGNS PROJECTING SIGNS
ILLUMINATION	INDIRECTLY OR INTERIALLY ILLUMINATED	-
ELECTRONIC DISPLAY SIGNS	APPROVED BY SPECIAL PERMIT	-
FREESTANDING SIGNS		
FREESTANDING SIGNS	17'60" MAX OF SIGN HEIGHT	24'1" MAX HEIGHT
FREESTANDING MAX SIGN AREA	ADDITIONAL SIGN AREA FOR EACH OR IF < 5' FEAR FEET WHICH IS GREATER	256 SQ. FT. PER SIGN 12'0" MAX WIDE 12'0" MAX HEIGHT
FREESTANDING SIGN HEIGHT	8'11" WHEN <= 25' FROM STREET TO LINE 25' FT. WHEN > 25' FROM STREET TO LINE	PER SIGN HEIGHT 15' FROM LG. LINE 12' FROM LG. LINE 15' FROM LG. LINE
WALL & PROJECTING SIGNS		
WALL & PROJECTING MAX SIGNAGE HEIGHT	2'15" JUNE 1' OF BUILDING FRONTAGE	15' FT. OF FRONTAGE 25' OF FRONTAGE
WALL & PROJECTING MOUNTING HEIGHT	BUILDING HEIGHT OR 25' FT. WHICHEVER IS GREATER	24'

LANDSCAPING		
	REQUIRED (I ZONE)	PARCEL REST LOT
FRONTAGE BUFFER		
VEHICULAR AREAS ALONG STREET FRONTAGE	REQUIRED ALONG PERMITS OF ANY OFF-STREET SURFACE PARKING OR LOADING AREAS	INCLUDED
BUFFER DEPTH	25 FEET FROM STREET/TRACTING LOT LINE	20 FT.
BUFFER LOCATION	ALONG THE FULL WIDTH OF VEHICULAR AREA FRONTAGE	INCLUDED
FENCE	REQUIRED INTERIORLY	
FENCE LOCATION	3 FT. FRONT EDGE OF LOT OR SIDE OF VEHICULAR AREA	
FENCE HEIGHT	3 FT. MIN. 4 FT. MAX.	
FENCE MATERIAL	SEE BRIDGEPORT ZONING REGULATIONS 7.100.3.2 (2)	
LANDSCAPE	REQUIRED	INCLUDED
SHADE TREES	NEED 1 LARGER 40 FT. ON CENTER MIN.	INCLUDED
HEDGE	SINGLE ROW REQUIRED ON STREET SIDE OF FENCE	INCLUDED
HEDGE SPACING	20 FT. MIN. 30 FT. MAX.	INCLUDED
HEDGE HEIGHT	6 FT. MIN. 10 FT. MAX.	INCLUDED
SIDE & REAR BUFFER		
BUFFER LOCATIONS	NOT REQUIRED WHEN ADJACENT TO SIMILAR ZONING	ADJACENT TO FENCE
INTERIOR PARKING LOT LANDSCAPE		
APTIFICITY	ALL PARKWAYS WITH MORE THAN 10 SPACES	30 SPACES
TERMINAL END ISLANDS	LANDSCAPE ISLANDS REQUIRED AT END OF PARKING SPACE	INCLUDED
ROW ISLANDS	LANDSCAPE ISLANDS REQUIRED EVERY 10 PARKING SPACES	INCLUDED
ISLAND SIZE	5 FT. WIDE MIN. 15 FEET LONG MIN.	INCLUDED
ISLAND TREES	1 MEDIUM OR LARGE SHADE TREE PER ISLAND	INCLUDED
TREE CANOPY COVER	50% TREE CANOPY PARKING SPACE HAS TO BE WITHIN 5 FT. OF A TREE PLANTED OR WITHIN 5 FT. OF PARKING LOT EDGE.	INCLUDED
SHADING REQUIREMENT	TREE CANOPIES MUST COVER 30% OF INTERIOR PARKING LOT AT MATURITY. CANOPY OF ANY TREES ON THE LOT OR ADJACENT COURT TOWARDS %	34%

