

# OLD SAYBROOK SC

665 BOSTON POST ROAD | OLD SAYBROOK, CT 06475

AVAILABLE 1,800 SF - 4,707 SF + TWO PAD SITES

ANCHORED BY



## PROPERTY INFORMATION

- Premier Regional location serving the Southeast CT seacoast
- Population more than triples seasonally
- Traffic: 20,000 vehicles per day
- Total GLA: 300,000sf

## AVAILABLE SPACE

- Space E: 4,707 SF
- Space L: 1,800 SF
- Space K: 2,419 SF
- PAD 1: Land
- PAD 2: Land

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,157	14,019	27,003
MEDIAN HH INC	\$87,210	\$121,933	\$115,600
AVERAGE HH INC	\$141,947	\$168,595	\$168,559



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

CAROL HUTCHINSON | 203.227.2922 | [Carol@CharterRealty.com](mailto:Carol@CharterRealty.com)

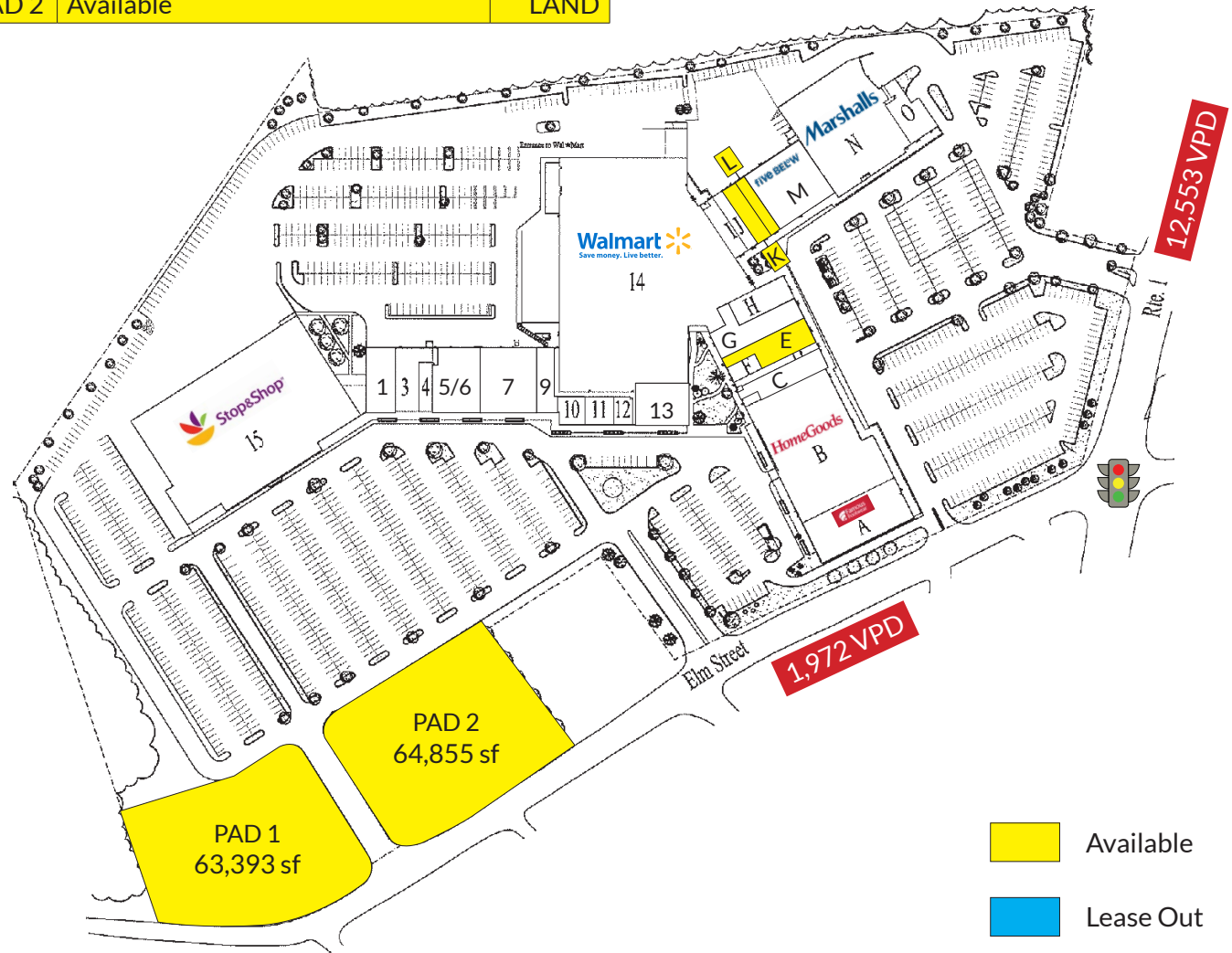
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## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Paradise Wine & Spirits	4,500
03	Verizon Wireless	4,600
04	Aerus	1,650
05/06	Johnson Flooring	7,250
07	Beach Body Fitness	7,431
09	Cosmo Prof	2,785
10	Bella Capelli Salon	2,000
11	Kennedy & Perkins	2,090
12	Beckers Jewelers	1,200
13	Dentist	5,374
14	Walmart	97,066
15	Stop & Shop	60,176
A	Famous Footwear	12,000
B	HomeGoods	27,062
C	Mattress Plus	3,785
D	Lighting store	2,100
E	Available	4,707
F	Courtyard Restaurant	1,200
G	S.K Lavery Appliance	5,540
H	K.C.'s Clothing	4,264
I	New England Rendokan	2,300
J	Quest Diagnostics	1,800
K	Available	2,419
L	Available	1,800

