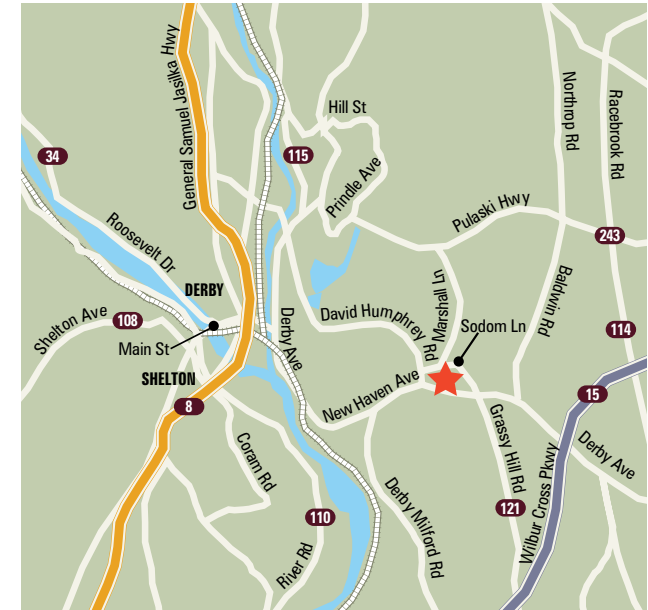


# The Commons at Derby

600 New Haven Avenue (Route 34)



- Neighborhood strip center located on New Haven Avenue (Route 34) with a signalized entrance
- Adjacent to Lowe's
- Excellent access to the Wilbur Cross Parkway (Route 15), as well as Routes 1 and 8
- Serves the communities of Derby, Orange, Shelton, and Ansonia
- Ample parking

<b>TOTAL GLA:</b>	<b>65,000 SF</b>		
<b>DEMOGRAPHICS</b>	1-Mile	3-Mile	5-Mile
<b>Population</b>	6,095	49,203	110,764
<b>Average HH Income</b>	85,943	\$84,651	\$90,643

KEY TENANTS:



# The Commons at Derby



10/17