



# Opportunity Summary

**5065 Main Street**  
Westfield Trumbull Mall  
Trumbull, Connecticut



# Premier Location

Located on Route 15 Merritt Parkway, the site offers a future tenant urban-like amenities in a convenient location close to affluent residential neighborhoods. This site is just 11 minutes from downtown Bridgeport and the Bridgeport train station which is serviced by Amtrak and provides connection to NYC.



TOTAL  
POPULATION  
**934,205**



DAYTIME  
POPULATION  
**931,150**



LABOR  
FORCE  
**453,663**



BACHELOR'S  
DEGREE  
**22.1%**



GRADUATE  
DEGREE  
**19.7%**

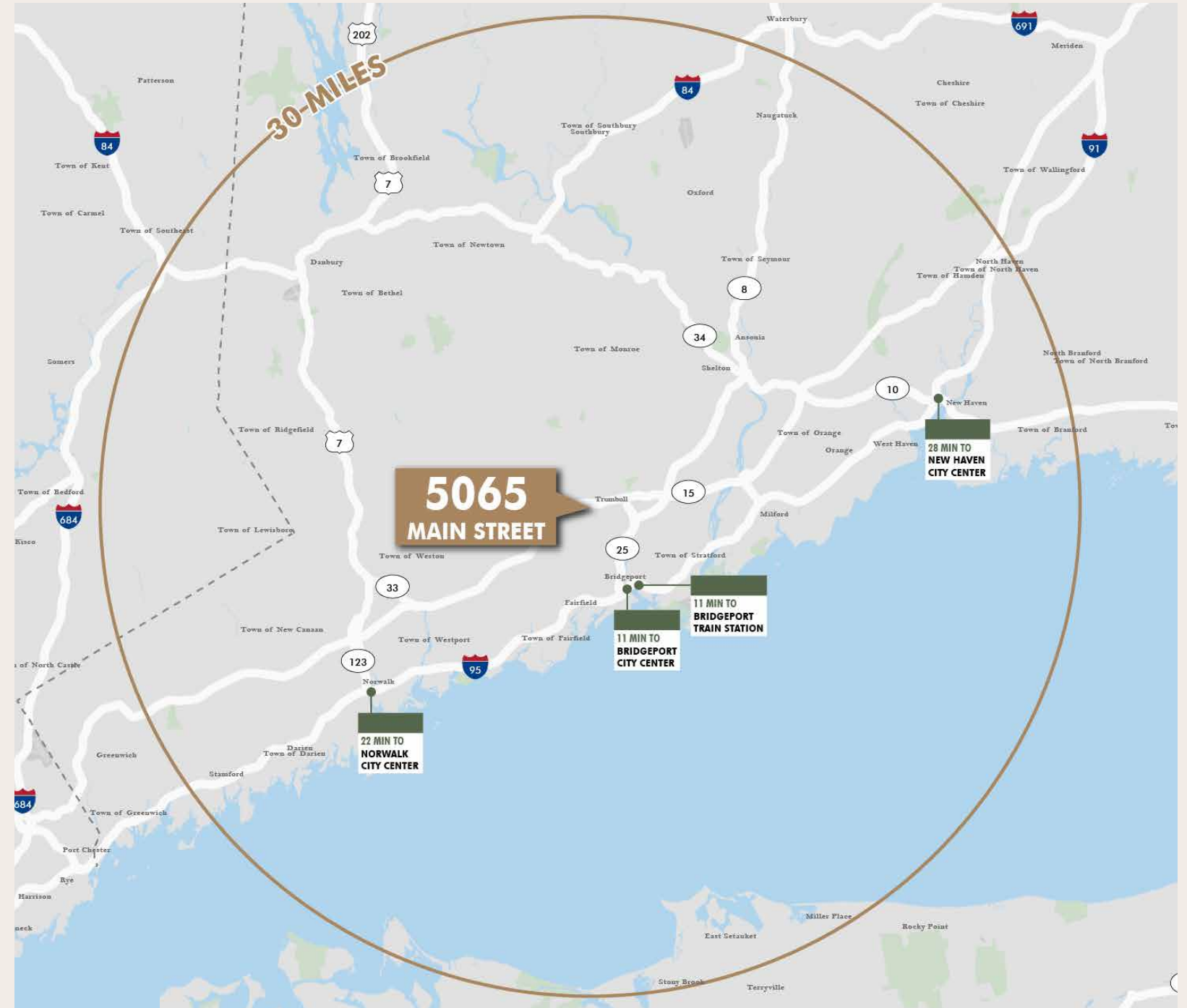


PROJECTED  
POPULATION GROWTH  
**0.2%**



MILLENNIALS  
AGE 21-34  
**23.1%**

*Demographics reflect the market's office trade area as determined by ESRI.*



# A Built-In Walkable Environment



The site is directly connected to Westfield Trumbull Mall, a vibrant mixed-use shopping destination, granting a future tenant access to over 1.1mm square feet of food, entertainment and retail options within a short walking distance.

