

SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033

100% LEASED

ANCHORED BY

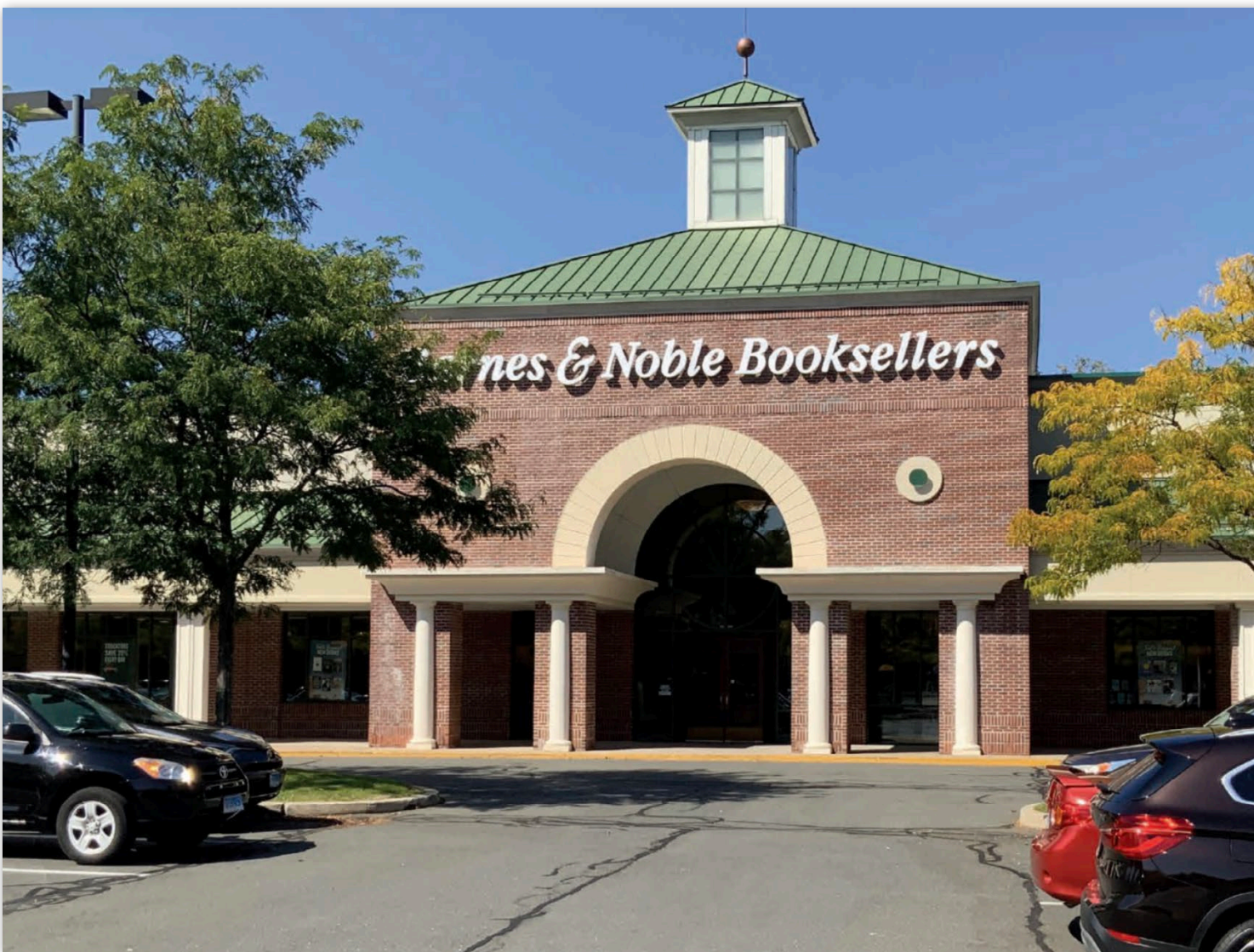


STOP & SHOP



the paper store

BARNES & NOBLE



PROPERTY INFORMATION

- Great anchor opportunity
- Dominant center in the Glastonbury market
- Access to large affluent population
- Easy access to I-91, I-84 & Route 2
- Abundant parking
- Traffic Counts:
Route 3: 21,290 VPD
Glastonbury Blvd: 5,580 VPD

