

SHOPPES AT VILLAGE SQUARE

488 HARTFORD ROAD | NEW BRITAIN, CT 06053

AVAILABLE 2,000 SF - 2,865 SF

AREA TENANTS



STARBUCKS



PROPERTY INFORMATION

- New Development, directly across the street from Target Super Store
- Neighbor to Super Regional West Farms Mall, Corbin's Corner, and Newly Developed Corbin Collection
- Shares Traffic light access with Target Super Store
- Situated in the densely populated and highly developed retail corridor
- Direct access of Rt.9 and proximity to I-84
- Traffic Count: SouthEast Road - 36,000 vpd

AVAILABLE SPACE

- Space A: 5,200 SF
- Space B: 2,040 SF
- Space C: 2,040 SF

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,122	82,763	235,032
MEDIAN HH INC	\$95,669	\$110,476	\$73,629
AVERAGE HH INC	\$114,812	\$85,863	\$114,924



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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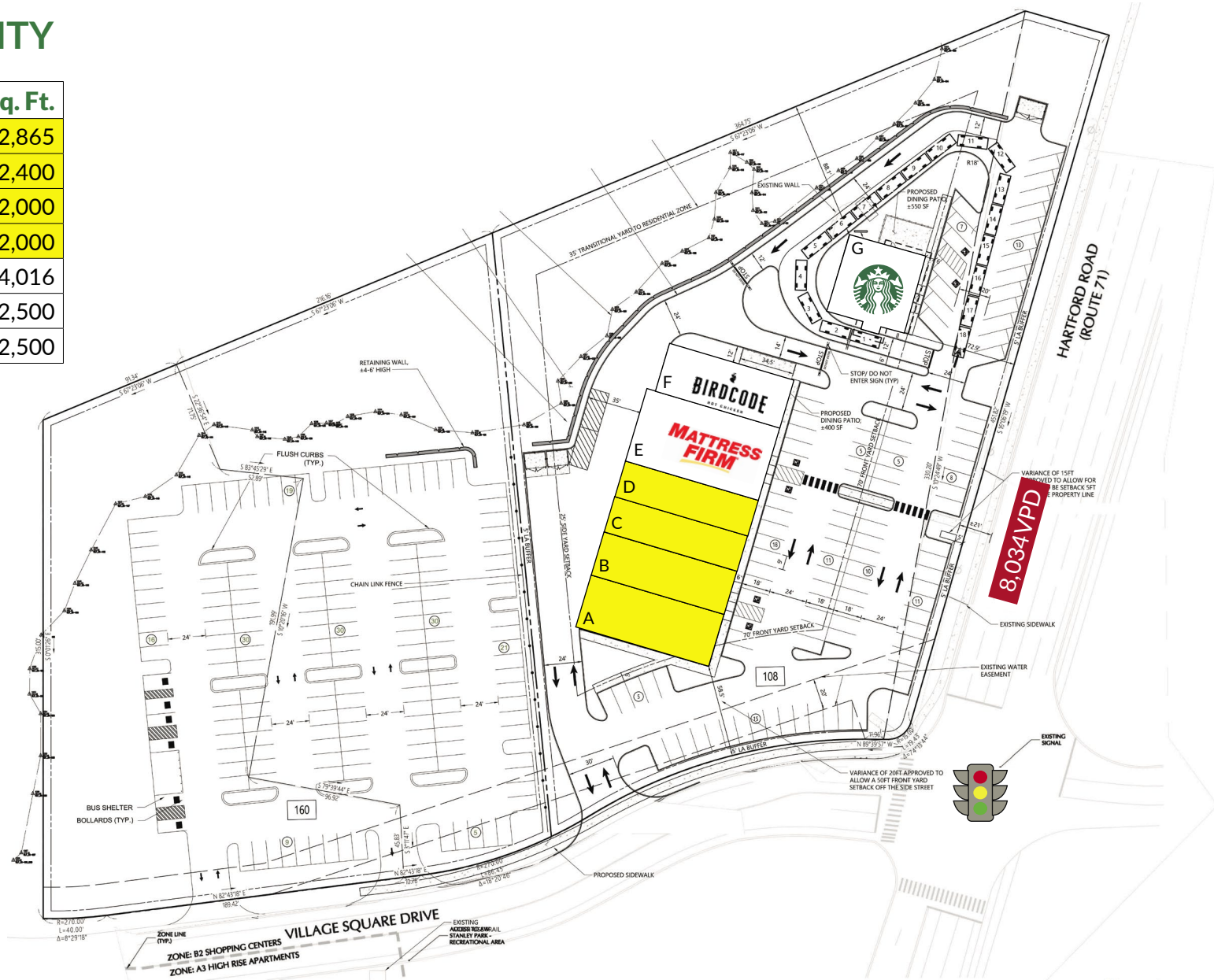
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
A	Available	2,865
B	Available	2,400
C	Available	2,000
D	Available	2,000
E	Mattress Firm	4,016
F	Birdcode	2,500
G	Starbucks	2,500

