

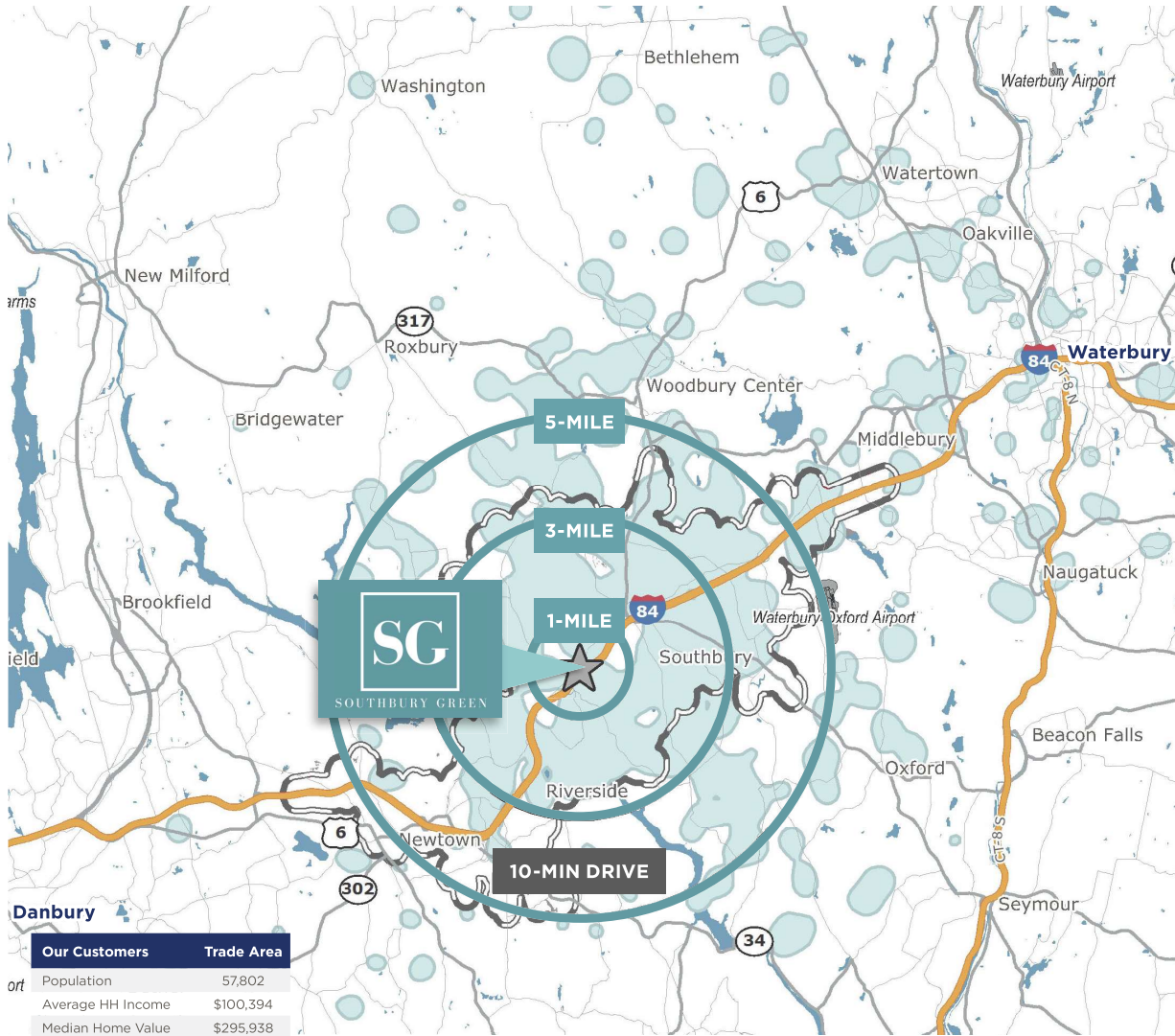


SOUTHBURY GREEN

775 MAIN STREET S.
SOUTHBURY, CT
06488

Regency[®]
Centers.

