

FRESHWATER-STATELINE PLAZA

130 ELM STREET | ENFIELD, CT 06082

AVAILABLE 6,130 SF - 13,865 SF

ANCHORED BY



SIGNAGE

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 09: 13,865 SF
- Space 13: 6,130 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,630	39,715	82,520
MEDIAN HH INC	\$97,176	\$94,841	\$111,927
AVERAGE HH INC	\$104,994	\$116,226	\$141,295



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

PETER H. LEVINE | 203.683.1567 | Peter@CharterRealty.com

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Buffalo Wild Wings	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	Available	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: **4,630**

Households: **1,953**

Daytime Population: **6,726**

Median Age: **40.3**



Average Household Income: **\$104,994**

Median Household Income: **\$97,176**

3 MILE RADIUS:



Total Population: **39,715**

Households: **16,228**

Daytime Population: **29,752**

Median Age: **41.1**



Average Household Income: **\$116,226**

Median Household Income: **\$94,841**

5 MILE RADIUS:



Total Population: **82,520**

Households: **31,525**

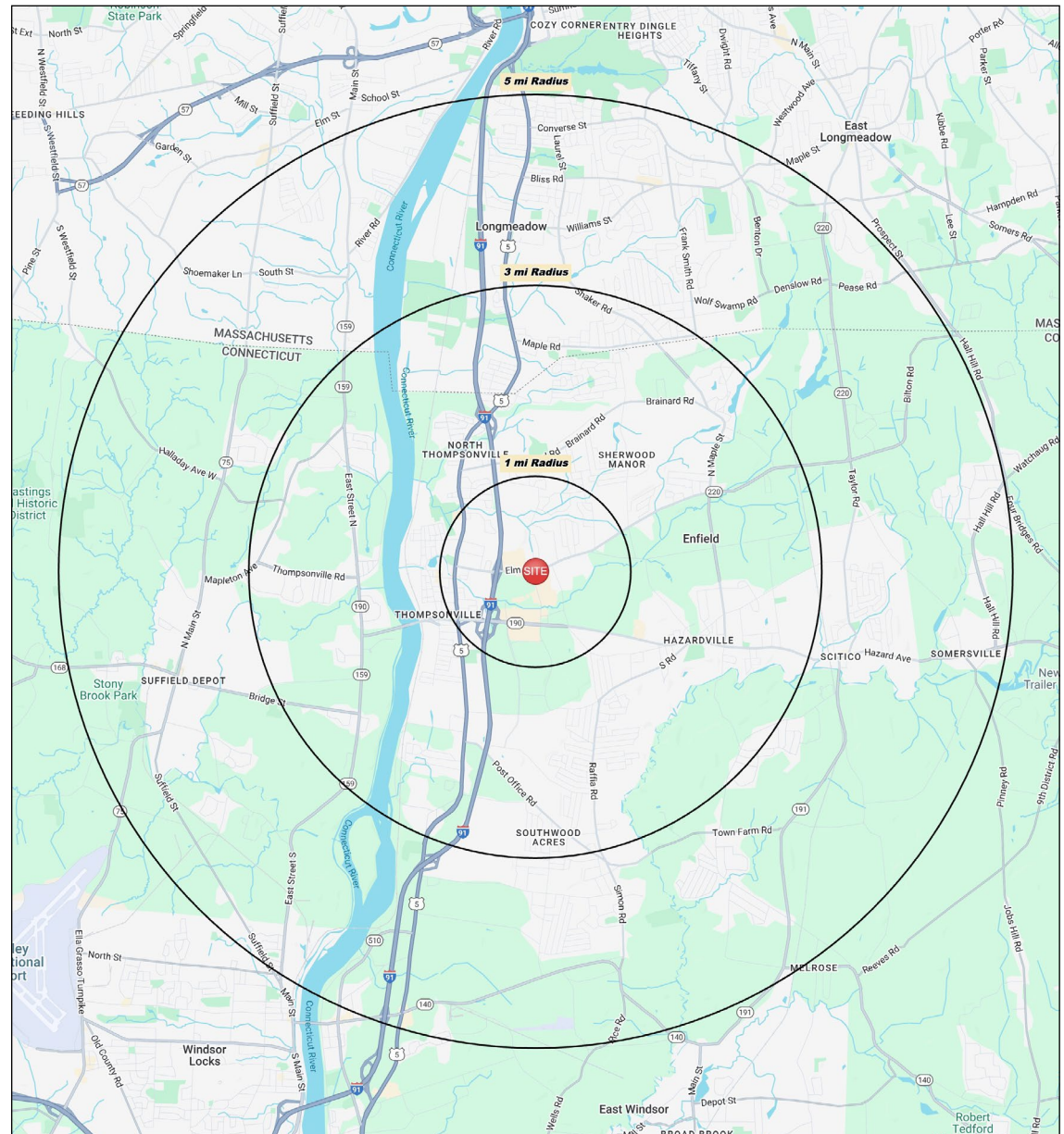
Daytime Population: **61,523**

Median Age: **42.8**



