

# CHESHIRE SHOPPING CENTER

929-966 S MAIN STREET | CHESHIRE, CT 06410

AVAILABLE 4,110 SF & 4,306 SF

ANCHORED BY



## PROPERTY INFORMATION

- CVS anchored shopping center, strategically located on busy Rt. 10 corridor
- Opportunity in affluent area
- Signalized Entrance
- Traffic Count:  
South Main Street - 19,498 vpd

## AVAILABLE SPACE

- Space 03B: 4,306 SF
- Space 06: 4,110 SF

## AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,192	24,541	75,136
MEDIAN HH INC	\$127,835	\$137,407	\$120,483
AVERAGE HH INC	\$167,013	\$180,472	\$149,419



[www.CharterRealty.com](http://www.CharterRealty.com)

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### TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Liki Sushi	5,800
03A	Jersey Mike's	4,094
03B	Available	4,306
06	Available	4,110



	Available
	Lease Out
	Occupied



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **5,192**

Households: **1,960**

Daytime Population: **3,473**

Median Age: **45.4**



Average Household Income: **\$167,013**

Median Household Income: **\$127,835**

### 3 MILE RADIUS:



Total Population: **24,541**

Households: **9,301**

Daytime Population: **14,187**

Median Age: **45.9**



Average Household Income: **\$180,472**

Median Household Income: **\$137,407**

### 5 MILE RADIUS:



Total Population: **75,136**

Households: **27,666**

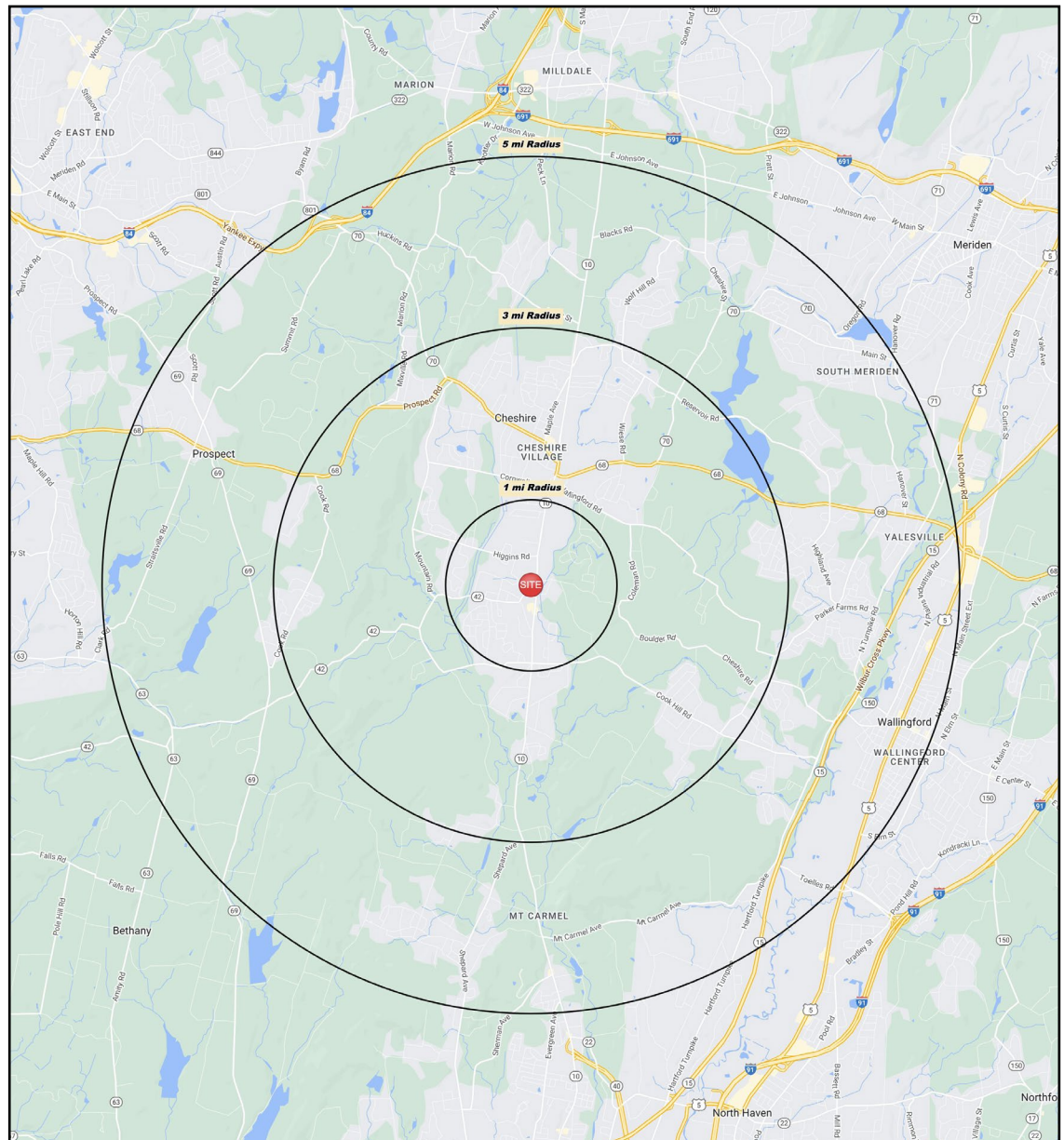
Daytime Population: **58,280**

