

# MEADOW COMMONS

3333 BERLIN TURNPIKE | NEWINGTON, CT 06111

AVAILABLE 2,000 SF - 10,266 SF

ANCHORED BY  
NATIONAL GROCER

CAVA

SHAKE  
SHACK

Sally's  
PIZZA



## PROPERTY INFORMATION

- Just over 24 acres, Meadow Commons will be the new home to approximately 269 luxury apartments, a unique anchor grocer and more than 35,000 square feet of lifestyle retail, dining and amenity tenants.
- 15 minutes from downtown Hartford via the Berlin Turnpike and eight minutes to Interstate 91.
- A new, locally permitted fully-directional signal in order to access the site from the Berlin Turnpike.
- Traffic Count:  
Berlin Turnpike - 35,290 vpd  
Pane Road - 8,674 vpd

## AVAILABLE SPACE

- Available: 2,000 SF-10,266 SF

## AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,854	70,888	188,893
MEDIAN HH INC	\$96,822	\$81,918	\$87,044
AVERAGE HH INC	\$121,340	\$109,197	\$111,858



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

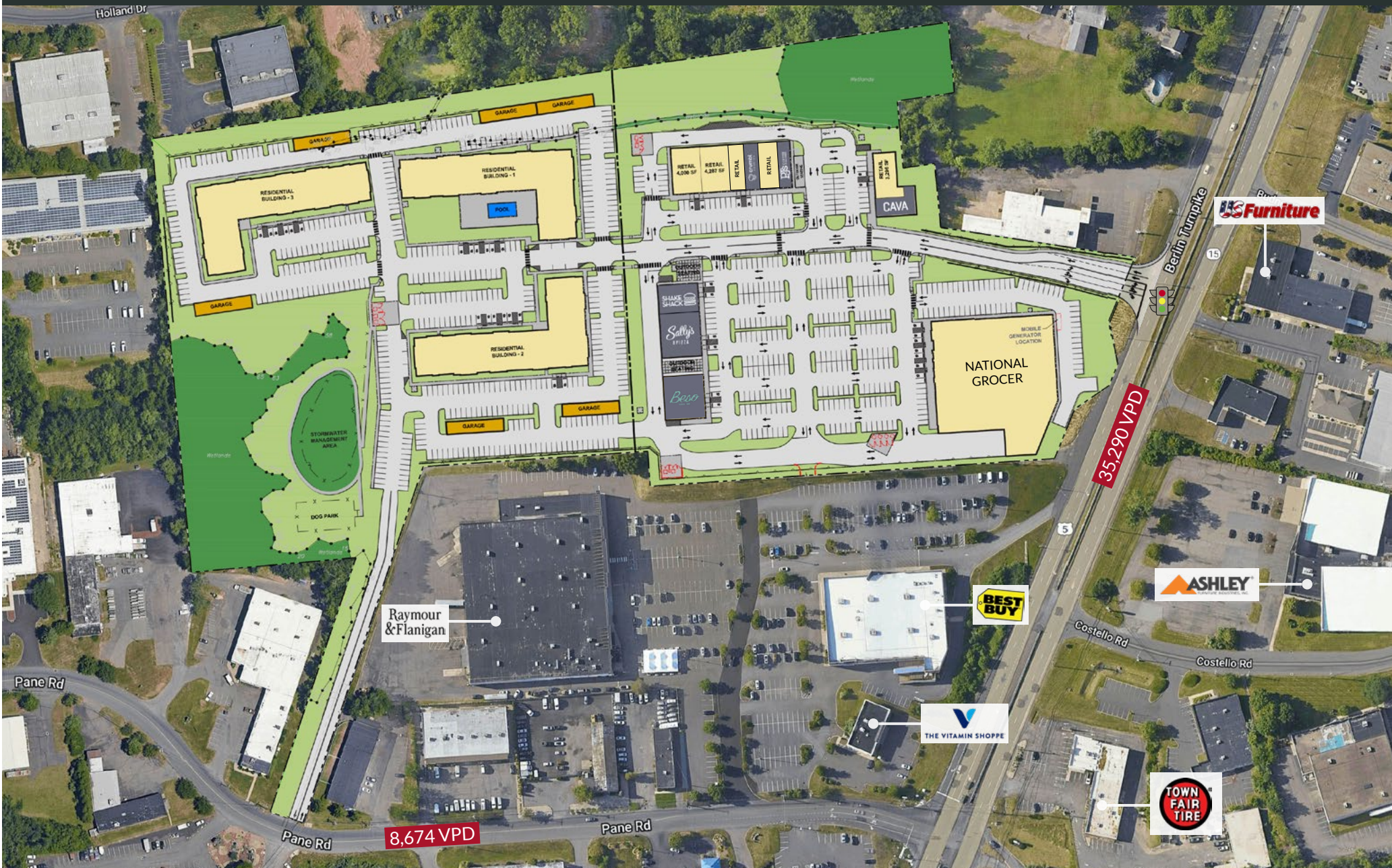
WILLIAM CAFERO | 203.683.1566 | [William@CharterRealty.com](mailto:William@CharterRealty.com)



