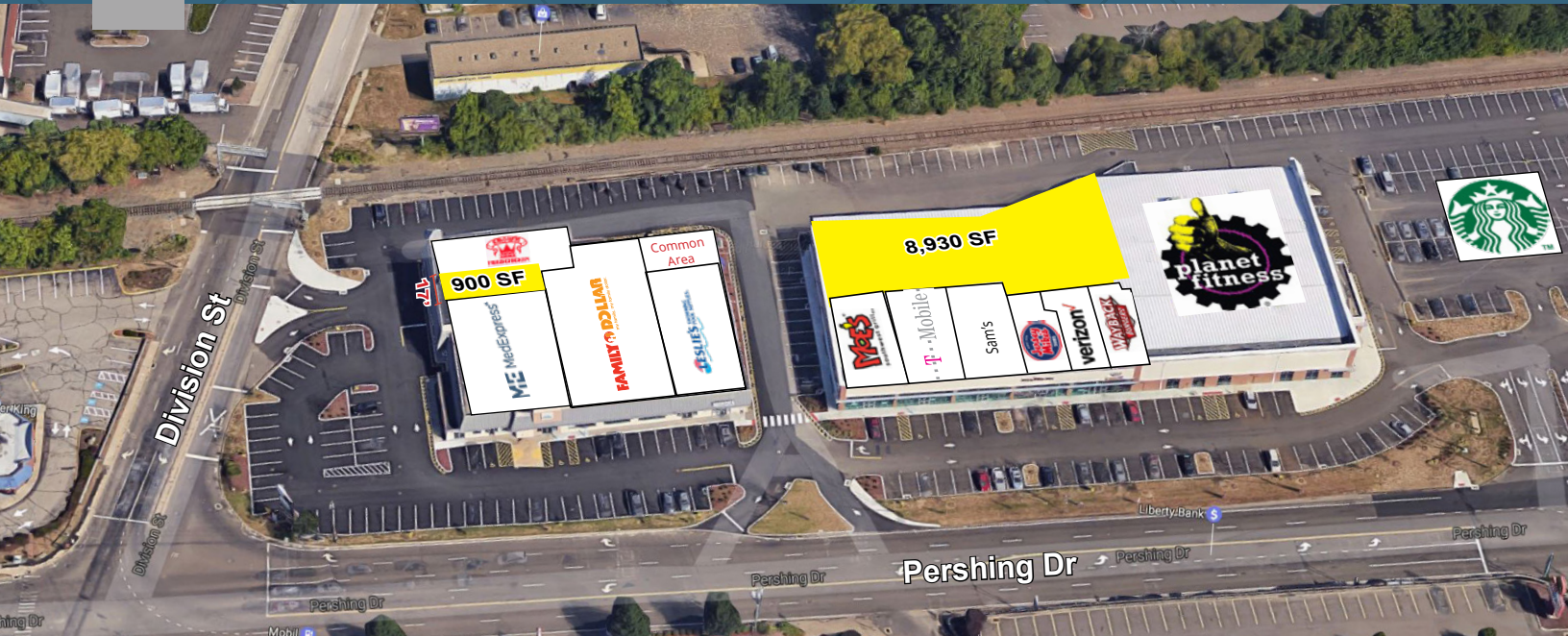


# Red Raider Plaza

60-66 Pershing Drive, Derby, CT 06418



## For Lease

SIZE: Varies from 900 to 9,000 SF

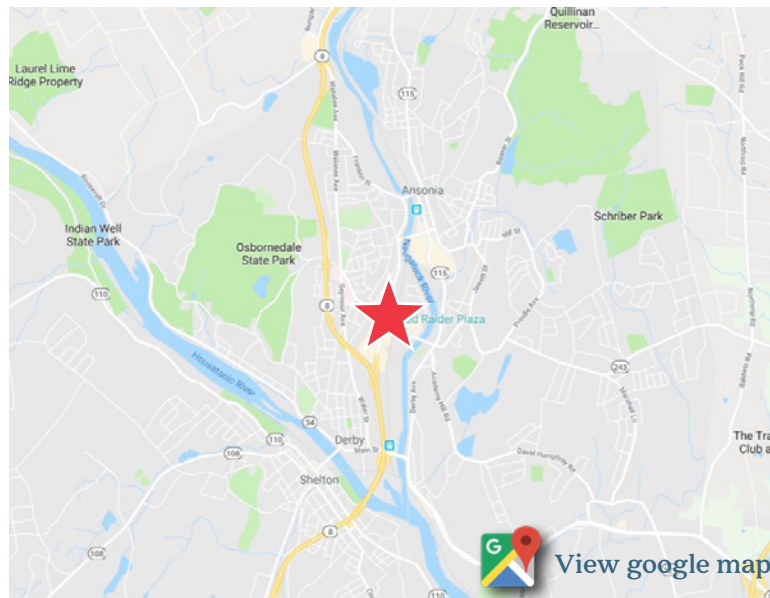
ASKING RENT: Upon Request

### NEIGHBORING TENANTS



## Description

- Dominant hard corner of Division St and Pershing Dr
- Over 42,000 vehicles per day
- At the on-ramp/off-ramp of Route 8 which has a vehicle count of over 75,000 cars per day