Median Age: **42.8**



Average Household Income: **\$149,419**

Median Household Income: **\$120,483**



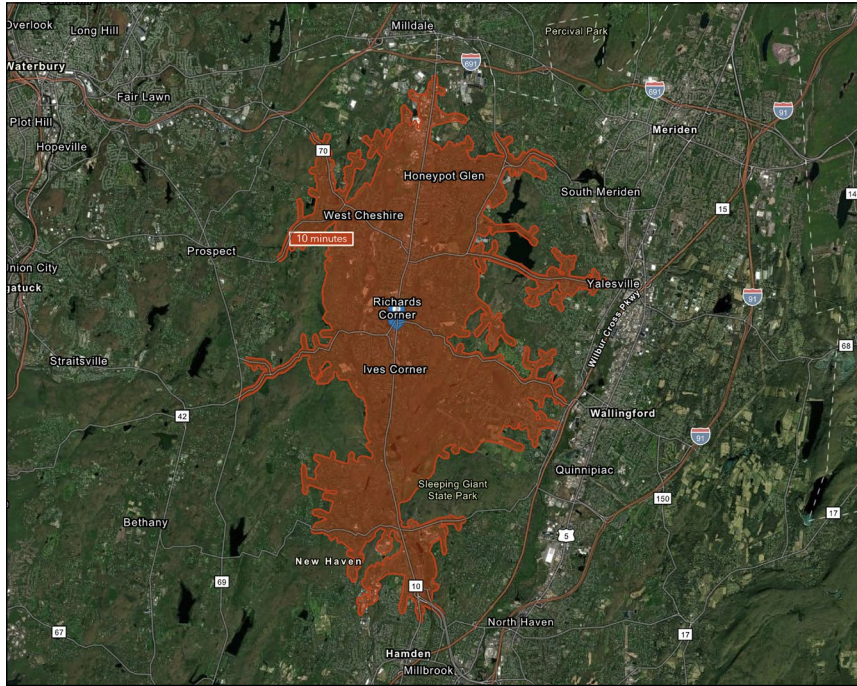
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**10 MINUTE DRIVE TIME**



## KEY FACTS

**31,941**

Population

**41.6**

Median Age

**\$125,267**

Median Household Income

**26,829**

Daytime Population

## TAPESTRY SEGMENTS

Savvy Suburbanites <i>5,240 Households</i>	Golden Years <i>1,687 Households</i>	Exurbanites <i>1,098 Households</i>
<p><b>Socioeconomic Traits</b></p> <p>Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.</p>	<p><b>Socioeconomic Traits</b></p> <p>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.</p>	<p><b>Socioeconomic Traits</b></p> <p>This labor force is beginning to retire. Participation has declined to less than 60%. Residents are college educated; nearly 81% have some college education.</p>
<p><b>Household Types</b></p> <p>Married couples with no children or older children; average household size is 2.85.</p>	<p><b>Household Types</b></p> <p>Single-person households and married-couple families w/ no children.</p>	<p><b>Household Types</b></p> <p>A larger market of empty nesters, married couples with no children; average household size is 2.50.</p>
<p><b>Typical Housing</b></p> <p>Single Family</p>	<p><b>Typical Housing</b></p> <p>Single Family; Multi-units</p>	<p><b>Typical Housing</b></p> <p>Single Family</p>

