

CHARTER OAK MALL

940 SILVER LANE | EAST HARTFORD, CT 06118

AVAILABLE 4,000 SF - 37,801 SF

ANCHORED BY



FACADE RENOVATIONS COMING



PROPERTY INFORMATION

- Located just off Silver Lane Exit of I-84. Situated in central area of East Hartford.
- Easy access to Rt 84 and Rt 384.
- Well located center in the middle of dense residential area.
- Adjacent to the soon to be constructed, 470 Unit Concourse Park residential development.
- Located in close proximity to Rentschler Field, with proposed redevelopment plans to include several million square feet of warehouse and research and development office space.
- Parking: 1,038 spaces.

AVAILABLE SPACE

- Space 02B: 37,801 SF
- Space 03: 4,601 SF
- Space 04A: 4,000 SF

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,542	62,181	211,102
MEDIAN HH INC	\$65,192	\$72,434	\$69,825
AVERAGE HH INC	\$80,680	\$92,292	\$90,642



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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

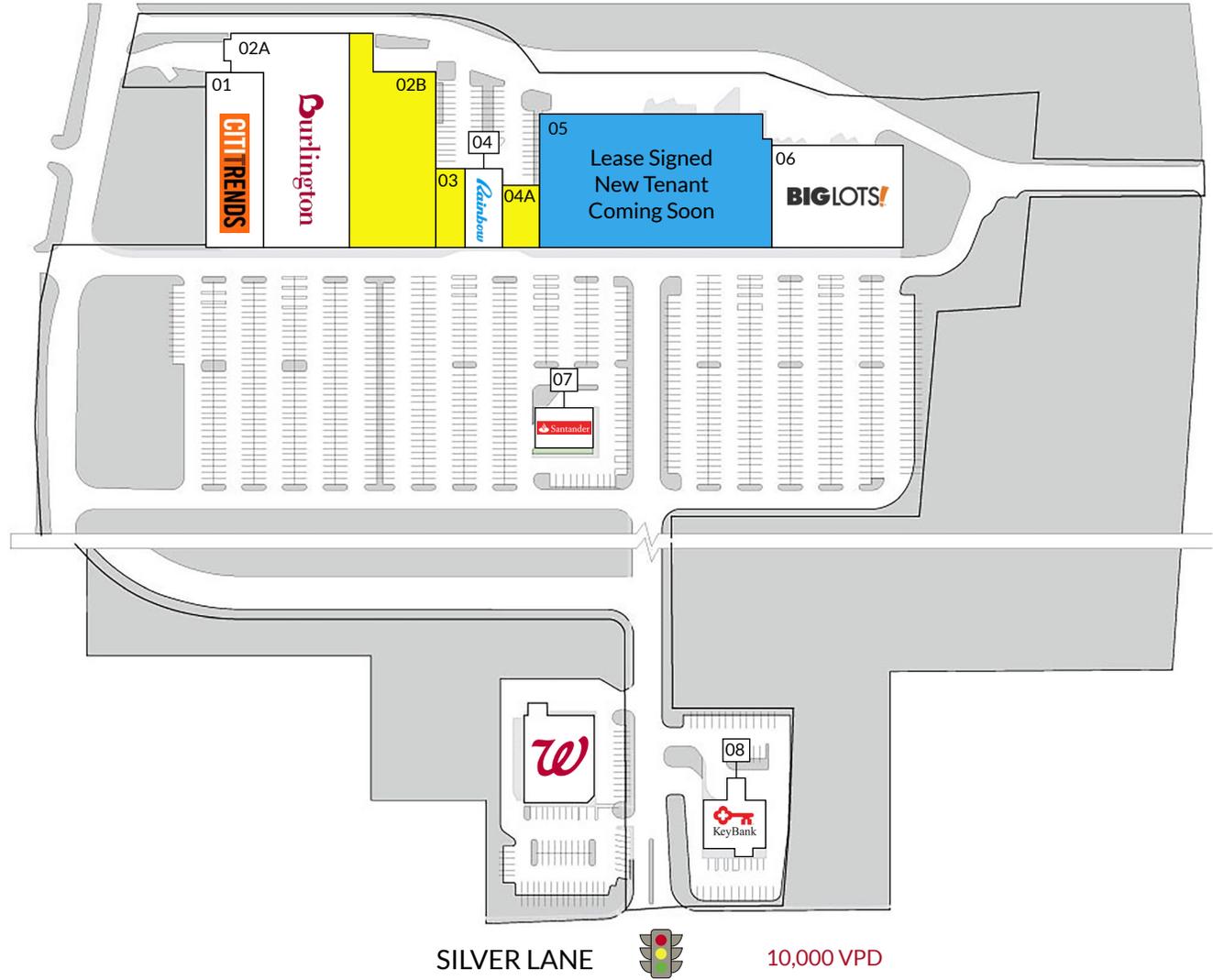
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	CitiTrends	21,108
02A	Burlington Coat	43,426
02B	Available	37,801 + 13,146 Mezz
03	Available	4,601
04	Rainbow Apparel	6,000
04A	Available	4,000
05	Lease Signed - New Tenant Coming Soon	68,963
06	Big Lots	30,750
07	Santander Bank	5,570
08	Key Bank	3,500