AVAILABLE SPACE

- 100% Leased

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	5,246	55,624	198,326
MEDIAN HH INC	\$83,806	\$95,142	\$83,108
AVERAGE HH INC	\$107,022	\$114,340	\$102,705



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

DAN ZELSON | 203.227.2922 | Dan@CharterRealty.com

SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033

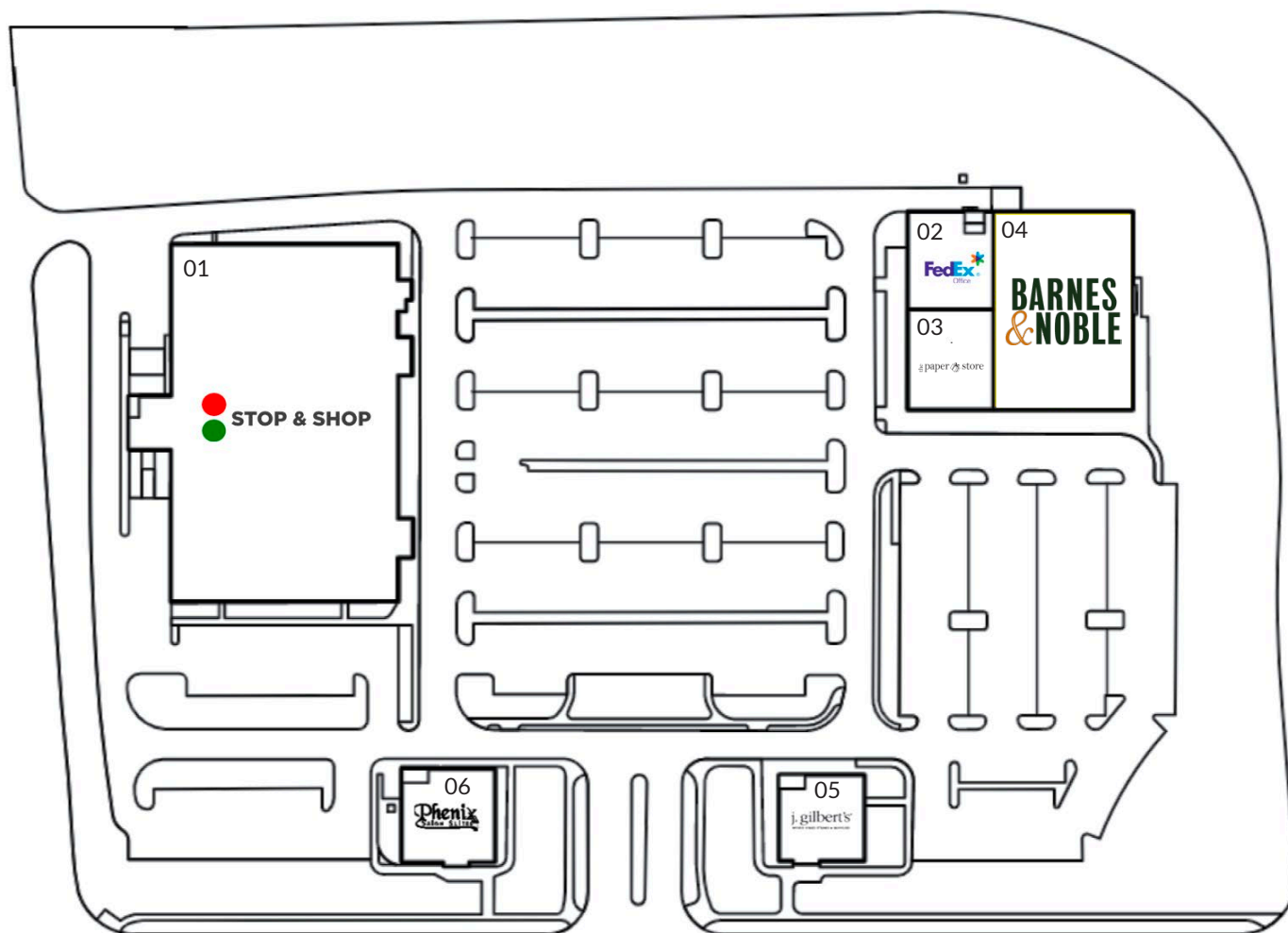
TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Stop & Shop	64,330
02	FedEx Office	6,207
03	Hallmark	6,575
04	Barnes & Noble	10,000 - 22,000
05	J. Gilbert's	6,584
06	Phenix Salon	6,500