STEELPOINTE EAST - GAS STATION - CONCEPTUAL SITE PLAN

Architect

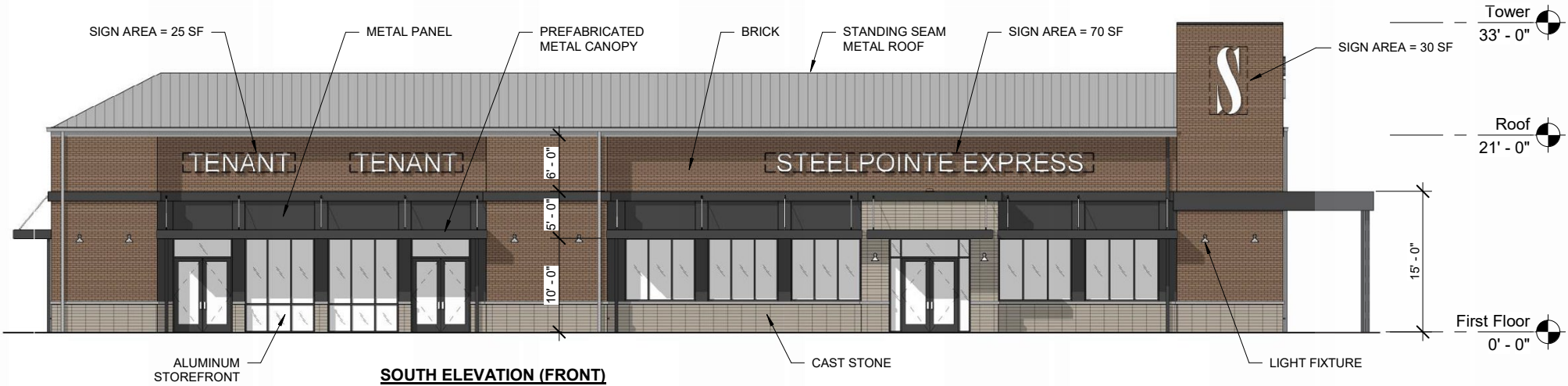
JANUARY 18, 2024
23-017



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STEELPOINTE HARBOR EAST
BRIDGEPORT, CT

PROPERTY FLOOR PLAN



SCALE: 1" = 10'-0" at 11x17 sheet size

EXTERIOR ELEVATIONS

March 15, 2024
23-017

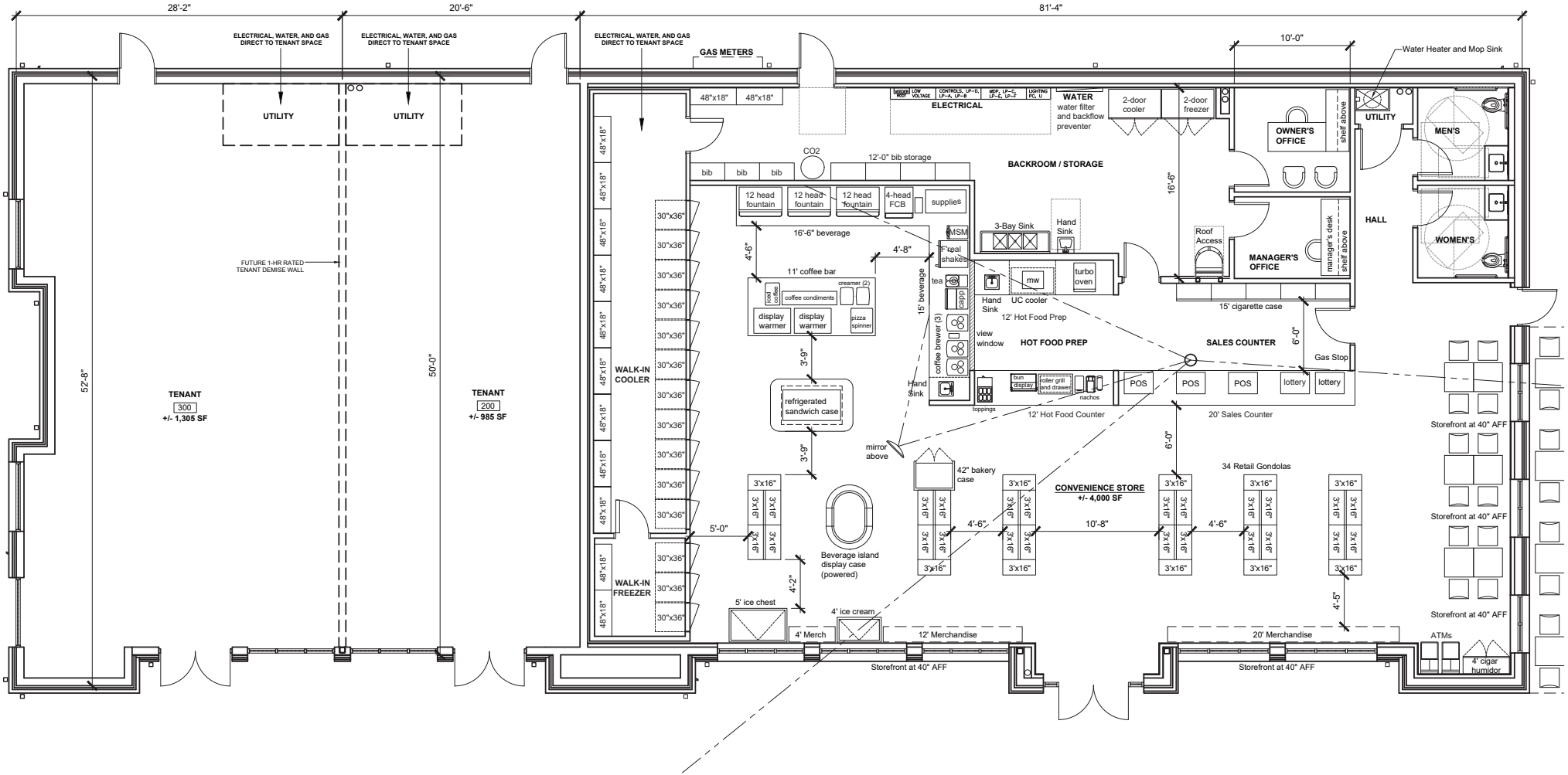
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Architect