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OVERALL SITE PLAN



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LEASING PLAN

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
*01	Available	4,000
*02	Available	4,287
*03	Available	1,964
04	Crumbl Cookies	1,973
05	Available	2,593
06	PJS Coffee	1,657
07	Available	3,296
08	Cava	2,504
09	Shake Shack	3,287
10	Sally's Apizza	5,250
11	Beso Taco Bar	5,250
12	National Grocer	43,078

\*SPACES 1,2 & 3 CAN BE COMBINED

- Available
- Lease Out
- Occupied



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **5,854**

Households: **2,479**

Daytime Population: **7,422**

Median Age: **44.2**



Average Household Income: **\$121,340**

Median Household Income : **\$96,822**

### 3 MILE RADIUS:



Total Population: **70,888**

Households: **29,190**

Daytime Population: **57,213**

Median Age: **38.6**



Average Household Income: **\$109,197**

Median Household Income : **\$81,918**

### 5 MILE RADIUS:



Total Population: **188,893**

Households: **78,857**

Daytime Population: **153,782**

Median Age: **39.3**



Average Household Income: **\$111,858**

Median Household Income : **\$87,044**



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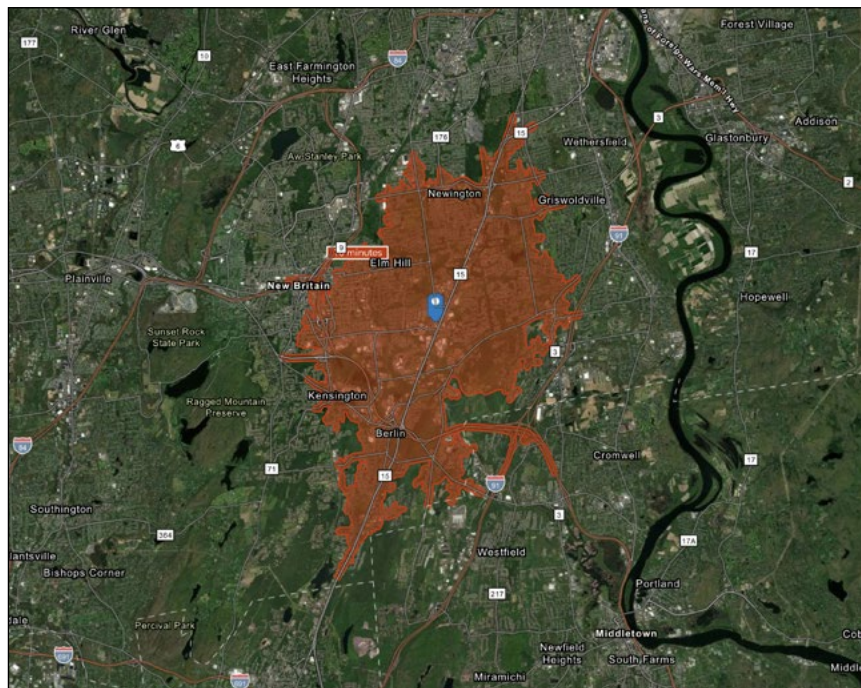
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**10 MINUTE DRIVE TIME**



## KEY FACTS

**53,391**

Population

**43.6**

Median Age

**\$81,113**

Median Household Income

**59,482**

Daytime Population

## TAPESTRY SEGMENTS

Savvy Suburbanites <i>3,587 Households</i>	Front Porches <i>2,392 Households</i>	Comfortable Empty Nesters <i>2,234 Households</i>
<b>Socioeconomic Traits</b> Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.	<b>Socioeconomic Traits</b> Composed of a blue-collar workforce with a strong labor force participation rate.	<b>Socioeconomic Traits</b> 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.
<b>Household Types</b> Married couples with no children or older children; average household size is 2.85.	<b>Household Types</b> Young families w/ children, single parent families, singles living alone.	<b>Household Types</b> Married couples, some with children, but most without.
<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family; Multi-units	<b>Typical Housing</b> Single Family