 Available

 Lease Out

 Occupied



Glastonbury Blvd



8,283 VPD



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033

TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **5,246**

Households: **2,386**

Daytime Population: **8,016**

Median Age: **40.8**



Average Household Income: **\$107,022**

Median Household Income: **\$83,806**

3 MILE RADIUS:



Total Population: **55,624**

Households: **23,252**

Daytime Population: **57,212**

Median Age: **40.0**



Average Household Income: **\$114,340**

Median Household Income: **\$95,142**

5 MILE RADIUS:



Total Population: **198,326**

Households: **80,751**

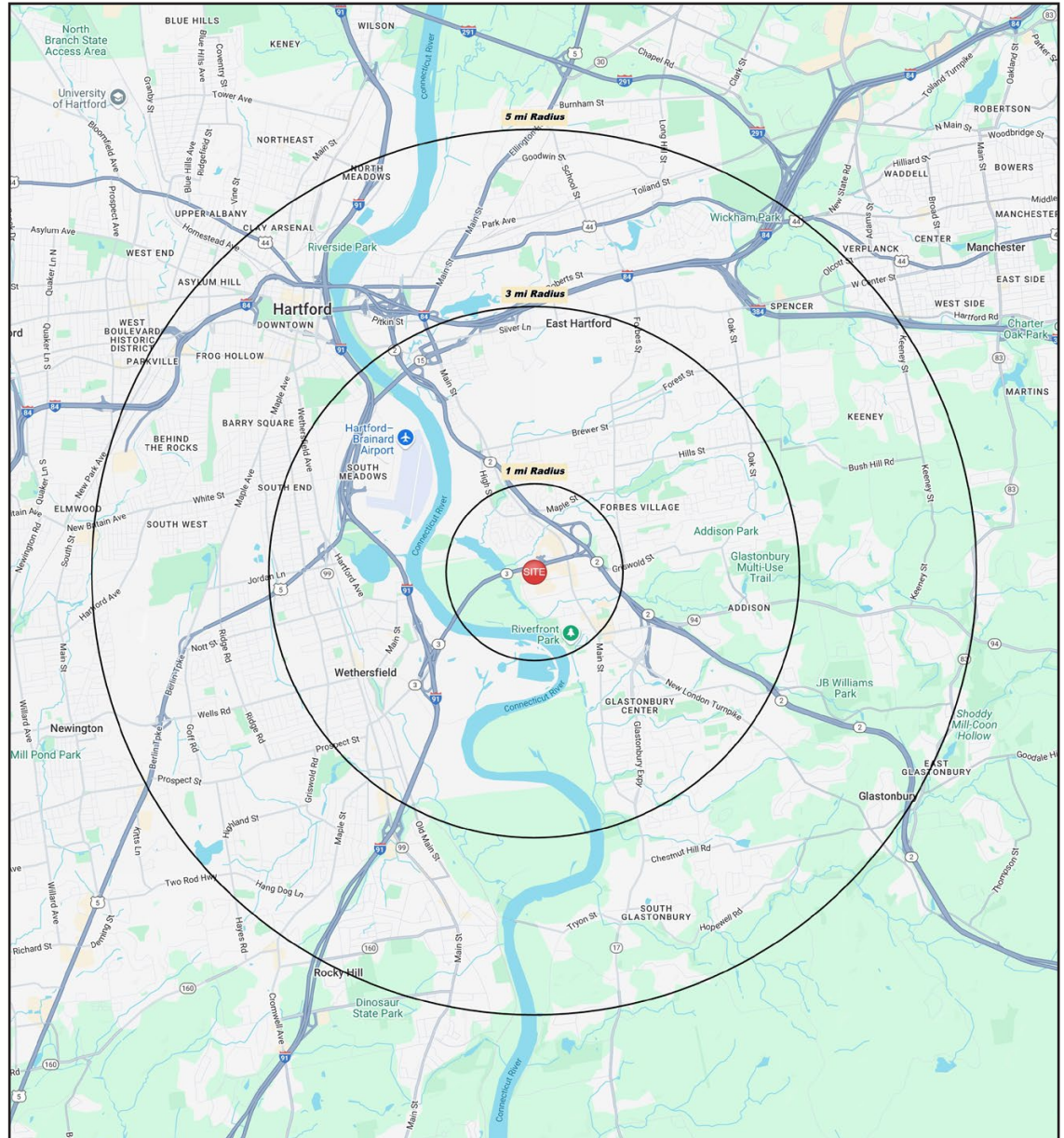
Daytime Population: **209,292**

Median Age: **38.3**



Average Household Income: **\$102,705**

Median Household Income: **\$83,108**



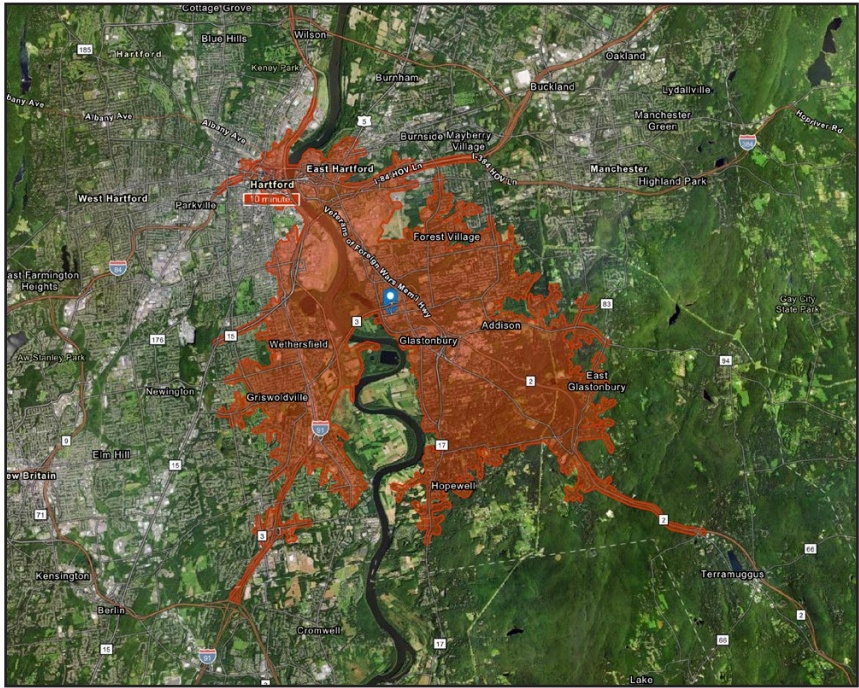
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033

10 MINUTE DRIVE TIME



KEY FACTS

71,835

Population

\$84,331

Median Household Income

43.6

Median Age

117,004

Daytime Population

TAPESTRY SEGMENTS

Parks & Rec 3,886 Households	In Style 3,224 Households	Comfortable Empty Nesters 3,212 Households
Socioeconomic Traits More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.	Socioeconomic Traits The population is slightly older and already planning for their retirement. Higher labor force participation rate is at 67% with proportionately more two-worker households	Socioeconomic Traits Nearly half of all householders aged 55 or older. Average labor force participation at 61%. Residents are professionals working in government, health care, or manufacturing.
Household Types Married couples, approaching retirement age.	Household Types Married couples, primarily with no children or single households.	Household Types Married couples, some with children, but most without.
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Single Family

TOTAL RETAIL SALES

Includes F&B



\$798,699,458

EDUCATION

Bachelor's Degree or Higher



45%

OWNER OCCUPIED HOME VALUE

Average



\$321,377

ANNUAL HOUSEHOLD SPENDING

\$4,044

Eating Out

\$2,426

Apparel & Services

\$7,435

Groceries

\$285

Computer & Hardware

\$7,850

Health Care



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.