STEELPOINTE HARBOR EAST
BRIDGEPORT, CT

PROPERTY FLOOR PLAN



SCALE: 1/8" = 1'-0" @ 11x17 sheet size

CONVENIENCE STORE FLOOR PLAN

MARCH 15, 2024
23-017

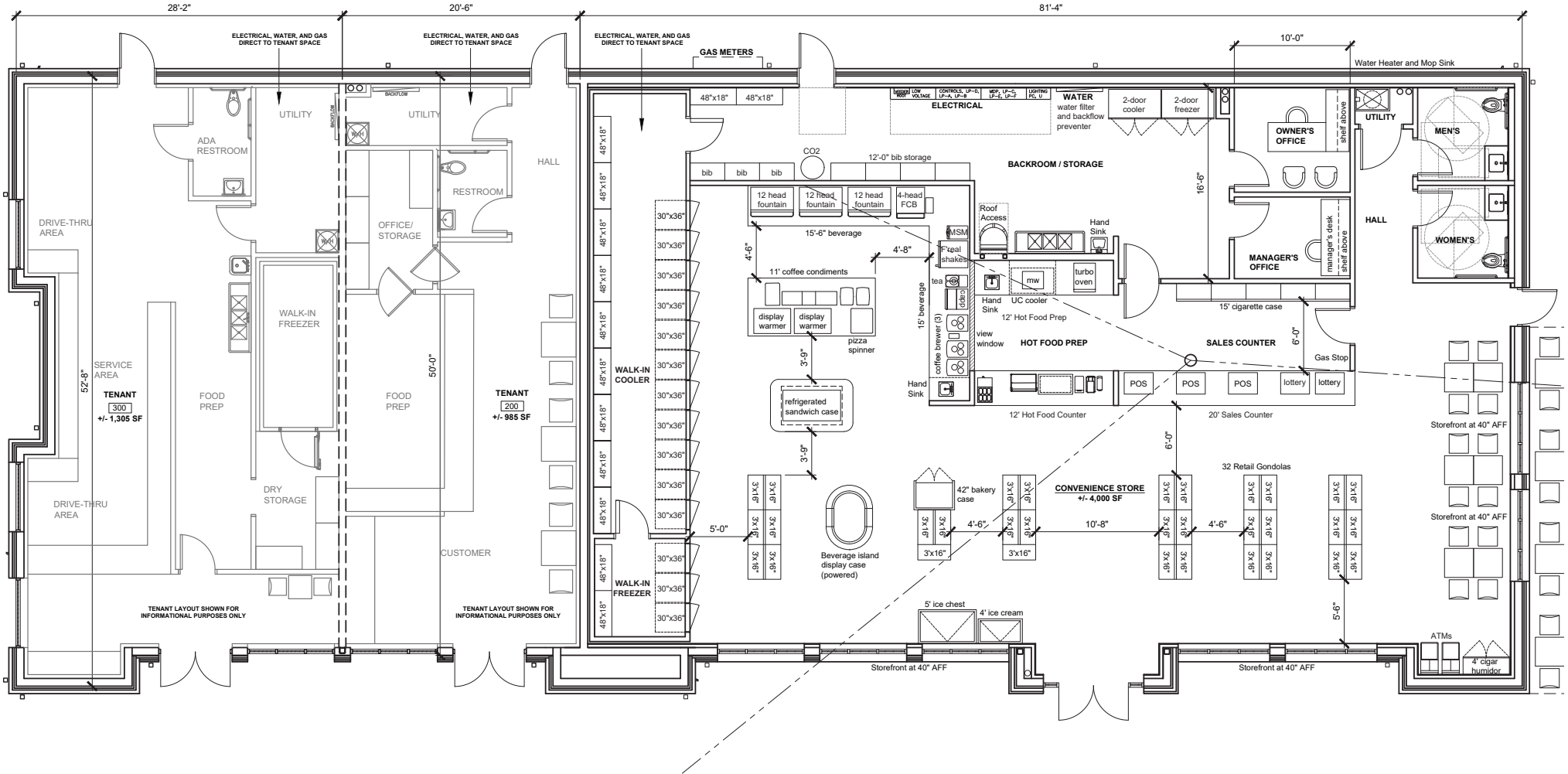
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BRIDGEPORT, CT

