



# KINGS CROSSING

330-350 Grasmere Avenue | Fairfield, CT

- WHOLE FOODS MARKET
- PETCO
- CVS
- FIVE GUYS
- CHIPOTLE





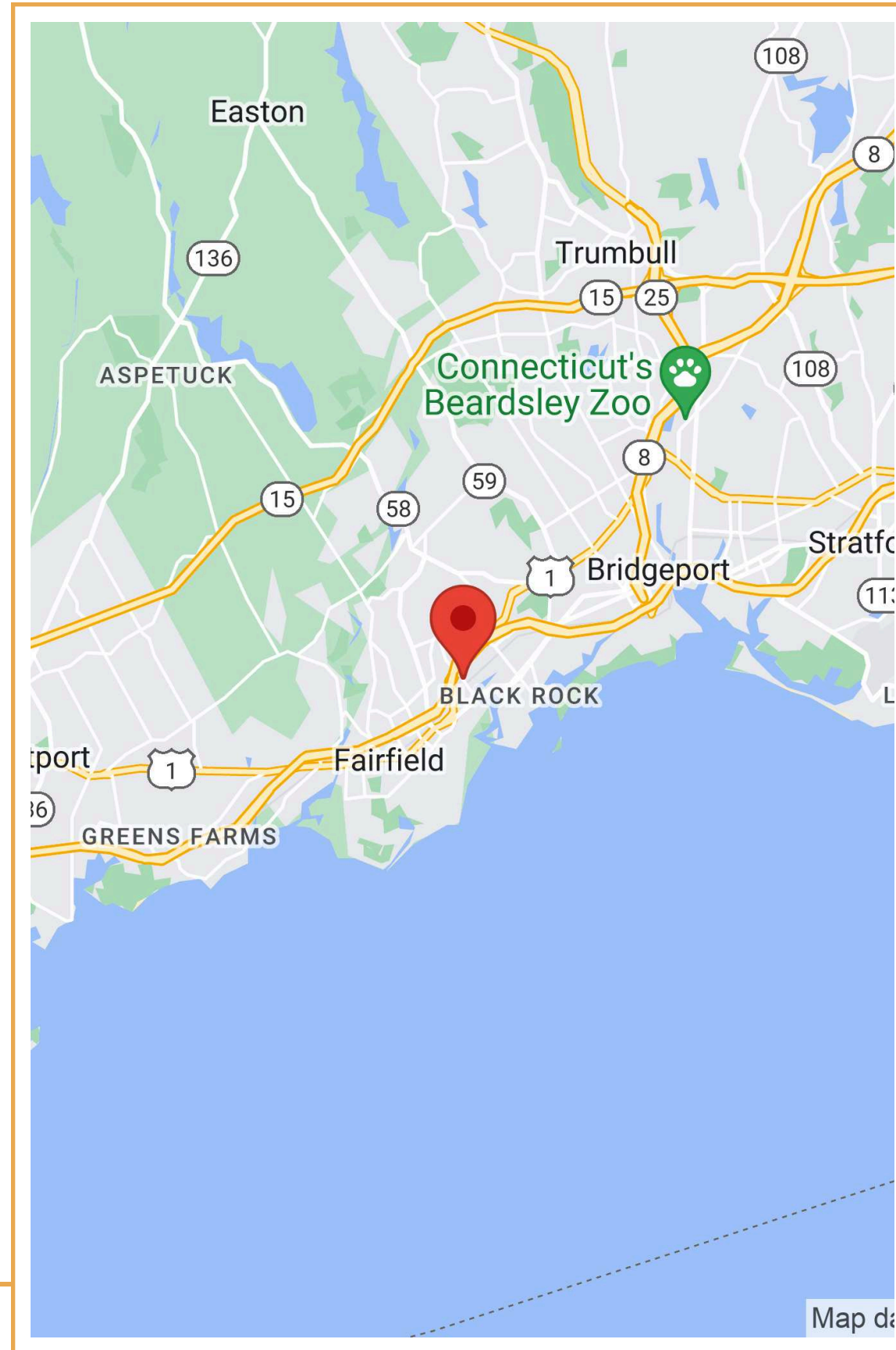
## Location

Situated in the coveted "Gold Coast" of Connecticut, Kings Crossing is located minutes from I-95 (67,400 VPD) on the affluent shoreline of Fairfield Township. Fairfield is a highly sought-after community renowned for its exceptional school district and convenient access to New York City, just 50 miles away.



## Trade Area

The Route 1/ Post Road Corridor (9K VPD) is the main commercial thoroughfare throughout the County. Whole Foods Market at Kings Crossing, alongside CVS, Petco, Chipotle, and Home Depot, enhances its local go-to appeal (the closest Whole Foods Market east/west is over 20 minutes away). In 2023, the property welcomed approximately 1.5 million visits, with a real cross section of consumer indicated by the recorded top consumer personas recorded as follows: Ultra Wealthy Families A (Ages 45-54 with an est. HH Income \$200K), and Near-Urban Diverse Families E (Ages 45-54 with an est. HH Income \$60-75K).



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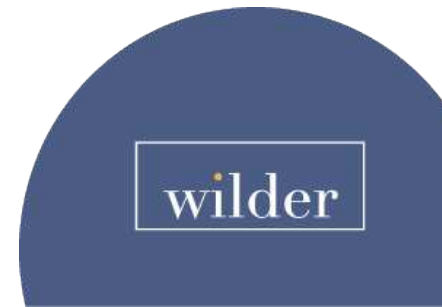
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## 2023 Estimates

	10 Minute	15 Minute	20 Minute
POPULATION	123,009	329,446	519,566
DAYTIME POPULATION	44,079	117,495	187,294
AVERAGE INCOME	130,207	128,516	145,202
MEDIAN AGE	37	38	41

Source: 2024 Placer.ai - STI: Popstats



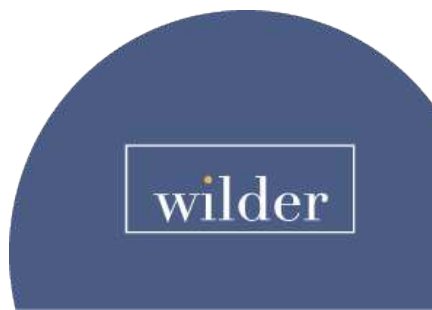
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## About Wilder

Wilder is a Boston-based real estate development, management, and leasing firm specializing in the positioning of retail properties. Privately held and owner managed, Wilder's mission has been and continues to be to create vibrant shopping places that meet and exceed the expectations of our customers, retailers, and investors.

From lifestyle centers, urban properties, and community centers to mixed-use developments and super-regional malls, Wilder, in its 40-year history, has developed, managed, and leased over 20 million square feet of retail properties throughout the United States and Puerto Rico.

The company continues to have a diverse portfolio of properties throughout the East Coast.



## For More Information



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