## EXISTING MALL AMENITIES

### SERVICES



Apple Store, AT&T, Cell Phone World, Classic Nail & Day Spa, Cohen's Fashion Optical, Dental Center, Diva Nail Spa, Fast Fix Jewelry & Watch Repair, Hakky Shoe Repair, Lenscrafters, M&K Spa, Moda Salon, Prestige Salon, Sephora, Sprint, Target, TMobile, Verizon

### FOOD & BEVERAGE



Cheesecake Factory, Wahlburgers, Athena Greek Coffee & Bakery, Caracas Grill, Charley's Philly Steaks, Chiang Mai Thai, Cinnabon, Dunkin Donuts, Fruity Swirl Frozen Yogurt, Karobean Kitchen, L'Italia Pizza & Pasta, McDonalds, Panda Express, Panera Bread, PretzelMaker, Sarku Japan, Starbucks, Taco Bell, Haagen Daz, Ten Asian Bistro, 7 Eleven

### ENTERTAINMENT

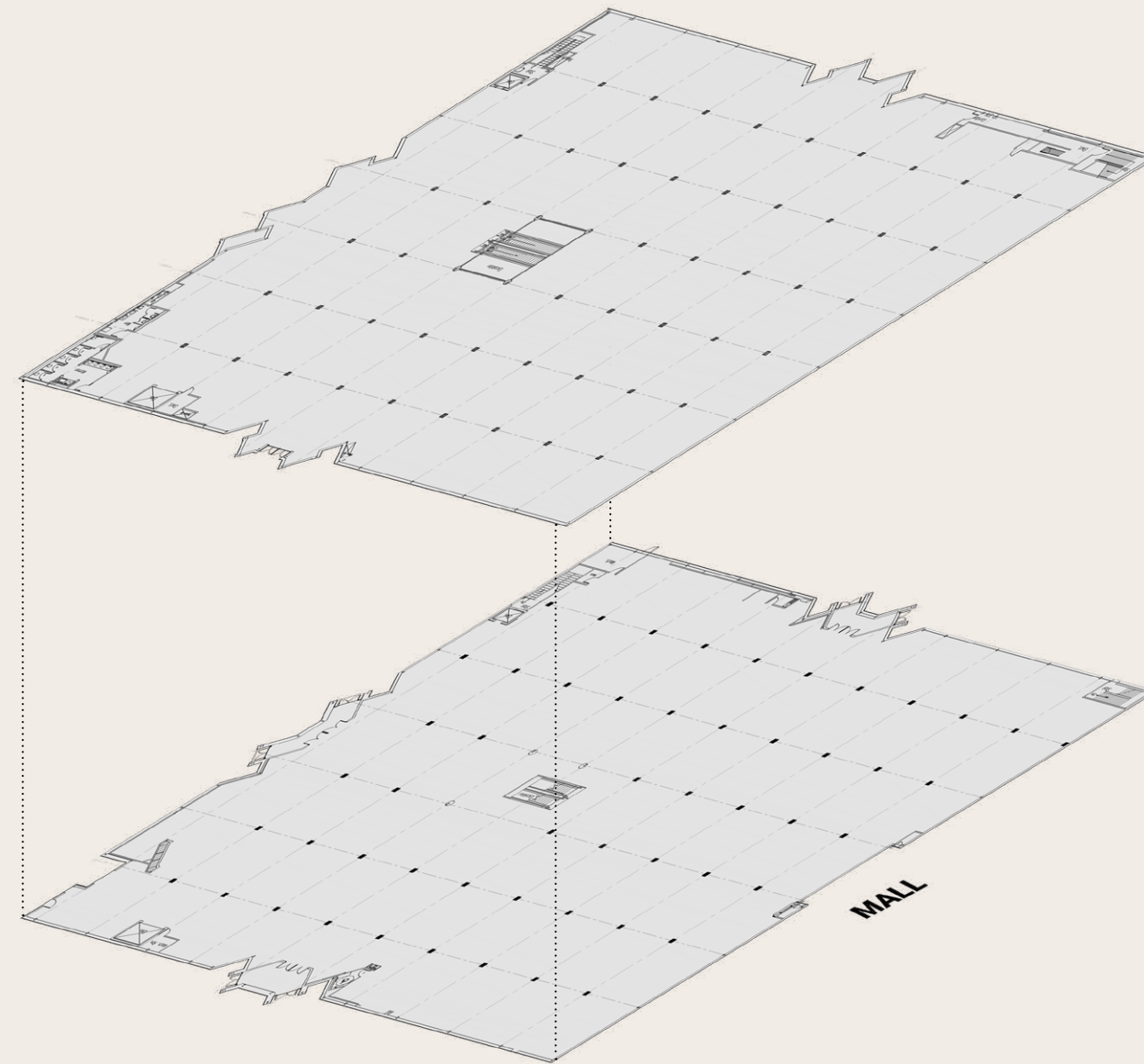
LA Fitness, SeaQuest Interactive Aquarium