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CONVENIENCE STORE FLOOR PLAN

MARCH 14, 2024
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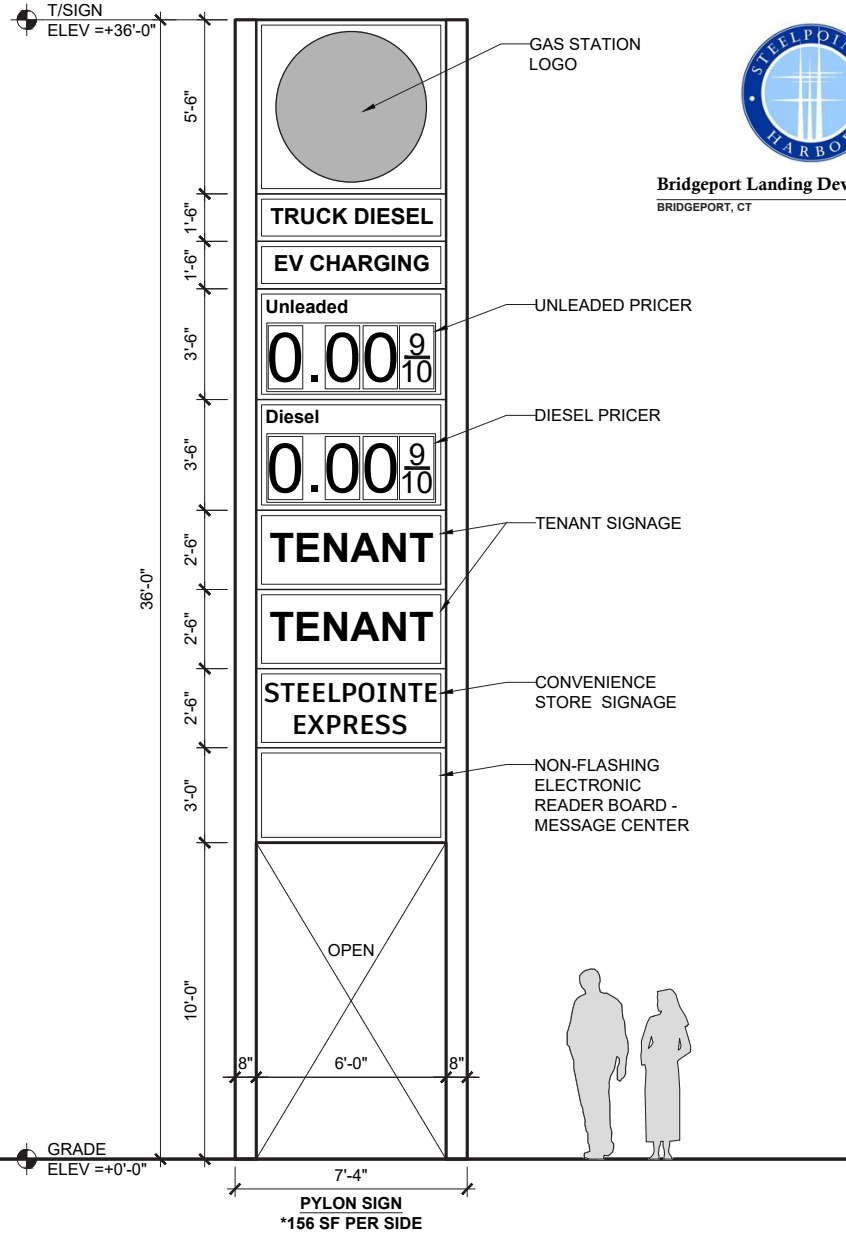
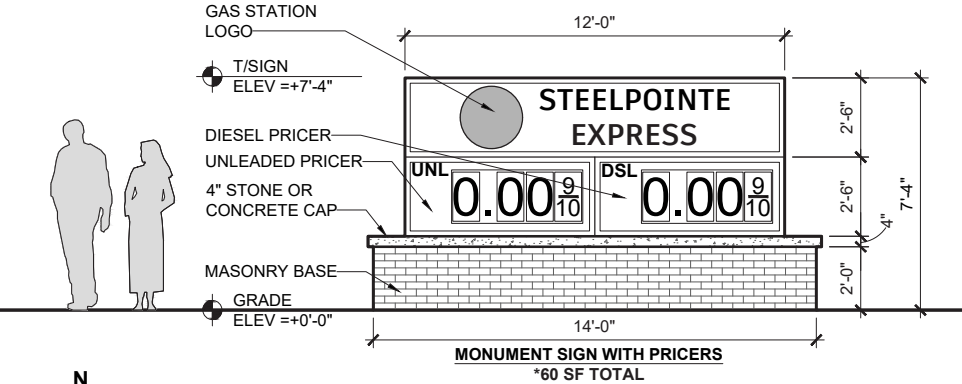
Architect