- Available
- Lease Out
- Occupied

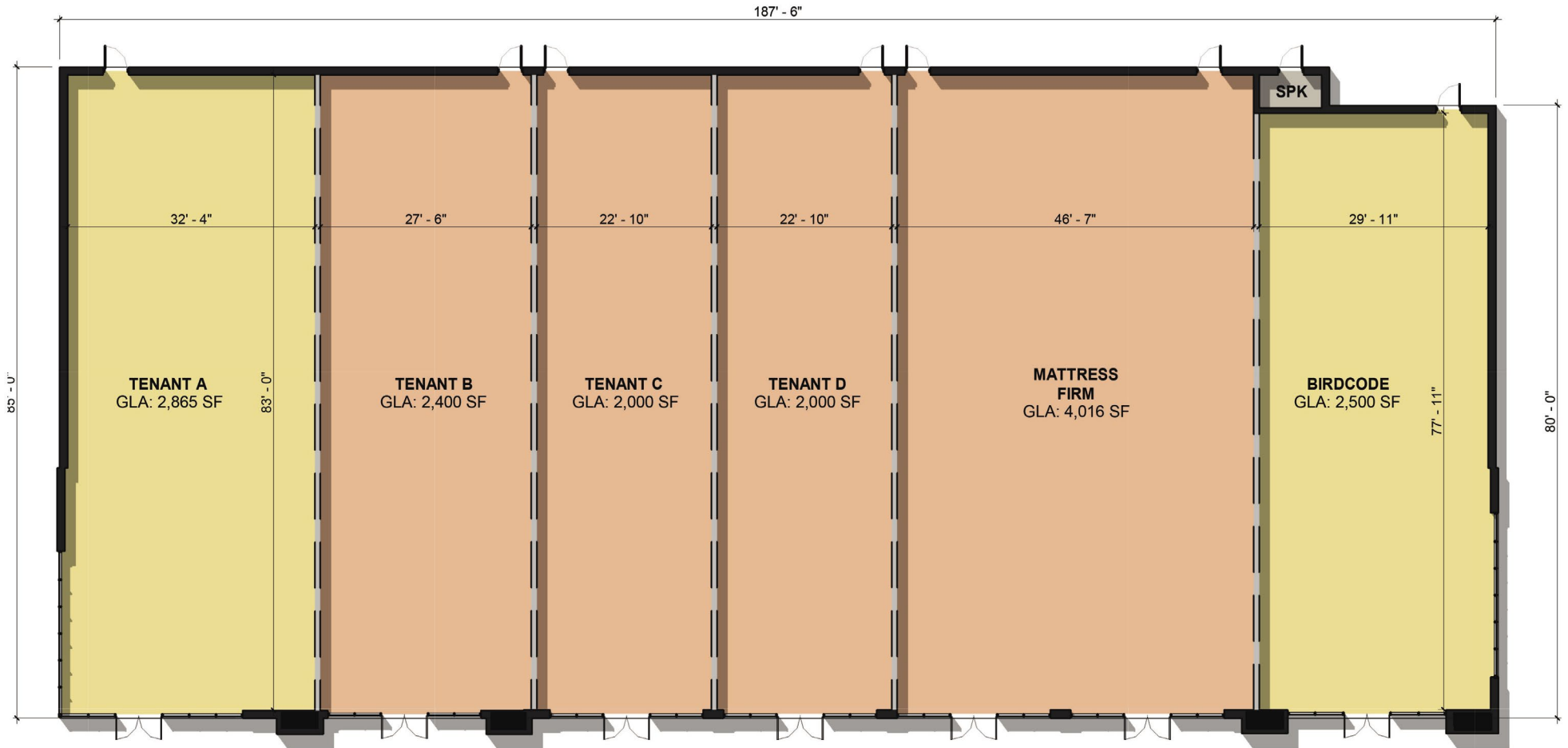


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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **7,122**

