

FRESHWATER-STATELINE PLAZA

130 ELM STREET | ENFIELD, CT 06082

AVAILABLE 5,700 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 01: 5,700 SF - Fully Built Restaurant
- Space 06: 8,000 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	Available	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	Wine Liquor Mart	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**

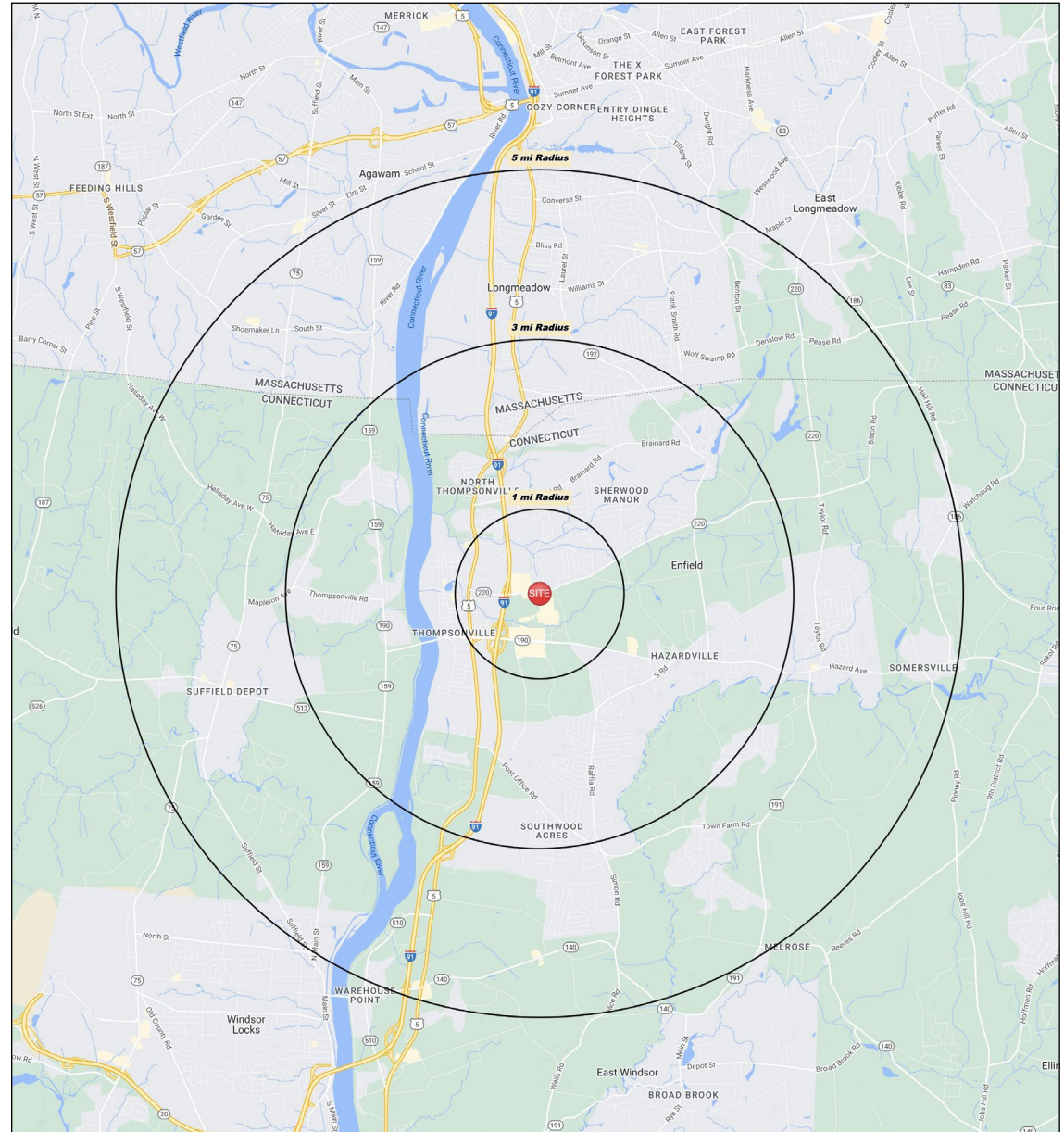
Daytime Population: **59,661**

Median Age: **42.6**



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

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



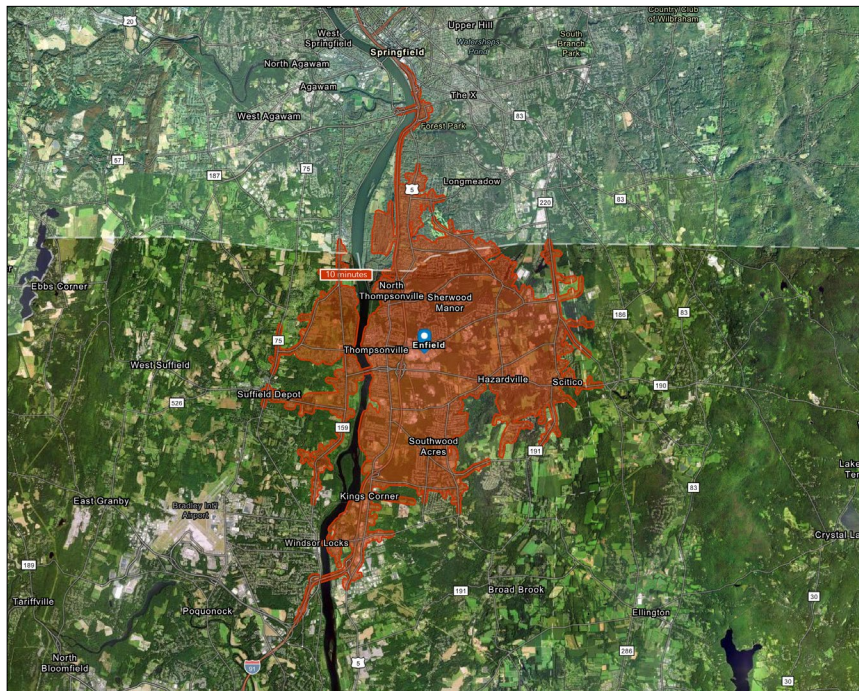
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10 MINUTE DRIVE TIME



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
<p>Socioeconomic Traits</p> <p>More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.</p>	<p>Socioeconomic Traits</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>Socioeconomic Traits</p> <p>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.</p>
<p>Household Types</p> <p>Married couples, approaching retirement age.</p>	<p>Household Types</p> <p>Married couples with no children or older children; average household size is 2.85.</p>	<p>Household Types</p> <p>Married couples, some with children, but most without.</p>
<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Single Family</p>