STEELPOINTE HARBOR EAST
BRIDGEPORT, CT

SIGNAGE PLAN

SIGNAGE		
	REQUIRED (I ZONE)	PARCEL A FIRST CUT
GENERAL SIGNAGE		
ALLOWED SIGNAGE	WALL SIGNS, PROJECTING SIGNS, FREESTANDING SIGNS	WALL SIGNS, FREESTANDING SIGNS
ILLUMINATION	INDIRECTLY OR INTERNALLY ILLUMINATED	-
ELECTRONIC DISPLAY SIGNS	APPROVED BY SPECIAL PERMIT	-
FREESTANDING SIGNS		
FREESTANDING SIGNS	1 PER 300 FT OF STREET FRONTAGE	266 FT FRONTAGE 2 SIGNS
FREESTANDING MAX SIGN AREA	AGGREGATE OF ALL FREESTANDING SIGNS NO MORE THAN 32 SF OR 1 SF /LINEAR FT. WHICHEVER IS GREATER	266 SF ALLOWED PYLON 156 SF/SIDE MONUMENT 56 SF
FREESTANDING SIGN HEIGHT	8 FT. WHEN <25 FT FROM STREET LOT LINE. 25 FT. WHEN >25 FT FROM STREET LOT LINE.	PYLON HEIGHT: 36 FT. 15 FT FROM LOT LINE. MONUMENT HEIGHT: 7'-4" 15 FT FROM LOT LINE.
WALL & PROJECTING SIGNS		
WALL & PROJECTING MAX SIGN AREA	2 SF /LINEAR FT. OF BUILDING FRONTAGE	130 FT. OF FRONTAGE 252 SF OF SIGNAGE
WALL & PROJECTING MOUNTING HEIGHT	BUILDING HEIGHT OR 25 FT. WHICHEVER IS LESS	24'