A REGENCY CENTERS DEVELOPMENT



EVERYTHING IN ONE LOCATION

LOCATED ON MAIN STREET WITH AN AFFLUENT CUSTOMER BASE AND A MIX OF NATIONAL LIFESTYLE RETAILERS

Southbury Green is centrally located between Waterbury and Danbury on Mainstreet in Southbury. Located a quarter mile off of I-84, a major thruway servicing 112,000 VPD daily, this premiere neighborhood shopping center has your favorite mix of shops and dining options in and around Southbury.

Occupied by Shoprite, HomeGoods, Gap, Ann Taylor Loft, Starbucks, Chips Family Restaurant, Massage Envy, Chase Bank, Vein Clinics and many, many more!



THE NEIGHBORHOOD

BRINGING A QUALITY SHOPPING EXPERIENCE TO THE MARKET

With 13,700 VPD on Main Street and 112,000 VPD on I-84, the commercial corridor has seen strong commercial and residential growth. With Regency's Fresh Look® philosophy, our combination of unique placemaking designs intersect to deliver a best-in-class merchandising mix and bring a quality shopping experience to the market.

Appreciate the diversity of the mixed-use neighborhoods and welcoming vibe of the seasonal community events.

SOUTHURY GREEN 775 MAIN STREET S.		
Est. # of Customers	Est. # of Visits	Avg. Visits / Customer
251.1K	1.93M	7.70

THE SITE



AVAILABLE
 AVAILABLE SOON
 AT LEASE
 LEASED
 NAP (NOT A PART)

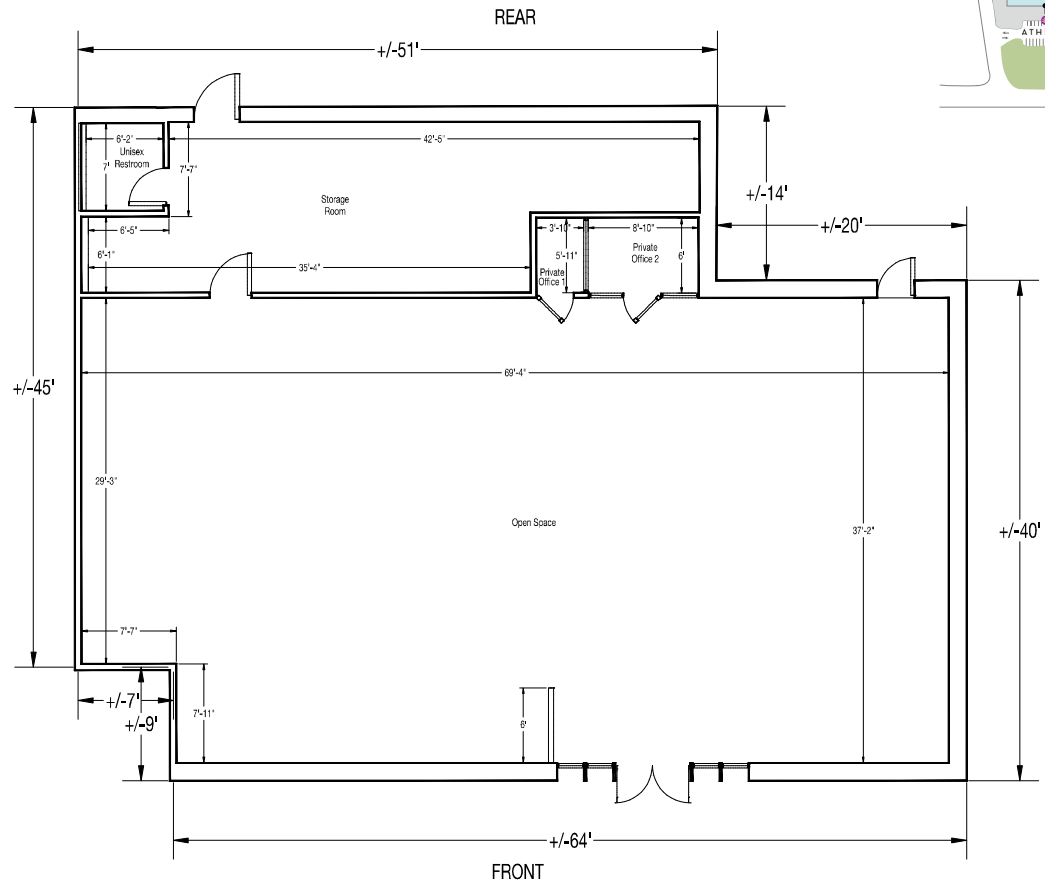
OPPORTUNITIES		
70	FORMER PET STORE	3,450
110	FORMER CLOTHING STORE	5,587
130-A	AVAILABLE	1,543
150	AVAILABLE	1,140
210	FORMER CLOTHING STORE	9,000