# Specifications

## PROPERTY INFORMATION

Site Acreage	1.72 Acres
Gross Leasable Area	116,633 SF
Floors	Two Levels, Anchor Location
Redevelopment Strategy	Adaptive Reuse of former single-use, retail anchor store
Extensive Parking	Thousands of parking spaces available at the mall



LEVEL 2 | **58,668 SF**  
CEILING HEIGHT: 19'-6"



LEVEL 1 | **57,965 SF**  
CEILING HEIGHT: 17'-4"



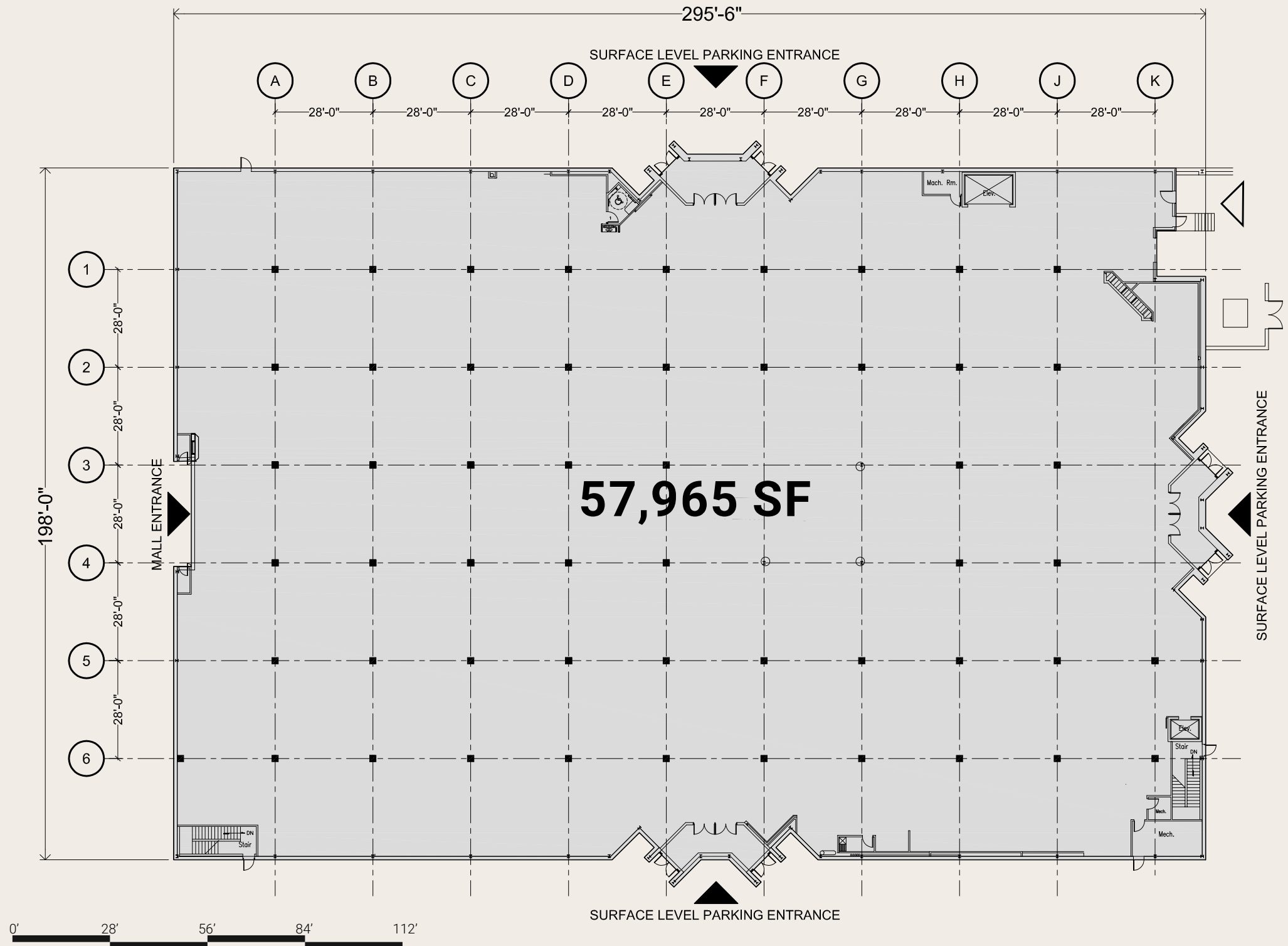
# Existing Conditions

LEVEL 1  
**57,965 SF\***

CEILING HEIGHT: 17'-4"  
 COLUMN SPANS OVER 28'-0"