Average Household Income: **\$141,295**

Median Household Income: **\$111,927**



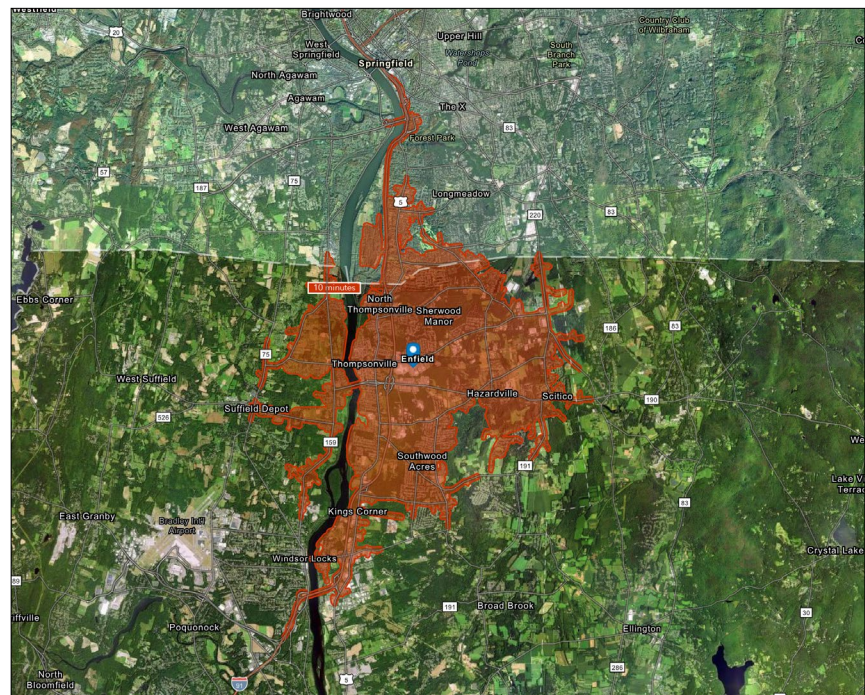
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10 MINUTE DRIVE TIME



KEY FACTS

36,643

Population

\$93,268

Median Household Income

42.1

Median Age

37,027

Daytime Population

TAPESTRY SEGMENTS

Classic Comfort 3,740 households	Legacy Hills 2,426 households	City Greens 1,862 households
Socioeconomic Traits Located in Southern and Midwestern suburbs, these neighborhoods have middle-income, full-time working households. Affordable homes built mid-century dominate. Solo commutes are common, and daytime populations exceed the number of local workers.	Socioeconomic Traits These suburban and small-town neighborhoods are home to older adults, many living alone. Residents often work in social services, rent or own mid-priced homes, and have relocated more recently.	Socioeconomic Traits Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.
Household Types Married couples	Household Types Singles living alone; married couples with no kids	Household Types Married couples; singles living alone
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Single Family