### TOTAL RETAIL SALES

Includes F&B



**\$526,854,810**

### EDUCATION

Bachelor's Degree or Higher



**39%**

### OWNER OCCUPIED HOME VALUE

Average



**\$318,547**

## ANNUAL HOUSEHOLD SPENDING

**\$3,748**

Eating Out

**\$2,254**

Apparel & Services

**\$6,954**

Groceries

**\$262**

Computer & Hardware

**\$7,385**

Health Care



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EXTERIOR ELEVATION - BUILDINGS A & B - FRONT



EXTERIOR ELEVATION - BUILDING C - FRONT



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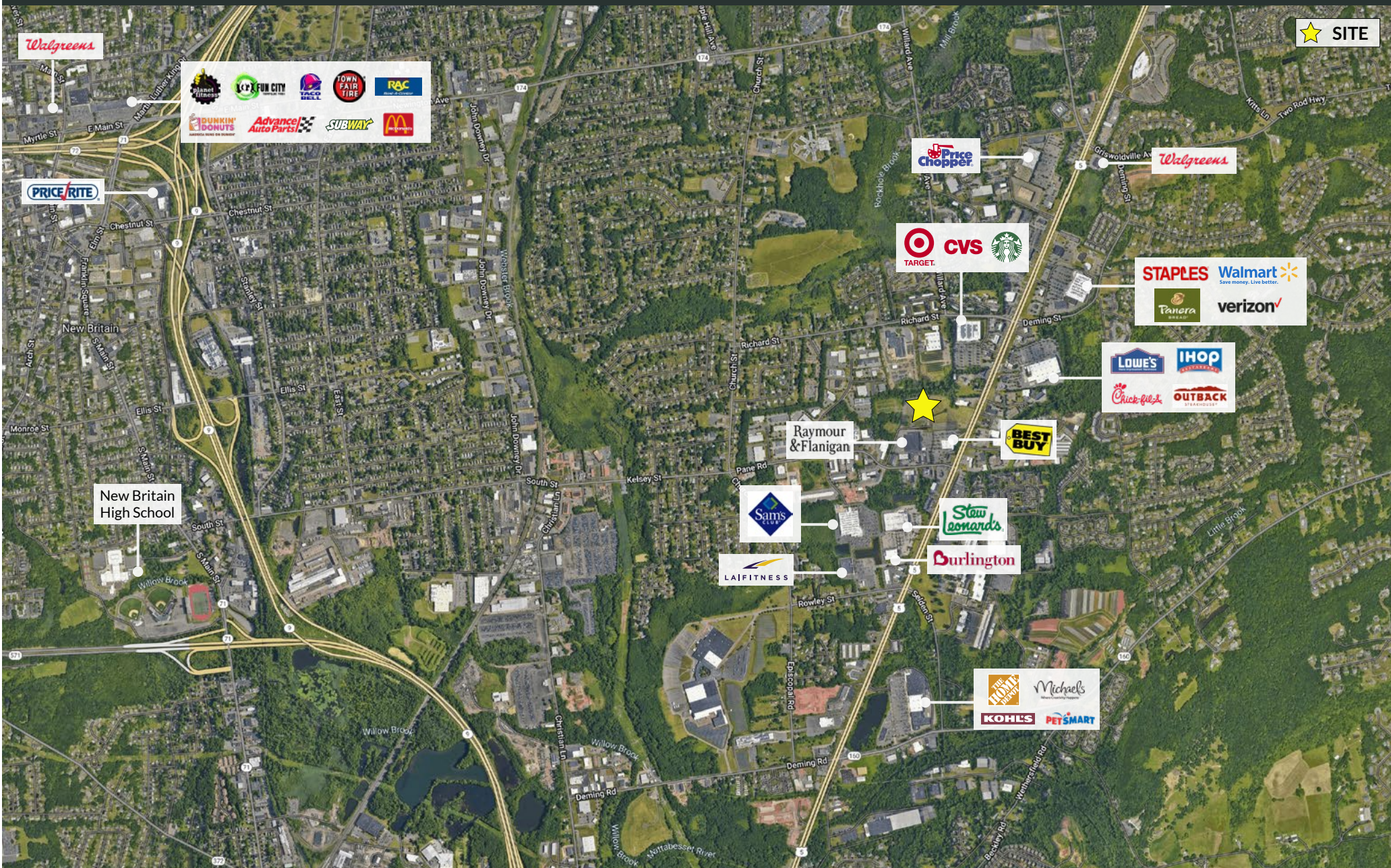
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