M	Five Below	10,789
N	Marshalls	23,500
O	Wells Fargo	3,650
PAD 1	Available	LAND
PAD 2	Available	LAND



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **2,157**

Households: **1,005**

Daytime Population: **5,611**

Median Age: **51.5**



Average Household Income: **\$141,947**

Median Household Income: **\$87,210**

### 3 MILE RADIUS:



Total Population: **14,019**

Households: **6,313**

Daytime Population: **15,416**

Median Age: **51.7**



Average Household Income: **\$168,595**

Median Household Income: **\$121,933**

### 5 MILE RADIUS:



Total Population: **27,003**

Households: **12,176**

Daytime Population: **26,085**

Median Age: **51.3**



Average Household Income: **\$168,559**

Median Household Income: **\$115,600**



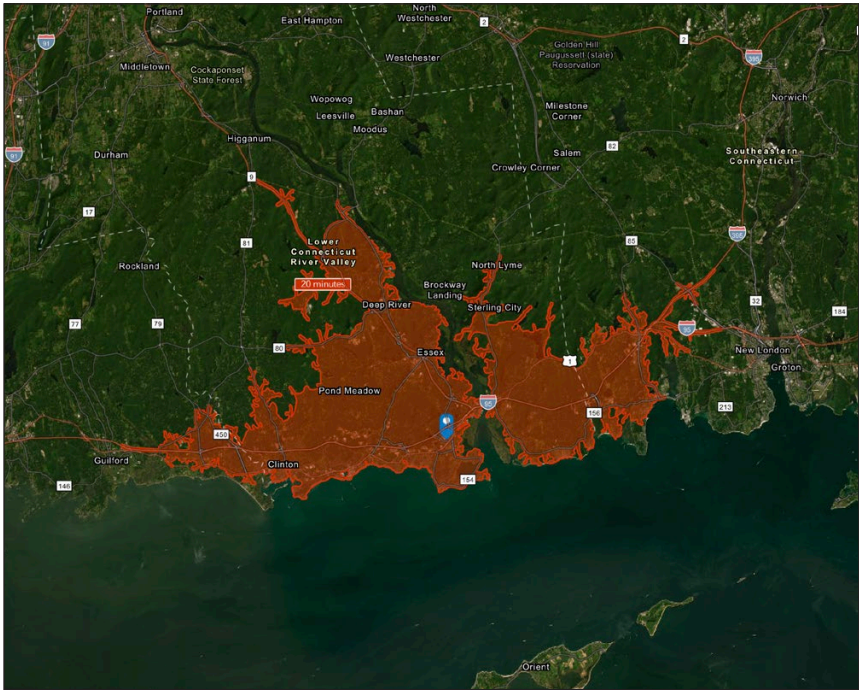
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20 MINUTE DRIVE TIME



## KEY FACTS

67,230

Population

\$102,930

Median Household Income

51.0

Median Age

66,637

Daytime Population

## TAPESTRY SEGMENTS

### Savvy Suburbanites

6,622 Households

#### Socioeconomic Traits

Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

#### Household Types

In this older market, 42% of households consist of married couples with no children at home, while another 28% are single person.

#### Typical Housing

Single Family

### Exurbanites

5,411 Households

#### Socioeconomic Traits

This labor force is beginning to retire. Participation has declined to less than 60%. Residents are college educated; nearly 81% have some college education.

#### Household Types

A larger market of empty nesters, married couples with no children; average household size is 2.50.

#### Typical Housing

Single Family

### Golden Years

3,268 Households

#### Socioeconomic Traits

Independent, active seniors nearing the end of their careers or already in retirement. Older market w/ Median age of 52. Nearly 32% of residents aged 65 or older.

#### Household Types

Single-person households and married-couple families w/ no children.

#### Typical Housing

Single Family; Multi-units

## TOTAL RETAIL SALES

Includes F&B



\$892,902,545

## EDUCATION

Bachelor's Degree  
or Higher



52%

## OWNER OCCUPIED HOME VALUE

Average



\$469,209

## ANNUAL HOUSEHOLD SPENDING

\$4,748

Eating  
Out

\$2,806

Apparel &  
Services

\$8,863

Groceries

\$327

Computer &  
Hardware

\$9,969

Health  
Care



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