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

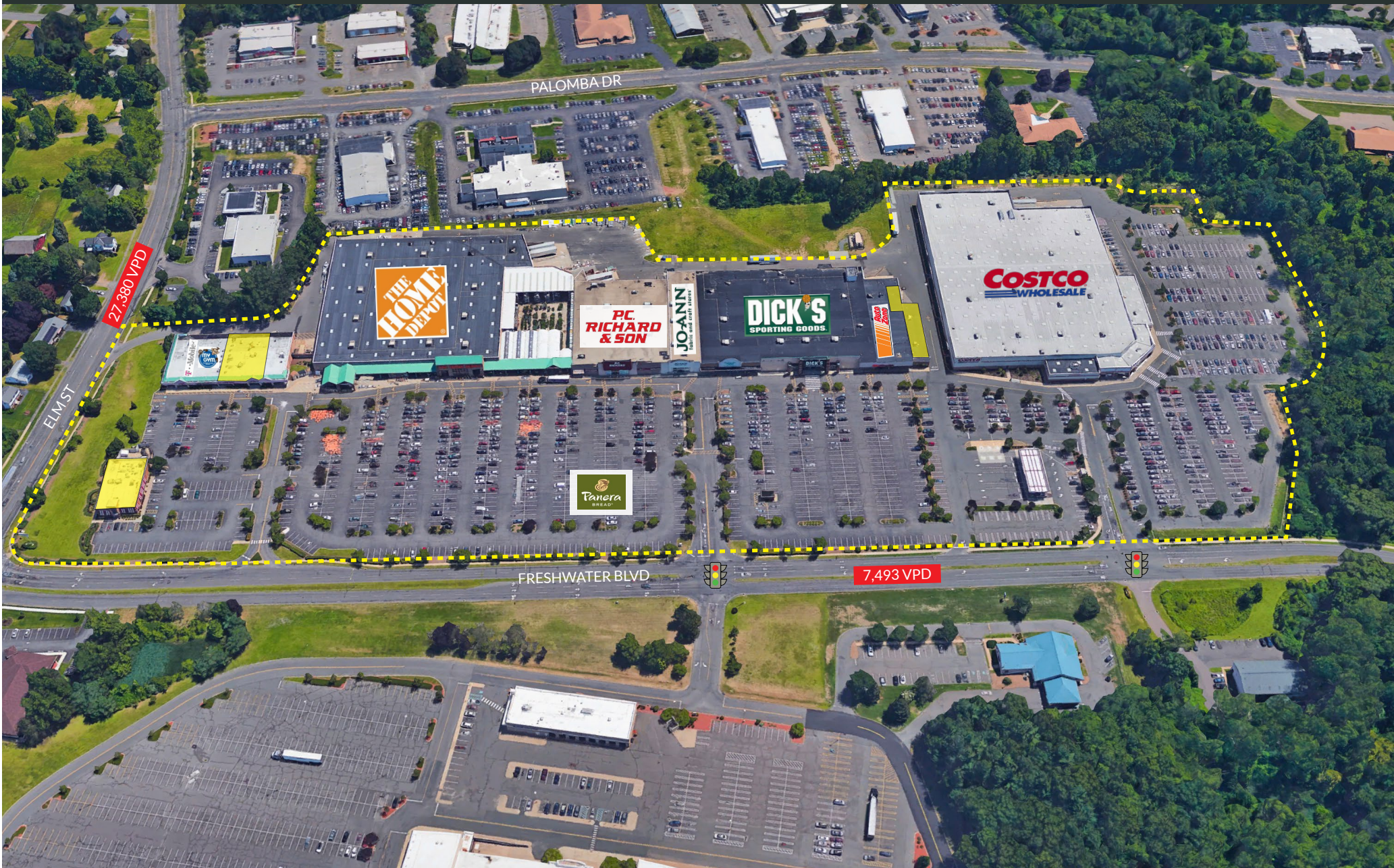


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KOHL'S **BEST BUY** **Starbucks** **BURGER KING**
Famous Footwear **McDonald's** **DUNKIN' DONUTS** **THE VITAMIN SHOPPE**
SALLY BEAUTY **LESLIE'S** SWIMMING POOL SUPPLIES

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

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

Marshall's **Michaels** **petco** **HOMESENSE**
ALDI **BARNES & NOBLE** **OLD NAVY** **five BELOW** **ULTA**
Red Robin **Chick-fil-A** **Starbucks** **Moe's** **Olive Garden**
AAA **CHIPOTLE** **at&t** **Jersey Mike's** **AspenDental**

Big Y **MATTRESS FIRM** **goodwill** **Woodford Bar & Grill**
Walmart **USC TRACTOR SUPPLY CO.** **Davita**
COST CUTTERS **Miracle-Ear**

ShopRite **TJ-MAXX** **Burlington** **PETSMART** **STAPLES**
Santander **SKECHERS** **BED BATH & BEYOND** **SportClips**
LONGHORN STEAKHOUSE **Hampton Inn** **D'ANGELO** **McDonald's**
CHASE **verizon** **DUNKIN' DONUTS** **TACO BELL**

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



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