-  Key Entrance
-  Loading

\*Reflects BOMA Square Footage  
 Ceiling Heights are Slab-To-Slab Measurements

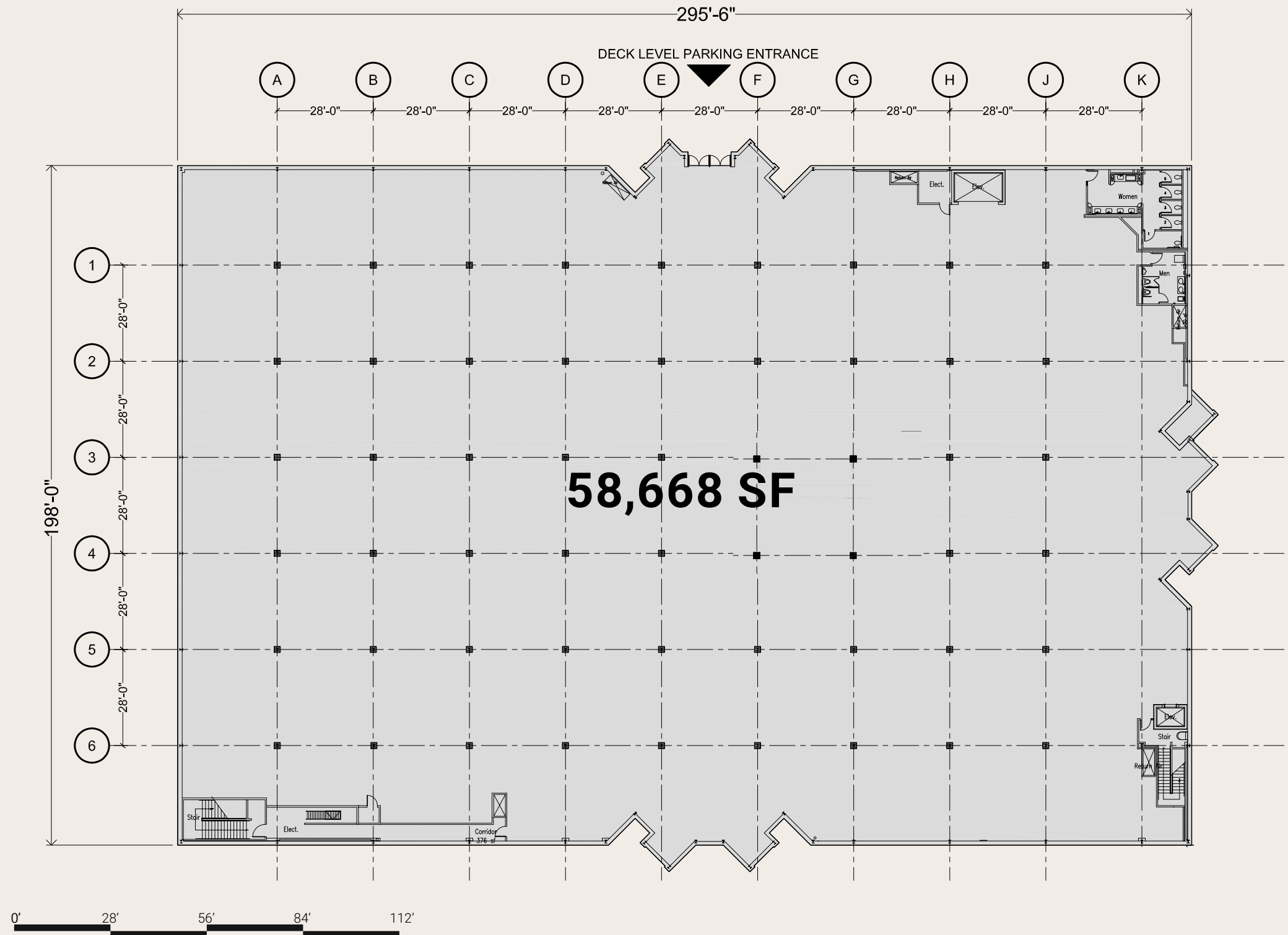


# Existing Conditions

LEVEL 2  
**58,668 SF\***

CEILING HEIGHT: 19'-6"  
COLUMN SPANS OVER 28'-0"

\*Reflects BOMA Square Footage  
Ceiling Heights are Slab-To-Slab Measurements





# Leasing Contact

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