

MEADOW COMMONS

3333 BERLIN TURNPIKE | NEWINGTON, CT 06111

AVAILABLE 2,323 SF - 6,323 SF

ANCHORED BY
NATIONAL GROCER

CAVA

SHAKE SHACK

Sally's
PIZZA



CLUB PILATES



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: 2,323 SF- 6,323 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



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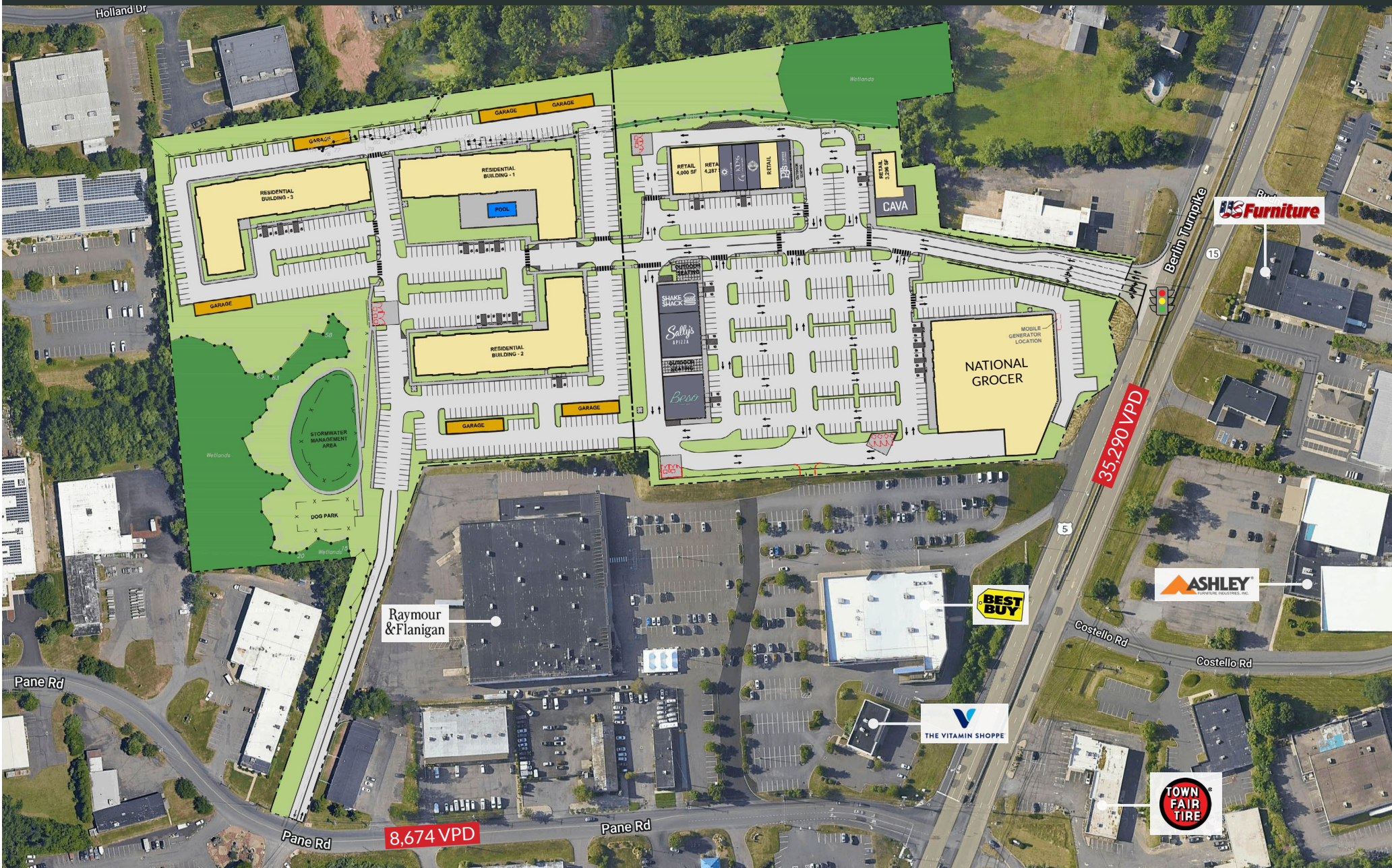
FOR MORE INFORMATION CONTACT:

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OVERALL SITE PLAN



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LEASING PLAN

TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
*01	Available	4,000
*02A	Available	2,323
02B	Club Pilates	1,964
03	100% chiropractic	1,964
04	Playa Bowls	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**



