

THE SHOPS AT  
**Stone  
Bridge**



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

# The Location



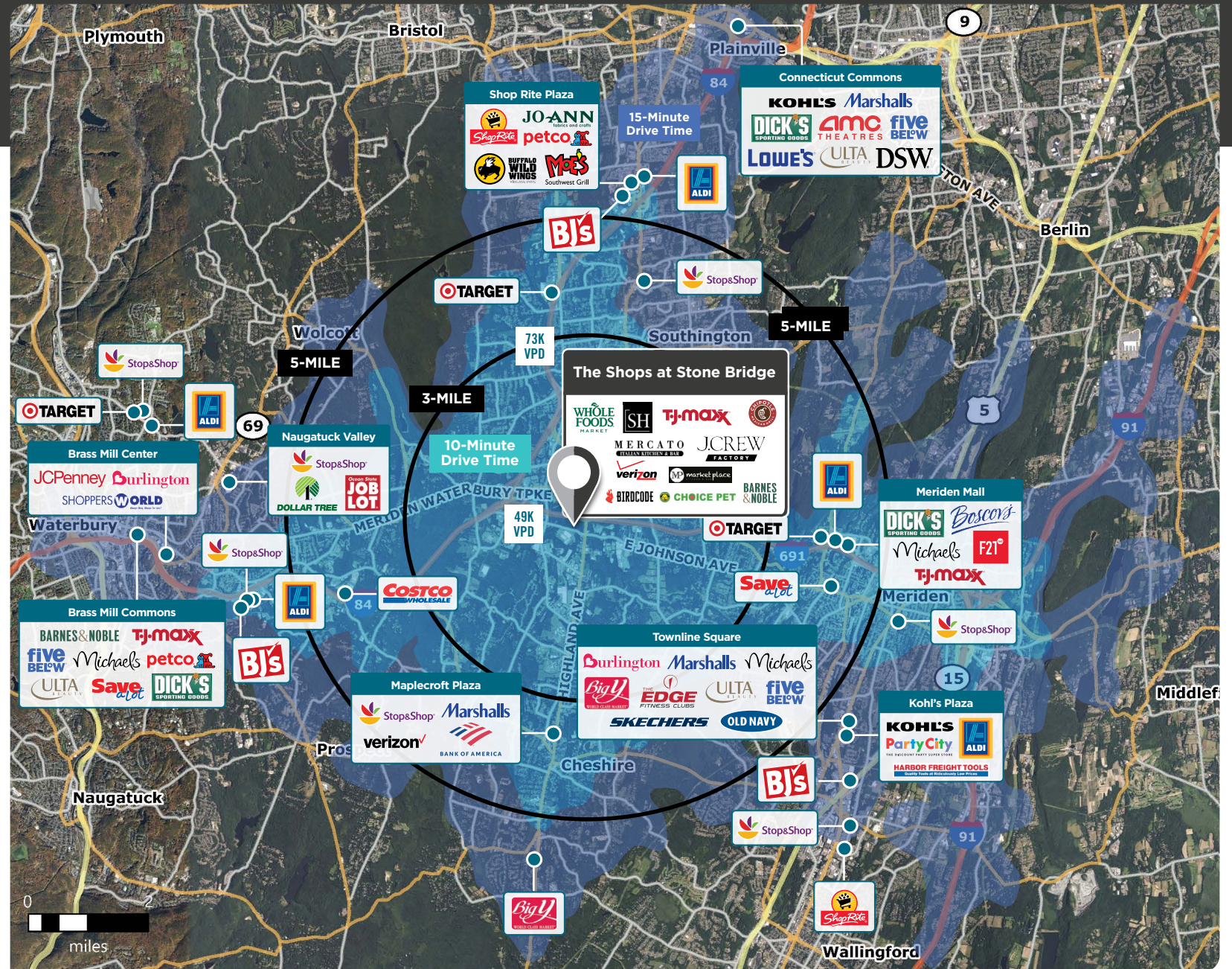
## Embedded in the Cheshire Community

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 Market & Primary Trade Area