- Tremendous access and visibility
- Strong co-tenancy and shadow co-tenancy
- Great demographics with strong incomes and population base
- High barrier to entry market
- Strong tenant sales in the market



## Demographics

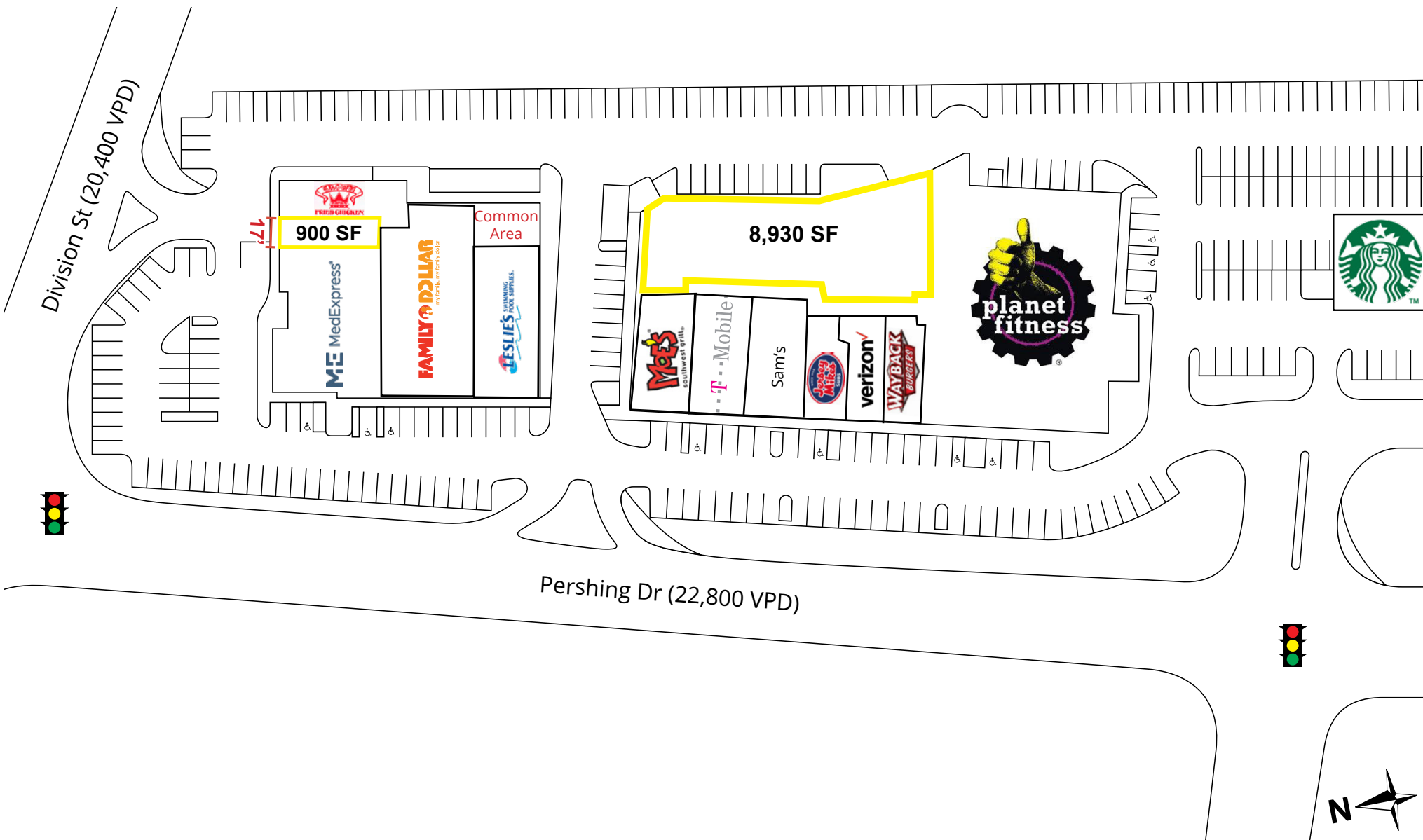
	1 MILE	3 MILE	5 MILE
Total Population	12,927	54,695	99,654
Average Household Income	\$62,526	\$92,999	\$112,861
Daytime Population	14,111	48,836	95,207