TOTAL RETAIL SALES

Includes F&B



\$397,148,873

EDUCATION

Bachelor's Degree or Higher



34%

OWNER OCCUPIED HOME VALUE

Average



\$422,483

ANNUAL HOUSEHOLD SPENDING

\$3,950

Eating Out

\$2,400

Apparel & Services

\$7,349

Groceries

\$225

Computer & Hardware

\$7,801

Health Care

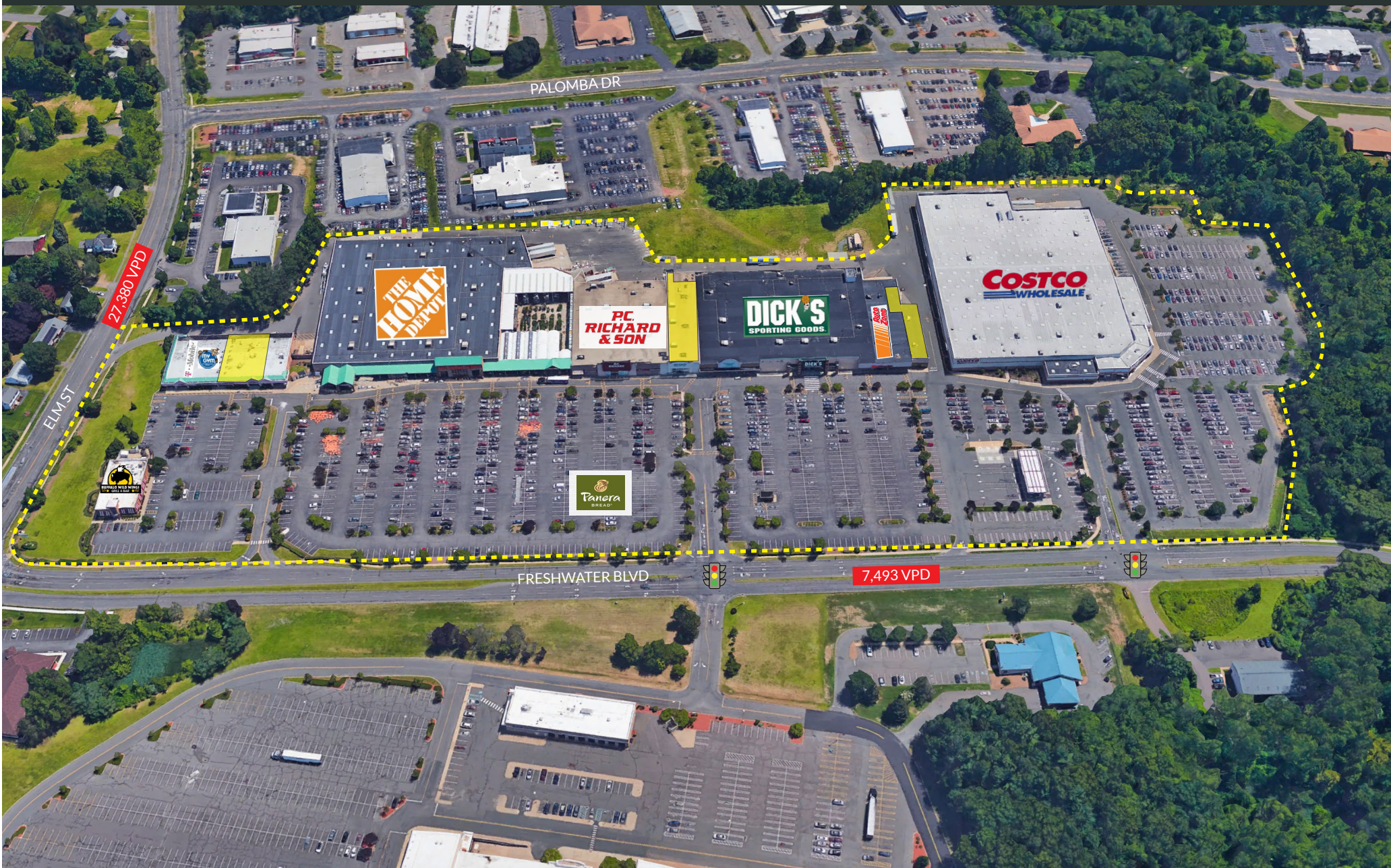


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SPACE 9 PICTURES



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