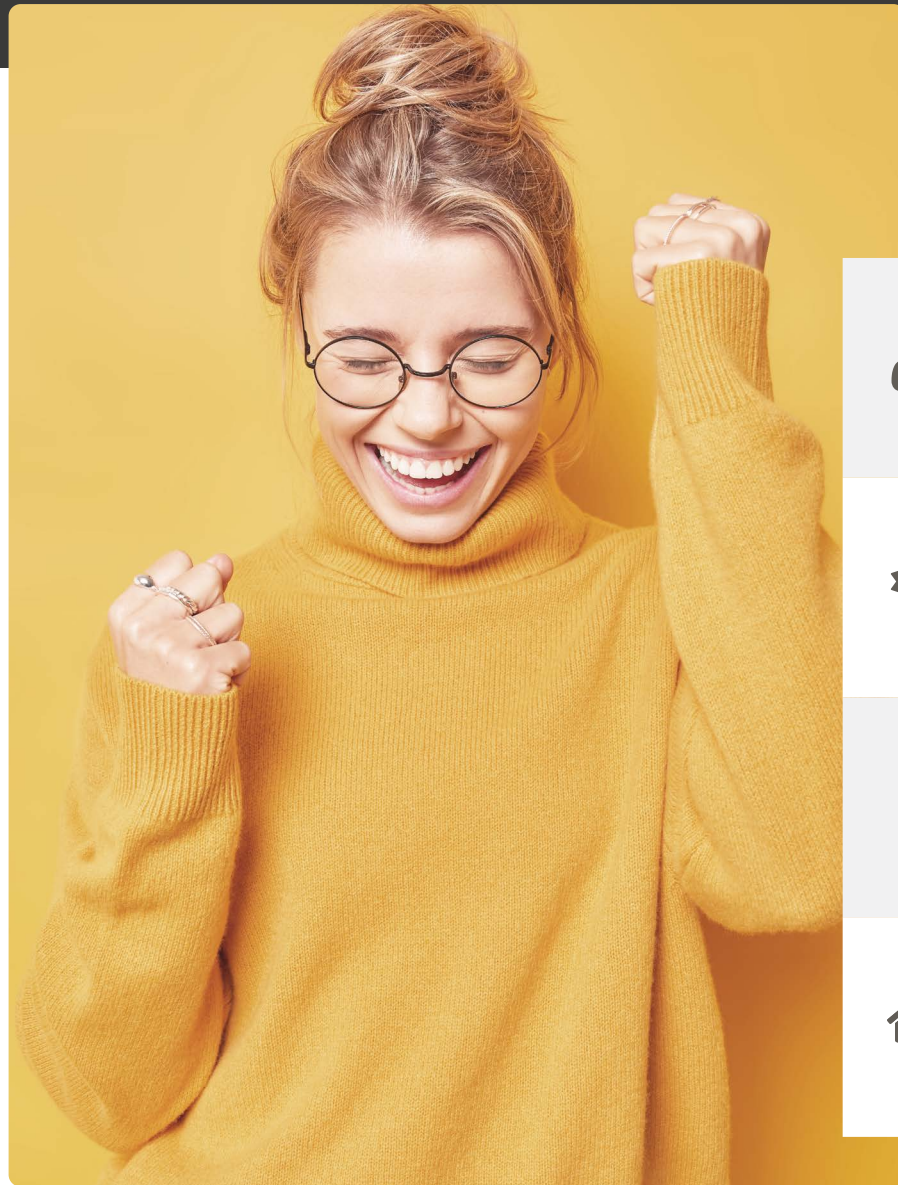
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# The Community



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# 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

Color	Category	Unit	Area
Orange	AVAILABLE		
Light Blue	AVAILABLE	A130	2,210
Light Blue	AVAILABLE	C120	2,100
Light Blue	AVAILABLE	C420	2,200
Light Blue	AVAILABLE	D110	2,354
Light Blue	AVAILABLE	F110	2,500
Yellow	LOI		
Yellow	LOI	A150- A160	4,990
Dark Blue	AT LEASE		
Dark Blue	AT LEASE	A110	3,450
Dark Blue	AT LEASE	C430	3,800
Dark Blue	AT LEASE	E120	3,250
Dark Blue	AT LEASE	G120	2,400
Dark Blue	AT LEASE	H110	3,050
Light Blue	LEASED		
Light Blue	LEASED	A120	1,500
Light Blue	LEASED	A140	1,500
Light Blue	LEASED	A180	9,211
Light Blue	LEASED	B110	40,000
Light Blue	LEASED	C110	3,000
Light Blue	LEASED	C130	4,400
Light Blue	LEASED	C210	23,000
Light Blue	LEASED	C310	18,000
Light Blue	LEASED	C410	2,800
Light Blue	LEASED	C510	5,000
Light Blue	LEASED	C520	5,000
Light Blue	LEASED	D120	2,442
Light Blue	LEASED	E110	2,500
Light Blue	LEASED	G110	2,000
Light Blue	LEASED	F120	2,500



## THE SHOPS AT Stone Bridge

# Renderings



# Renderings





# Renderings



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# Renderings



# Renderings



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# Stone Bridge

## 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, 23 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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