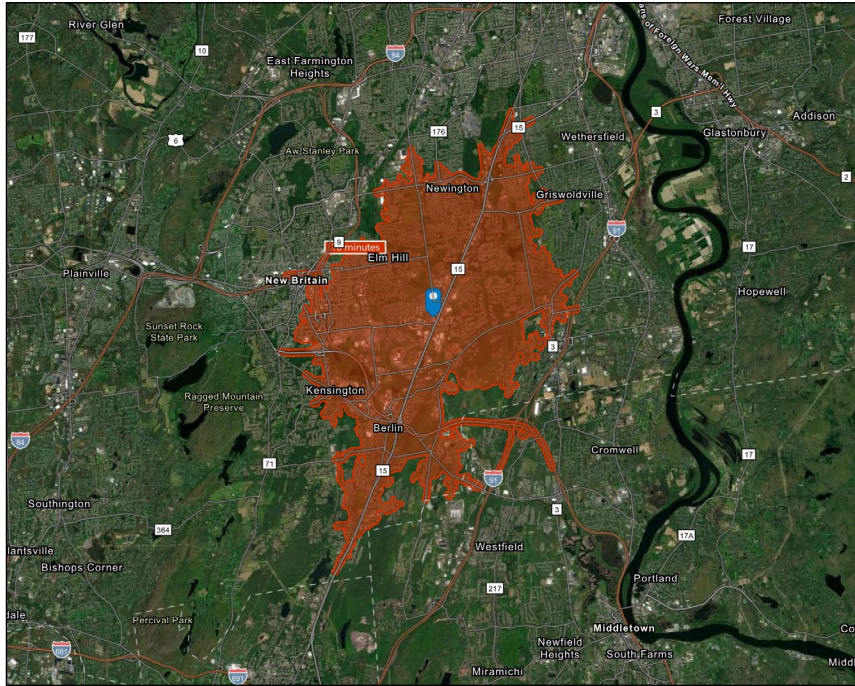
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10 MINUTE DRIVE TIME



KEY FACTS

53,391

Population

43.6

Median Age

\$81,113

Median Household Income

59,482

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites

3,587 Households

Front Porches

2,392 Households

Comfortable Empty Nesters

2,234 Households

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

Composed of a blue-collar workforce with a strong labor force participation rate.

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 with no children or older children; average household size is 2.85.

Household Types

Young families w/ children, single parent families, singles living alone.

Household Types

Married couples, some with children, but most without.

Typical Housing

Single Family

Typical Housing

Single Family; Multi-units

Typical Housing

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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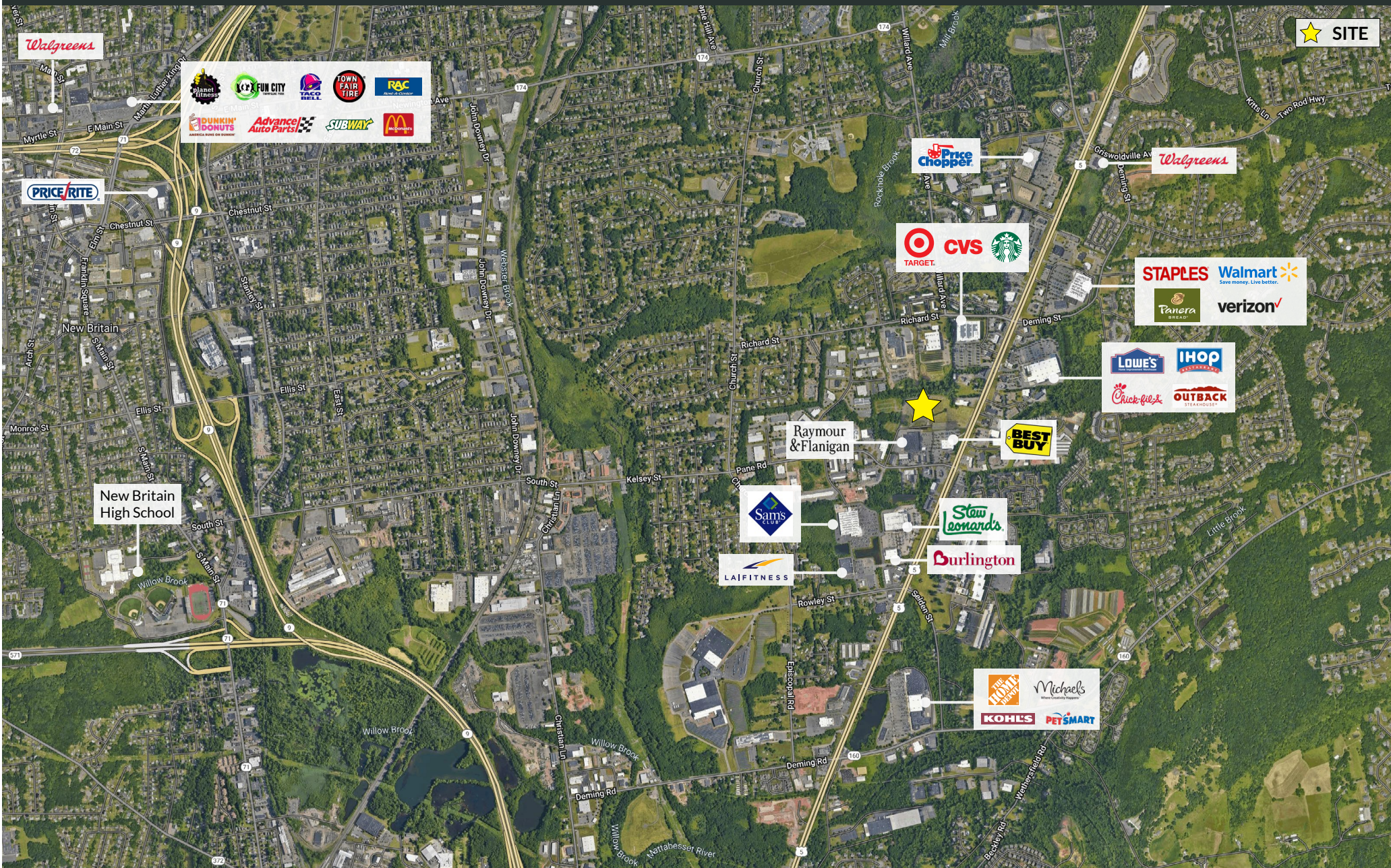


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