



## Brookside Center

4531 Main Street  
Bridgeport, CT 06606

Center Type:  
GLA: 170,665

Leasing Contact

**John Kostyo**

888-507-8041

[jkostyo@dlcmgmt.com](mailto:jkostyo@dlcmgmt.com)

### PROPERTY HIGHLIGHTS

- Anchored by Super Stop & Shop, Marshall's, and Michaels
- Perfectly located in the heart of Bridgeport, the most populous city in Connecticut
- Within close proximity to Sacred Heart University with more than 8,235 students
- Nestled on the Trumbull town line 1/4 mile from the Trumbull Park Mall
- Located < 1 mi south of the Merritt Pkwy with over 80,000 VPD

### DEMOGRAPHICS

|               | 1 Mile    | 3 Mile    | 5 Mile    |
|---------------|-----------|-----------|-----------|
| POPULATION    | 17,054    | 127,272   | 266,811   |
| HOUSEHOLDS    | 6,227     | 43,924    | 95,156    |
| AVG HH INCOME | \$104,662 | \$114,139 | \$116,274 |

### MAJOR TENANTS

**Marshall's**



**STOP & SHOP**

*Michael's*



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Center

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AVAILABLE SPACES

|     |          |
|-----|----------|
| 50  | 6,650 SF |
| 70  | 8,140 SF |
| 110 | 1,825 SF |

COMING AVAILABLE

|     |          |
|-----|----------|
| 20B | 6,365 SF |
| 130 | 2,060 SF |

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

Available Coming Available



CURRENT TENANTS

|     |             |           |     |                    |           |      |                                  |          |
|-----|-------------|-----------|-----|--------------------|-----------|------|----------------------------------|----------|
| 10  | Stop & Shop | 57,605 SF | 60  | Foot Locker        | 9,986 SF  | 125  | Brookside Discount Wine & Liquor | 4,000 SF |
| 10B | Marshalls   | 32,000 SF | 80  | Petco              | 10,980 SF | 130  | H&R Block                        | 2,060 SF |
| 20B | Red Lobster | 6,365 SF  | 100 | Fei Ma Restaurant  | 1,460 SF  | 140  | Happy Dollar                     | 3,206 SF |
| 40  | Michaels    | 23,293 SF | 120 | Rose Nails and Spa | 1,095 SF  | 200z | Starbucks                        | 2,000 SF |