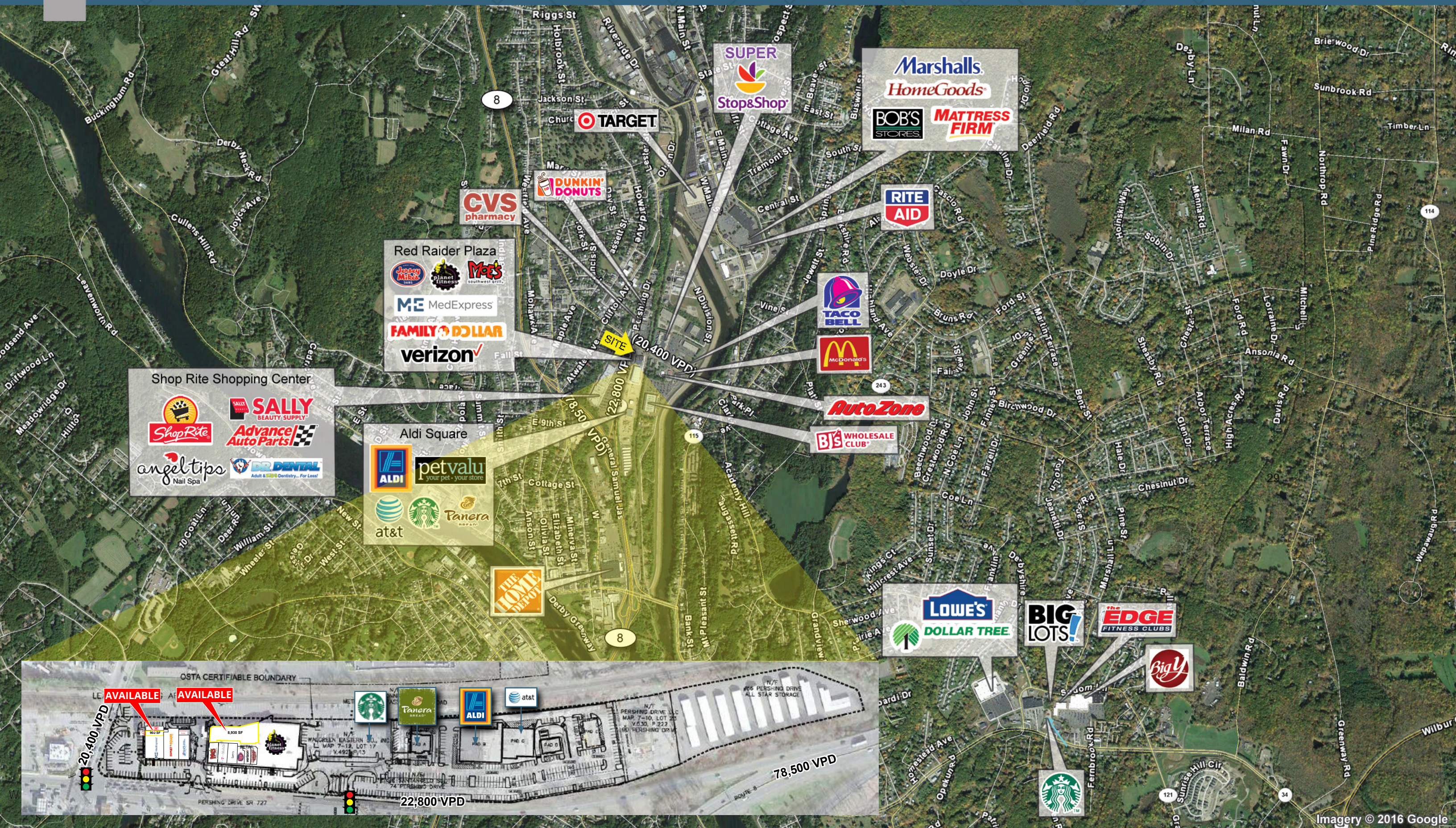
Year: 2020 | Source: Esri

## Contact

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212.710.5253 | dan.richman@srsre.com

FOR LEASE  
Red Raider Plaza





Shop Rite Shopping Center

- ShopRite
- SALLY BEAUTY SUPPLY
- Advance Auto Parts
- angel tips Nail Spa
- DR DENTAL

Red Raider Plaza

- Planet Fitness
- Moe's
- ME MedExpress
- FAMILY DOLLAR
- verizon

Aldi Square

- ALDI
- petvalu
- at&t
- Starbucks
- Panera

