

FRESHWATER-STATELINE PLAZA

130 ELM STREET | ENFIELD, CT 06082

AVAILABLE 4,100 SF - 8,000 SF

ANCHORED BY



PROPERTY INFORMATION

- Regional power center located within a dynamic retail corridor
- Well positioned to capture vehicular traffic between Hazard Avenue & Elm Street
- Signalized entrances
- Abundant parking
- Traffic Counts:
 - Freshwater Blvd: 13,695 VPD
 - Elm St: 27,986 VPD

AVAILABLE SPACE

- Space 06: 8,000 SF
- Space 07: 4,100 SF
- Space 13: 6,130 SF

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,726	39,793	82,975
MEDIAN HH INC	\$79,043	\$92,090	\$110,610
AVERAGE HH INC	\$88,803	\$119,730	\$143,953



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	T.G.I. Friday's	5,700
02	Gloss Nails & Spa	2,019
03	My Gym	2,800
04	Miracle Shakes	1,400
05	Great Clips	1,500

06	Available	8,000
07	Available	4,100
08	P.C. Richard & Sons	32,603
09	Jo-Ann	13,865
10	Dollar Tree	20,228
11	Dicks Sporting Goods	50,754

12	AutoZone	10,162
13	Available	6,130
14	Costco	136,739
15	Costco Gasoline	
17	Panera Bread	4,312

*Spaces 6 & 7 can be combined



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **4,726**

Households: **2,014**

Daytime Population: **6,352**

Median Age: **39.2**



Average Household Income: **\$88,803**

Median Household Income : **\$79,043**

3 MILE RADIUS:



Total Population: **39,793**

Households: **16,244**

Daytime Population: **27,262**

Median Age: **40.7**



Average Household Income: **\$119,730**

Median Household Income : **\$92,090**

5 MILE RADIUS:



Total Population: **82,975**

Households: **31,641**

Daytime Population: **59,661**

Median Age: **42.6**



Average Household Income: **\$143,953**

Median Household Income : **\$110,610**



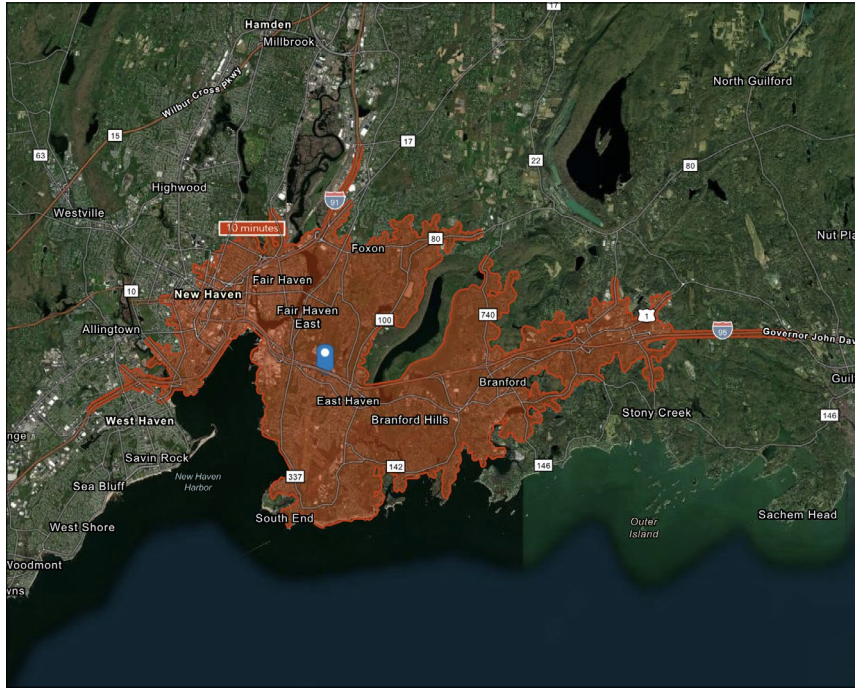
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10 MINUTE DRIVE TIME



KEY FACTS

43,977

Population

\$85,784

Median Household Income

42.4

Median Age

40,185

Daytime Population

TAPESTRY SEGMENTS

Parks & Rec 8,766 Households	Savvy Suburbanites 1,260 Households	Comfortable Empty Nesters 1,225 Households
Socioeconomic Traits More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.	Socioeconomic Traits Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.	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 with no children or older children; average household size is 2.85.	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



\$429,106,118

EDUCATION

Bachelor's Degree or Higher



37%

OWNER OCCUPIED HOME VALUE

Average



\$305,335

ANNUAL HOUSEHOLD SPENDING

\$3,824

Eating Out

\$2,307

Apparel & Services

\$7,127

Groceries

\$269

Computer & Hardware

\$7,619

Health Care



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Target
CINEMARK
Party City
Wendy's
CVS
Tanera Bread
Friendly's
POPEYES
Mobil

KOHL'S
BEST BUY
Starbucks
BURGER KING
Famous Footwear
McDonald's
DUNKIN' DONUTS
THE VITAMIN SHOPPE
SALLY BEAUTY
LESLIE'S SWIMMING POOL SUPPLIES

THE HOME DEPOT
COSTCO WHOLESALE
DICK'S SPORTING GOODS
Tanera Bread
PC RICHARD & SON fabric and craft stores
JO-ANN
AutoZone
FRIDAYS
DOLLAR TREE

Marshalls
Michaels Where Creativity Happens
petco
HOMESENSE
ALDI
BARNES & NOBLE
OLD NAVY
five BELOW
ULTA
Red Robin GOURMET BURGERS ON BREWS
Chick-fil-ä
Starbucks
Moe's southwest grill
Olive Garden
AAA
CHIPOTLE Mexican Grill
at&t
Jersey Mike's SUBS
AspenDental

Big Y
MATTRESS FIRM
goodwill
Wood Top Bar & Grill
Walmart
USC TRACTOR SUPPLY CO. TractorSupply.com
Davita
COST CUTTERS FLOOR CARE SPECIALISTS
Miracle-Ear

ShopRite
TJ-maxx
Burlington
PETSMART
STAPLES
Santander
SKECHERS
BED BATH & BEYOND
SportClips HAIRCUTS
LONGHORN STEAKHOUSE
Hampton Inn
M
D'ANGELO BAKED SANDWICHES
McDonald's
CHASE
verizon
DUNKIN' DONUTS AMERICA RUNS ON DONUTS
TACO BELL

STOP & SHOP
GoHealth URGENT CARE
GAMEXCHANGE
T-Mobile
ups
Quest Diagnostics
H&R BLOCK
DR DENTAL
COX
AutoZone
Ninety Nine 99 RESTAURANT & PUB
CVS
SHERWIN WILLIAMS



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