- Available
- Coming Soon
- Occupied



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **11,542**

Households: **4,486**

Daytime Population: **6,095**

Median Age: **33.9**



Average Household Income: **\$80,680**

Median Household Income : **\$65,192**

3 MILE RADIUS:



Total Population: **62,181**

Households: **25,127**

Daytime Population: **49,402**

Median Age: **37.0**



Average Household Income: **\$92,292**

Median Household Income : **\$72,434**

5 MILE RADIUS:



Total Population: **211,102**

Households: **86,843**

Daytime Population: **224,256**

Median Age: **35.1**



Average Household Income: **\$90,642**

Median Household Income : **\$69,825**



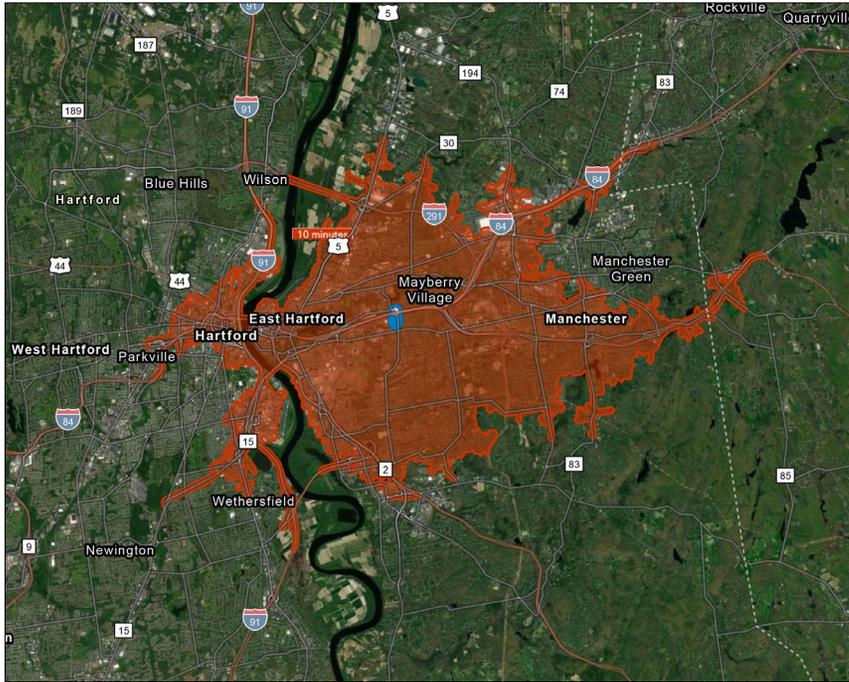
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10 MINUTE DRIVE TIME



KEY FACTS

106,984

Population

38.2

Median Age

\$62,876

Median Household Income

157,335

Daytime Population

TAPESTRY SEGMENTS

Front Porches

9,474 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

Parks & Rec

6,285 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

Fresh Ambitions

5,863 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

Multiunit Rentals; Single Family

TOTAL RETAIL SALES

Includes F&B



\$898,189,912

EDUCATION

Bachelor's Degree or Higher



32%

OWNER OCCUPIED HOME VALUE

Average



\$257,304

ANNUAL HOUSEHOLD SPENDING

\$3,141

Eating Out

\$1,905

Apparel & Services

\$5,796

Groceries

\$226

Computer & Hardware

\$5,681

Health Care



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