MERCHANTS		
10	ATHLETA	4,526
20	HOMEGOODS	19,474
30	SHOPRITE	60,113
40	GAP	9,628
50	WAREHOUSE WINES & LIQUORS	4,561
60	MYEYEDR.	2,273
80	CHASE BANK	3,967
90	WATERCOLOR NAILS & SPA	1,968
100	STARBUCKS	1,640
120	HERITAGE DELI	1,640
130	MESSAGE ENVY	3,288
140	MERLE NORMAN	1,330
160	LOFT	5,500
170	LUCAS LOCAL	2,360
180	MISSION SALAD	1,787
190	CHICO'S	2,353
200	CHIP'S FAMILY RESTAURANT	4,500
220	VEIN CLINICS OF AMERICA	4,472

THE UNITS

UNIT 70 | 3,450 SF AVAILABLE

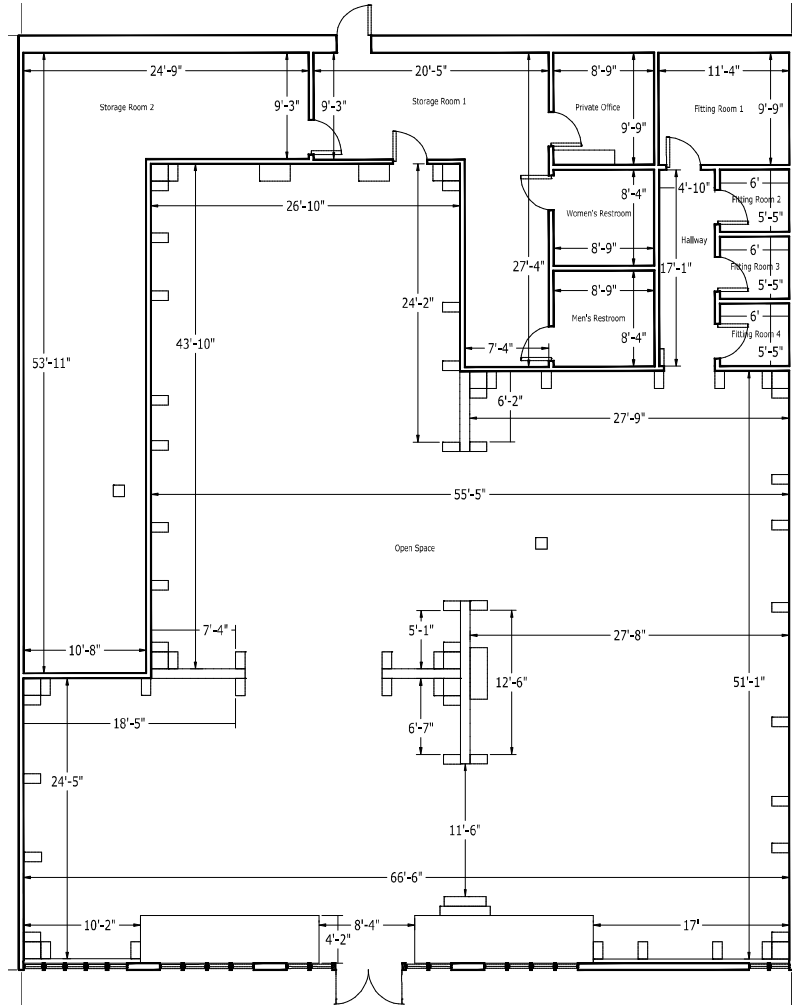
Former Pet Store



THE UNITS

UNIT 110 | 5,587 SF AVAILABLE

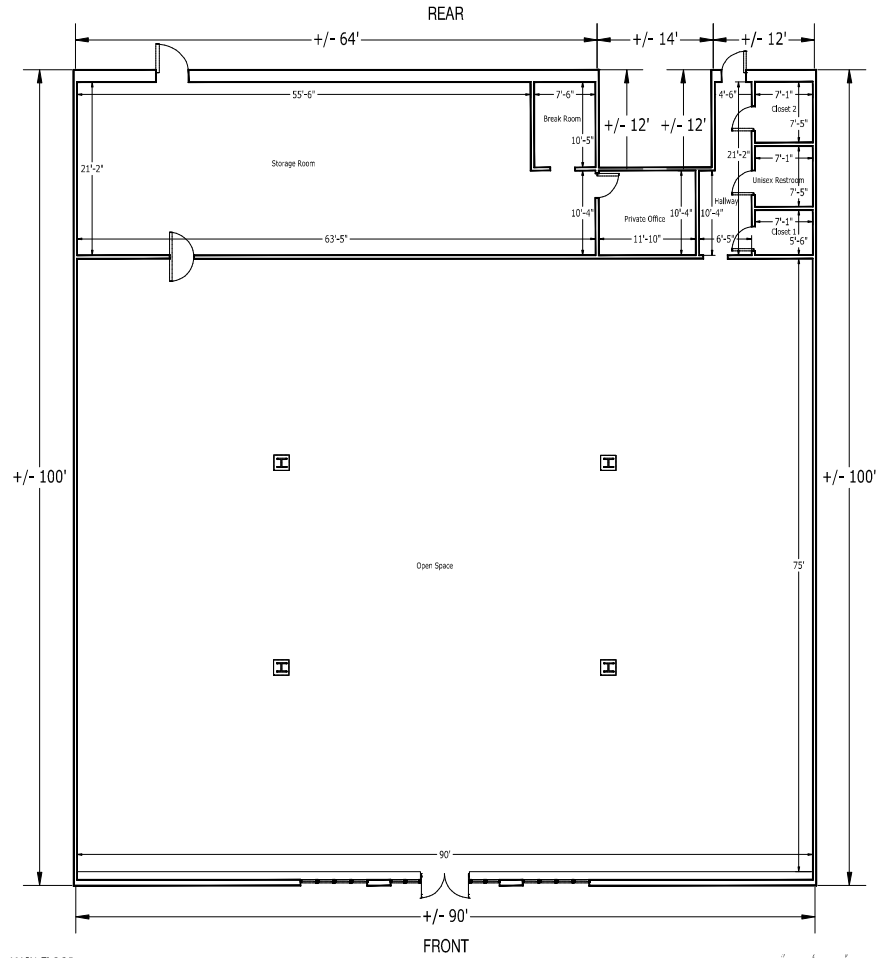
Former Clothing Store



THE UNITS

UNIT 210 | 9,000 SF AVAILABLE

Former Furniture Space



DEMOGRAPHIC SNAPSHOT



	3-Mile Radius	5-Mile Radius	10-Minute Drive	Trade Area
Population	18,176	35,868	27,995	57,802
Total Daytime Population	17,020	35,937	33,426	56,492
Average Household Income	\$117,614	\$129,727	\$123,478	\$100,394
Median Home Value	\$342,978	\$392,153	\$383,965	\$295,938
Bachelor's Degree & Above	51.6%	51.6%	52.5%	37.9%

LIFESTYLE SEGMENT*
Mature Years
Big Fish, Small Pond
9.2%
 Affluent +
 Educated Age 45-64

LIFESTYLE SEGMENT*
Family Life
Country Squires
22.8%
 Upscale Professionals
 Age 35 - 54

* Lifestyle demographics based on the Trade Area. Source: Nielsen PRIZM Data



THE COMMUNITY

EVENTS

Southbury Green hosts an annual summer concert series on the beautiful lawn that brings in more than 500 community members to each performance. Ranging from today's hits to the golden oldies, every concert has something for the entire family. The events are normally 2-3 hours long, with breaks in between, where merchants are welcome to provide promotions, announcements and much more to promote their brand.

- Home of the Southbury Summer Concert Series
- 7 - 10 Summer Concerts on The Lawn





SOUTHBURY GREEN

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