Bridgeport Landing Development LLC
BRIDGEPORT, CT

STEELPOINTE EAST - GAS STATION- MONUMENT & PYLON SIGN

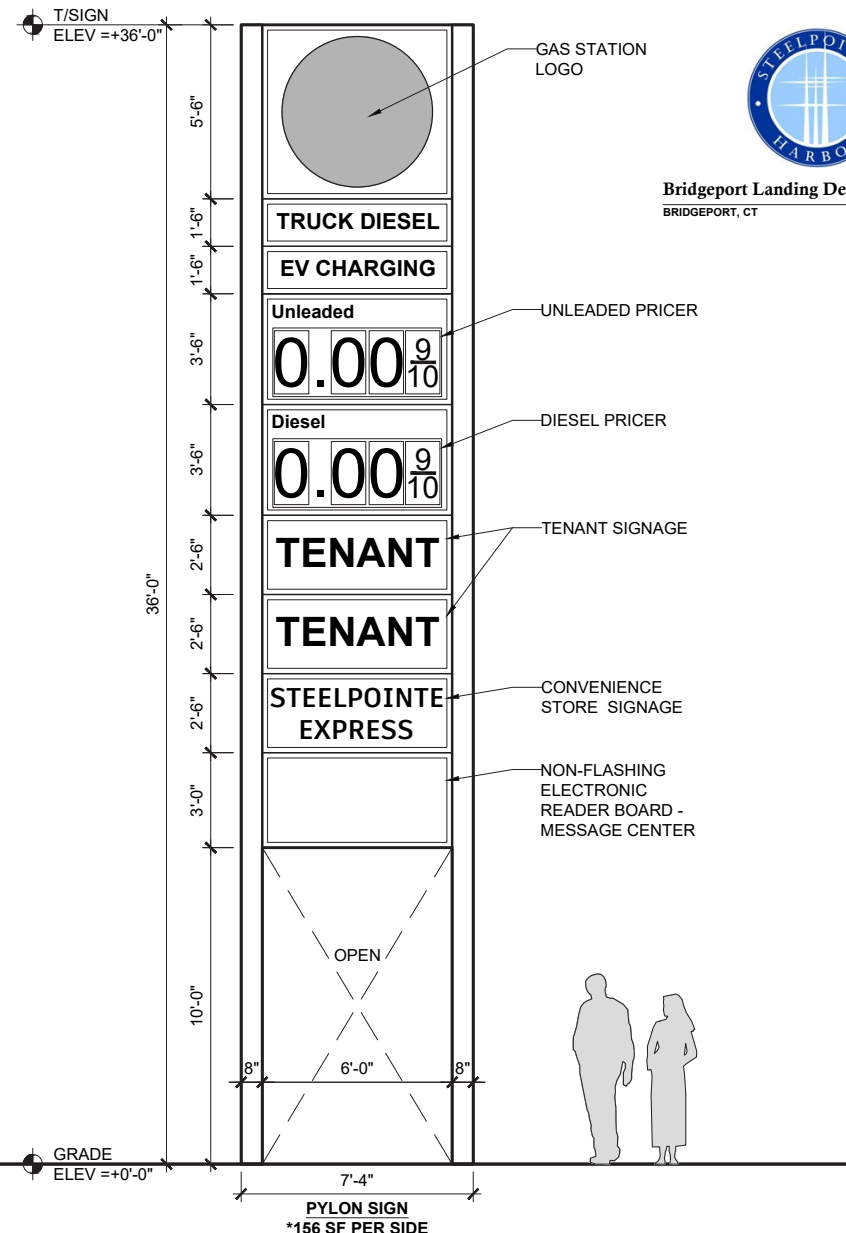
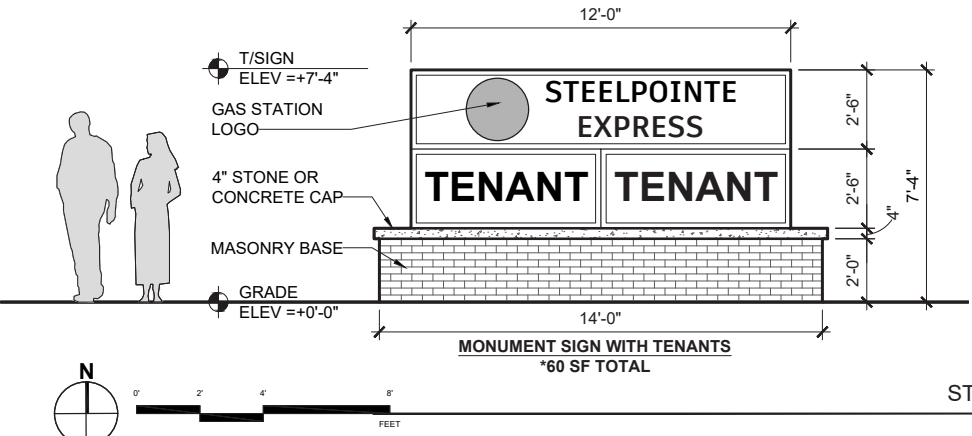
Architect

JULY 7, 2023
23-017



SIGNAGE PLAN

SIGNAGE		
	REQUIRED (I ZONE)	PARCEL A FIRST CUT
GENERAL SIGNAGE		
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BRIDGEPORT, CT

STEELPOINTE EAST - GAS STATION- MONUMENT & PYLON SIGN

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JULY 7, 2023
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STEELPOINTE HARBOR EAST
BRIDGEPORT, CT

DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **26,232**

Households: **10,222**

Daytime Population: **22,457**

Median Age: **35.8**



Average Household Income: **\$59,098**

Median Household Income: **\$43,961**

3 MILE RADIUS:



Total Population: **172,121**

Households: **64,662**

Daytime Population: **111,679**

Median Age: **37.6**



Average Household Income: **\$87,369**

Median Household Income: **\$67,894**

5 MILE RADIUS:



Total Population: **274,125**

Households: **101,475**

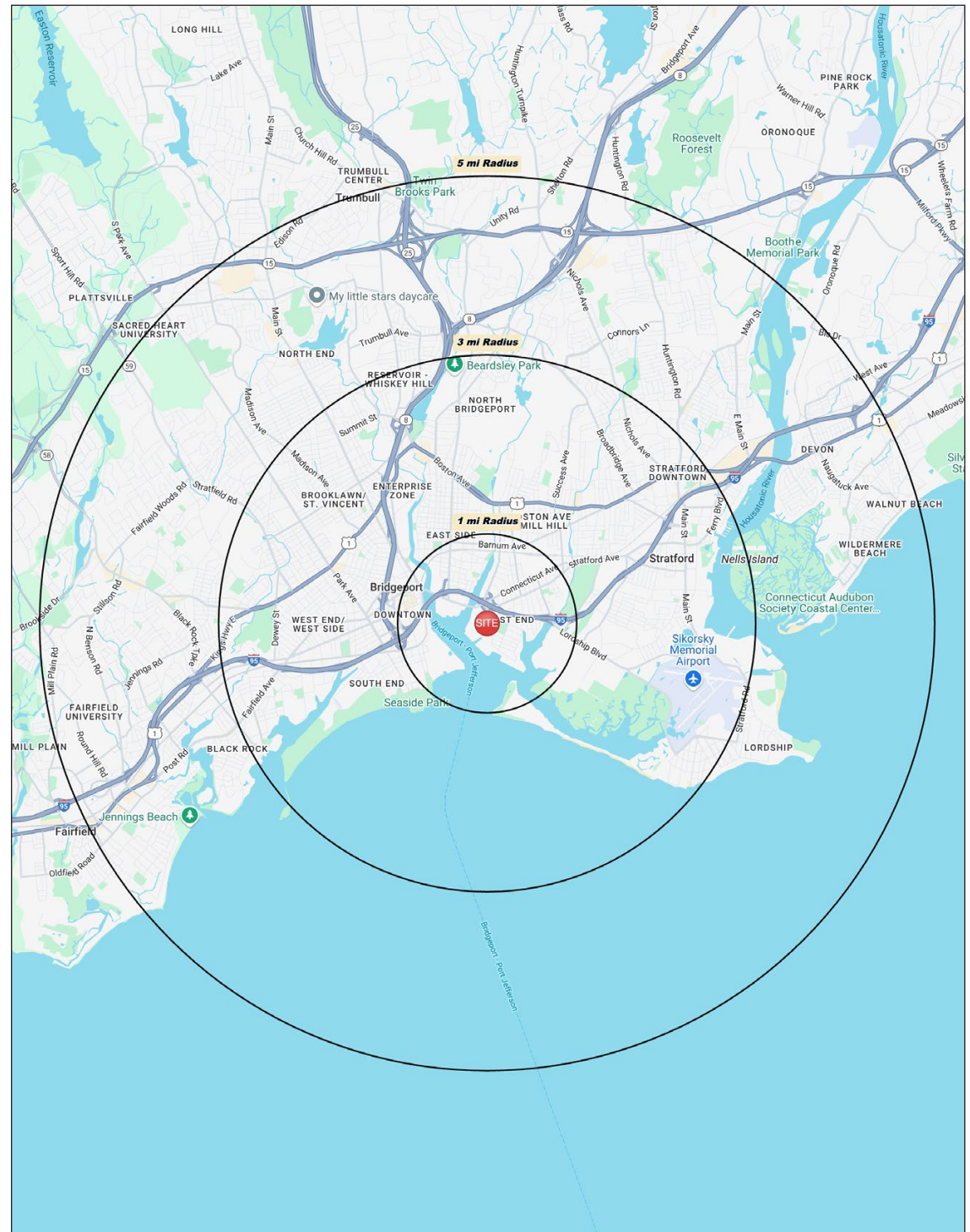
Daytime Population: **177,606**

Median Age: **38.3**



Average Household Income: **\$118,546**

Median Household Income: **\$93,413**



15 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$3,278,676,467

EDUCATION

Bachelor's Degree
or Higher



40%

OWNER OCCUPIED HOME VALUE

Average



\$566,980

KEY FACTS

309,367

Population

39.1

Median Age

\$82,559

Median Household Income

293,247

Daytime Population

TAPESTRY SEGMENTS

Pleasantville 16,543 Households	Fresh Ambitions 15,793 Households	Parks & Rec 9,878 Households
Socioeconomic Traits 66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.	Socioeconomic Traits Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.	Socioeconomic Traits More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.
Household Types Older married-couple families, more w/o children under 18, but many w/ children over 18. years	Household Types More single-parent than married-couple families.	Household Types Married couples, approaching retirement age.
Typical Housing Single Family	Typical Housing Multi-unit Rentals; Single Family	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$4,124

