

THE SHOPS AT  
**Stone  
Bridge**



Regency  
Centers.

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Whole Foods Anchored Development  
Route 10 & I-691 | Cheshire, CT

# The Location



## Embedded in the Cheshire Community

The Shops at Stone Bridge is a 155,000 SF Whole Foods anchored development located in the community of Cheshire, CT.

The center will sit directly on the intersection of I-691 and Route 10, near I-84, with two signalized entrances to the center. Route 10 is the main North and South commercial corridor. Cheshire is a suburb of Hartford and New Haven communities.

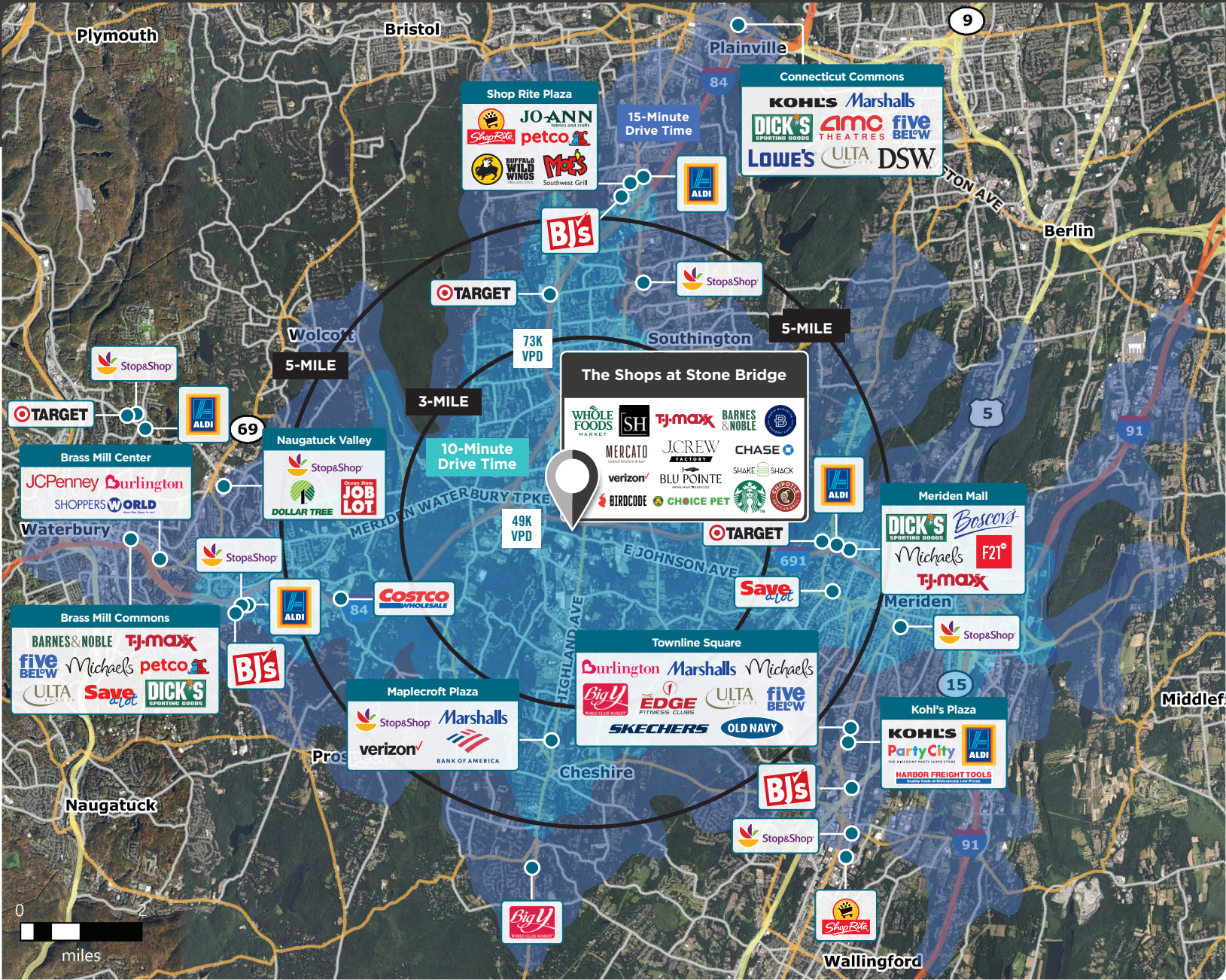
The center will be embedded in the Stone Bridge Crossing master-planned community. This 107-acre planned development offers built-in shoppers with 140 residential units already under construction, 300-unit multi-family, and a proposed hotel.