### TOTAL RETAIL SALES

Includes F&B



**\$358,724,771**

### EDUCATION

Bachelor's Degree or Higher



**58%**

### OWNER OCCUPIED HOME VALUE

Average



**\$416,760**

## ANNUAL HOUSEHOLD SPENDING

**\$5,586**

Eating Out

**\$3,335**

Apparel & Services

**\$10,230**

Groceries

**\$384**

Computer & Hardware

**\$11,385**

Health Care



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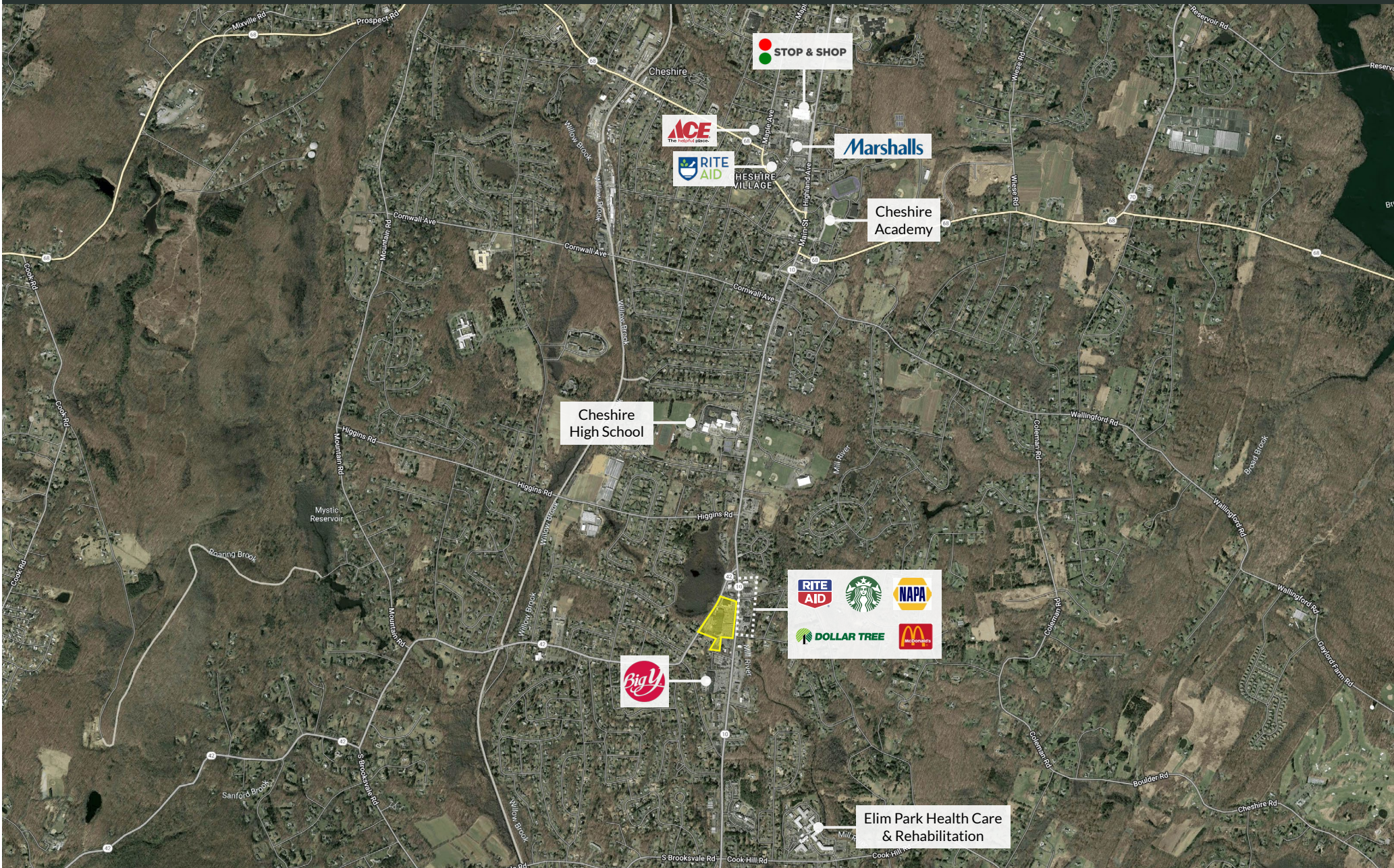


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★ SITE

STOP & SHOP RITE AID  
Marshalls CVS  
ACE Cheshire Academy

THE HOME DEPOT BJ's Marshalls LOWE'S  
Big L Michaels ALDI KOHL'S  
Burlington FIVE BELOW STAPLES  
MATTRESS FIRM DOLLAR TREE

STOP & SHOP Walmart petco  
ShopRite BIG LOTS! Bowlers CVS  
RITE AID True Value TRACTOR SUPPLY CO.



CHOATE  
ROSEMARY HALL



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