

# Colonial Commons - Orange

South Central CT Region New Haven, CT 133,786 Sq Ft

200 Indian River Road | Orange, CT 06477

41.2616, -73.0024



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 3,046     | 64,348    | 157,762   |
| Daytime Pop. | 6,735     | 61,838    | 203,567   |
| Households   | 1,242     | 25,022    | 62,966    |
| Income       | \$132,988 | \$130,180 | \$121,128 |

Source: Synergos Technologies, Inc. 2024

Located in the heavily travelled U.S. 1/Boston Post Road retail corridor, the center has easy access from 23,000 vehicles daily on U.S. 1/Boston Post Road and 120,000 vehicles daily on I-95 (Kalibrate 2025)

A strong daytime population of 64,200+ with surrounding corporate campuses including The United Illuminating Company & PEZ Candy within 3 miles

Surrounded by an affluent and well-educated trade area with an average household income of \$130,100+ and 39% college educated persons within a 3-mile radius

Located within 1 mile of Yale University's West Campus with over 1,000 students (NCES 2023)



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### Available Spaces

|    |             |      |   |              |      |
|----|-------------|------|---|--------------|------|
| 2  | 4,000 Sq Ft |      | 8 | 6,270 Sq Ft  | 360° |
| 6  | 9,143 Sq Ft | 360° | 9 | 22,080 Sq Ft | 360° |
| 7A | 8,064 Sq Ft | 360° | A | 8,250 Sq Ft  | 360° |

### Current Tenants

Space size listed in square feet

|    |                                |        |
|----|--------------------------------|--------|
| 1  | Big Y Foods                    | 52,955 |
| 3  | Renee's Resale Clothing Outlet | 3,896  |
| 4  | Yankee Candle                  | 2,500  |
| 5  | Golf Lounge 18                 | 5,000  |
| 7  | Bulldog Swim Academy           | 9,030  |
| 8A | M Beauty Studio                | 2,598  |



This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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