Eating
Out

\$2,683

Apparel &
Services

\$7,696

Groceries

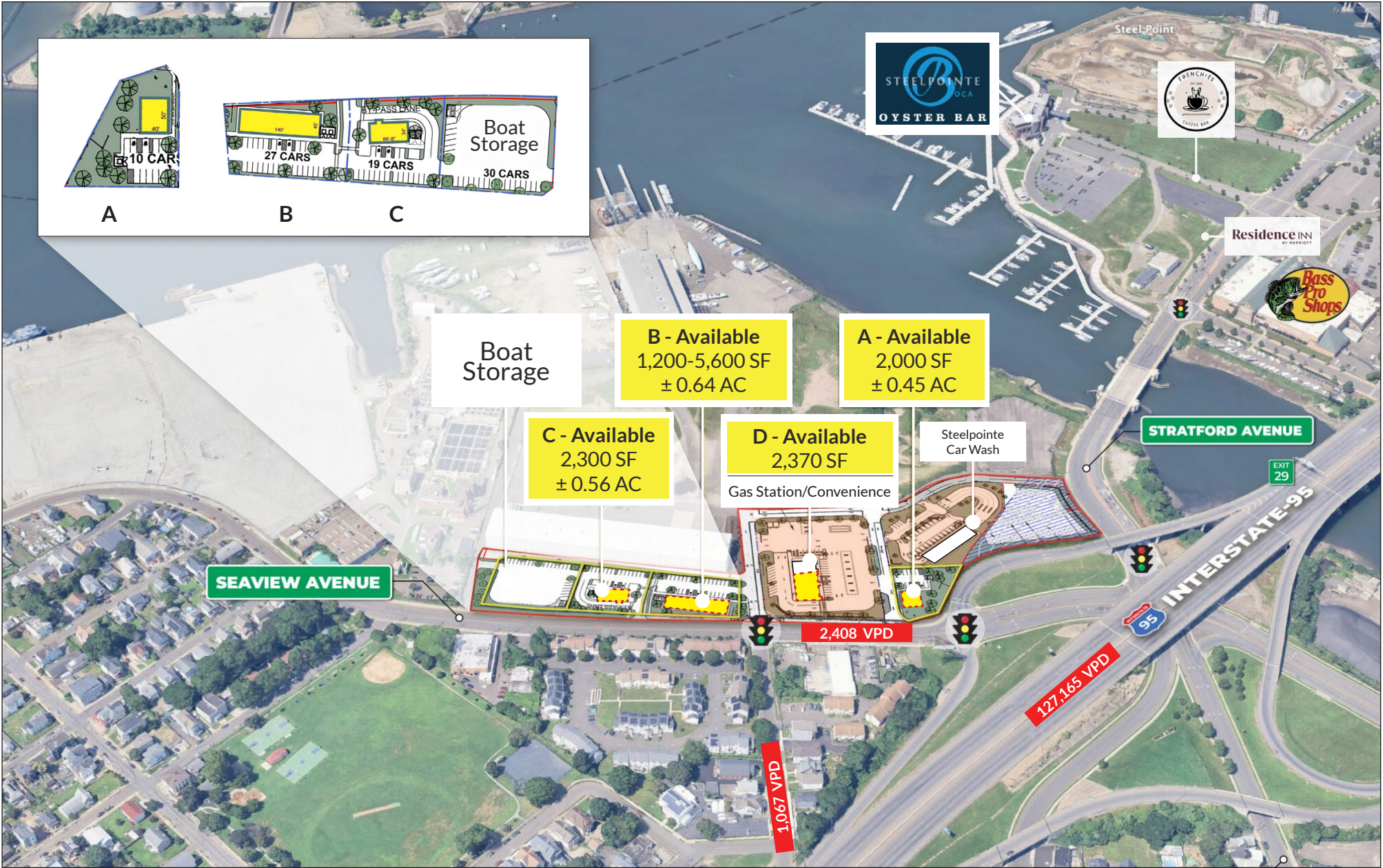
\$308

Computer &
Hardware

\$8,019

Health
Care

SITE AERIAL



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LOCAL RETAIL



STEELPOINTE HARBOR EAST PHOTOS



STEELPOINTE HARBOR EAST



CHARTER REALTY

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www.CharterRealty.com



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