THE SHOPS AT

# Stone Bridge



# The Market & Primary Trade Area

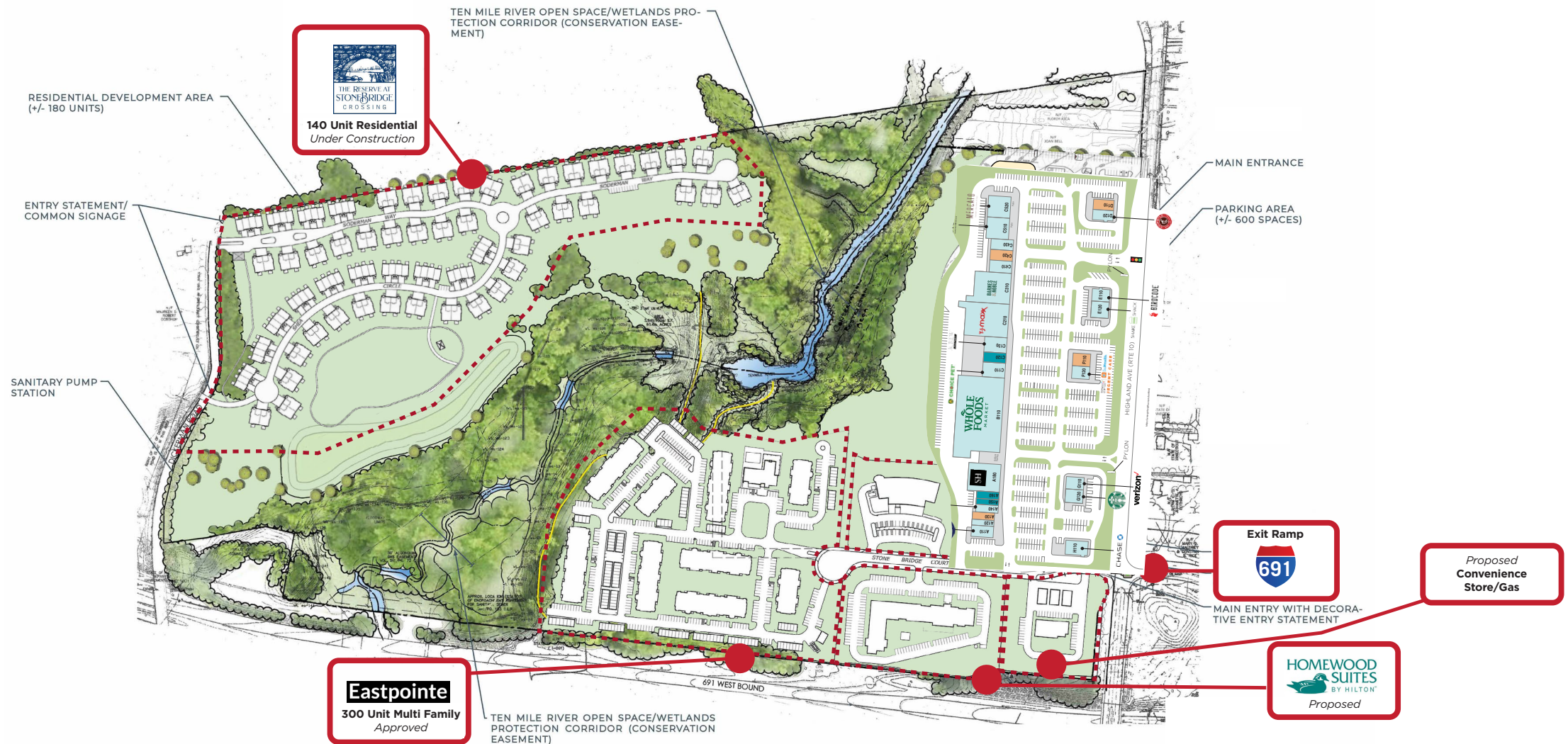


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# The Community







## THE SHOPS AT Stone Bridge



# Demographic Snapshot



	3-Mile Radius	5-Mile Radius	7-Mile Radius	10-Minute Drive	15-Minute Drive
 Population	31,832	103,875	212,655	106,734	232,576
 Daytime Population	26,348	92,819	189,429	100,145	226,425
 Average Household Income	\$126,726	\$111,769	\$101,430	\$100,235	\$93,991
 Median Home Value	\$377,245	\$350,310	\$317,290	\$313,515	\$296,952

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# Leasing Plan

■ AVAILABLE		
A130	AVAILABLE	2,210
C420	AVAILABLE	2,208
D110	AVAILABLE	2,354
F110	AVAILABLE	2,500
■ AT LEASE		
A150- A160	BEAUTY	4,990
C120	SOFT GOODS	2,240
■ LEASED		
A110	PARIS BAGUETTE	3,450
A120	CLUB PILATES	1,500
A140	BLENDER BAR	1,500
A180	SAYBROOK HOME	9,211
B110	WHOLE FOODS	40,000
C110	CHOICE PET	3,000
C130	J CREW FACTORY	4,400
C210	TJ MAXX	23,000
C310	BARNES & NOBLE	18,000
C410	HARVEY AND LEWIS OPTICIAN	2,800
C430	90S NAIL	3,800
C510	BLU POINTE	5,000
C520	MERCATO ITALIAN KITCHEN & BAR	5,000
D120	CHIPOTLE	2,442
E110	BIRDCODE	2,500
E120	SHAKE SHACK	3,250
F120	HARTFORD HEALTH/GOHEALTH	2,500
G110	VERIZON	2,000
G120	STARBUCKS	2,400
H110	CHASE BANK	3,320



## THE SHOPS AT Stone Bridge



# Renderings



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# Renderings





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## About Regency

For over 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 24 regional offices, and properties in most major U.S. markets.

We focus on Merchandising in order to find the right mix of the best operators and unique retailers to increase consumer interest.

We considerably incorporate Placemaking to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are Connecting the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

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