Households: **3,178**

Daytime Population: **5,285**

Median Age: **40.6**



Average Household Income: **\$114,812**

Median Household Income: **\$95,669**

3 MILE RADIUS:



Total Population: **82,763**

Households: **33,472**

Daytime Population: **65,391**

Median Age: **38.0**



Average Household Income: **\$110,476**

Median Household Income: **\$85,863**

5 MILE RADIUS:



Total Population: **235,032**

Households: **95,366**

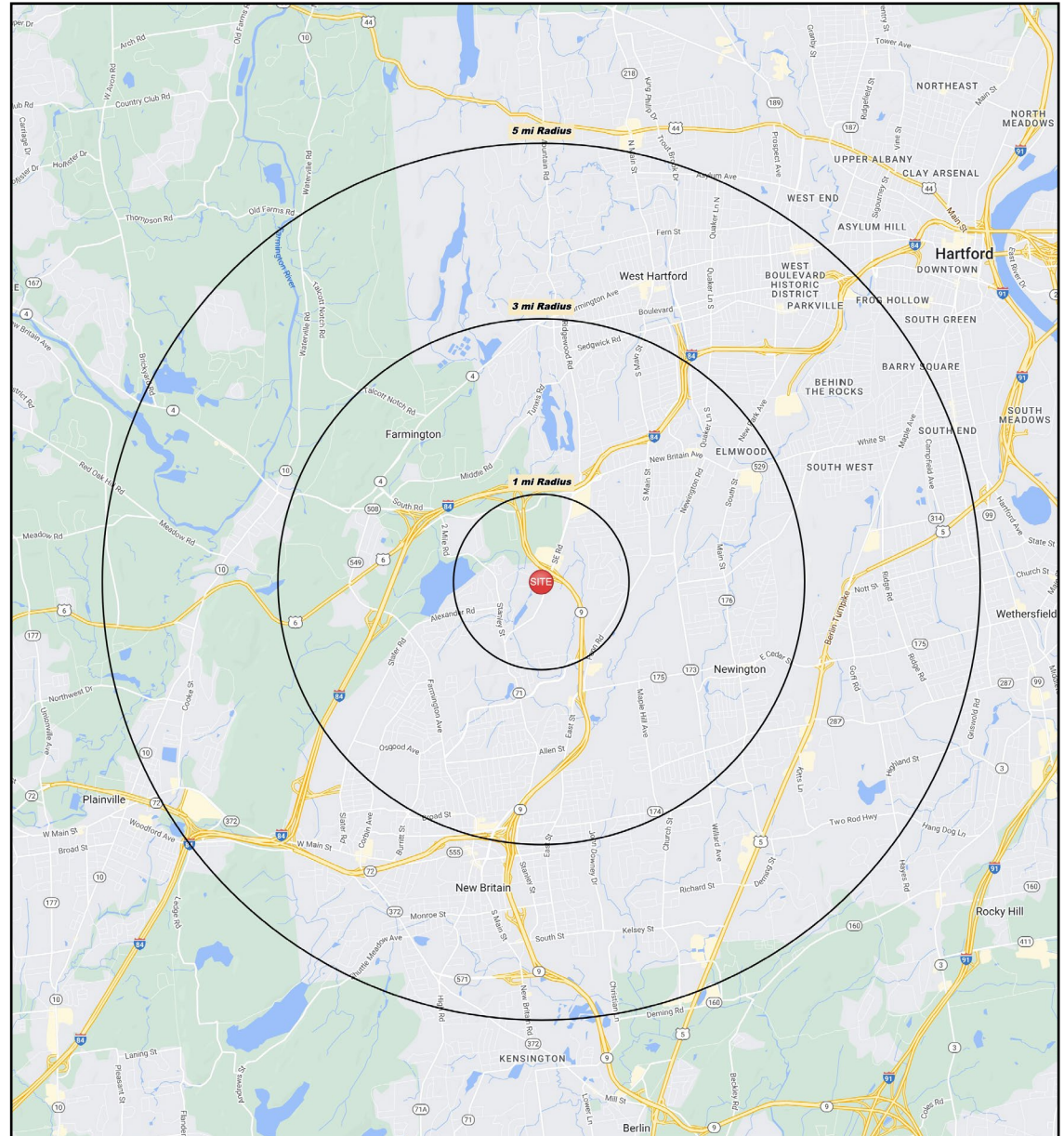
Daytime Population: **178,409**

Median Age: **37.9**



Average Household Income: **\$114,924**

Median Household Income: **\$88,435**



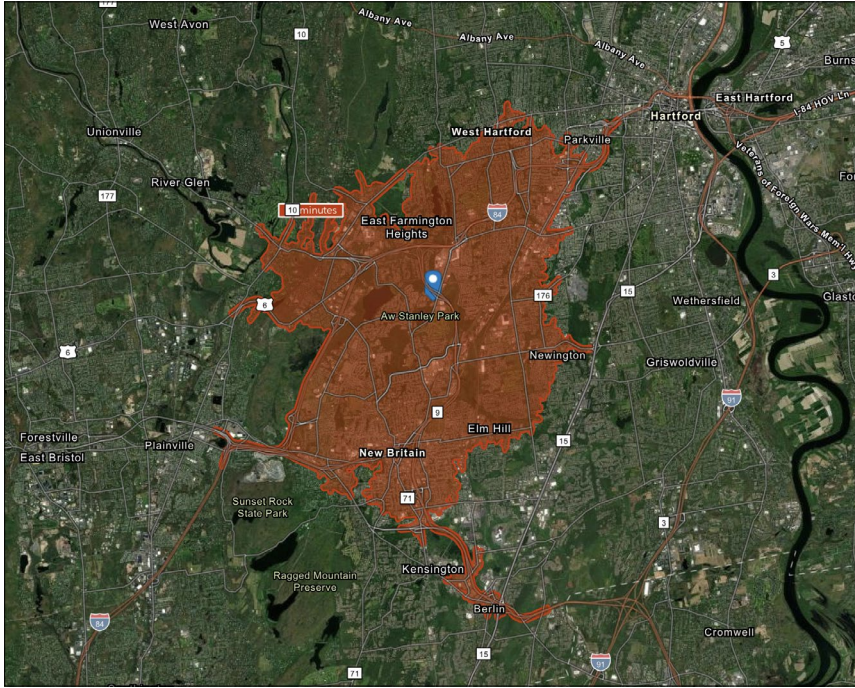
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10 MINUTE DRIVE TIME



KEY FACTS

112,520

Population

\$65,039

Median Household Income

38.0

Median Age

120,206

Daytime Population

TAPESTRY SEGMENTS

Parks & Rec

8,923 Households

Socioeconomic Traits

More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

Household Types

Married couples, approaching retirement age.

Typical Housing

Single Family

Front Porches

8,732 Households

Socioeconomic Traits

Composed of a blue-collar workforce with a strong labor force participation rate.

Household Types

Young families w/ children, single parent families, singles living alone.

Typical Housing

Single Family; Multi Units

Fresh Ambitions

5,985 Households

Socioeconomic Traits

Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

Household Types

More single-parent than married-couple families.

Typical Housing

Multi-unit Rentals; Single Family

TOTAL RETAIL SALES

Includes F&B



\$982,456,813

EDUCATION

Bachelor's Degree or Higher



35%

OWNER OCCUPIED HOME VALUE

Average



\$302,078

ANNUAL HOUSEHOLD SPENDING

\$3,369

Eating Out

\$2,046

Apparel & Services

\$6,276

Groceries

\$243

Computer & Hardware

\$6,248

Health Care



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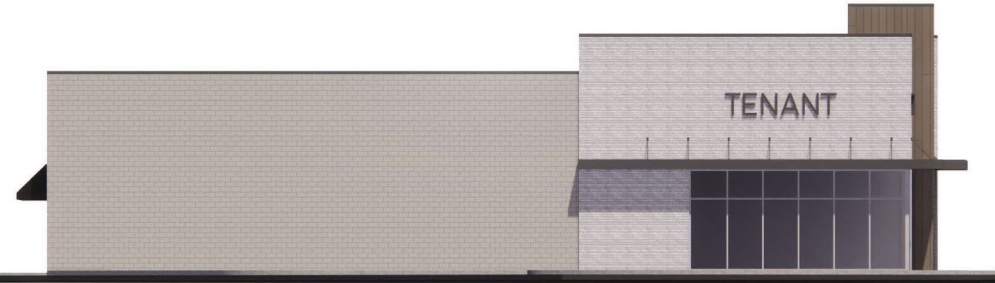
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FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



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