

# GUILFORD COMMONS

1919 BOSTON POST ROAD | GUILFORD, CT 06437

AVAILABLE 1,939 SF

ANCHORED BY



## PROPERTY INFORMATION

- CT Premier shoreline property
- 123,000 SF - Anchored by Fresh Market
- New Deals with TJ Maxx, Old Navy
- Also join Michael's, Petco, Ulta and Pure Barre
- Great I-95 exposure
- Only 1 space left

## SPACE DETAILS

- Available 1,939 sf

## AREA DEMOGRAPHICS

| 2024 DEMOGRAPHICS | 5 MILE    | 7 MILE    | 10 MILE   |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 39,844    | 68,654    | 168,350   |
| MEDIAN HH INC     | \$137,576 | \$129,679 | \$105,917 |
| AVERAGE HH INC    | \$202,161 | \$188,926 | \$149,670 |



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

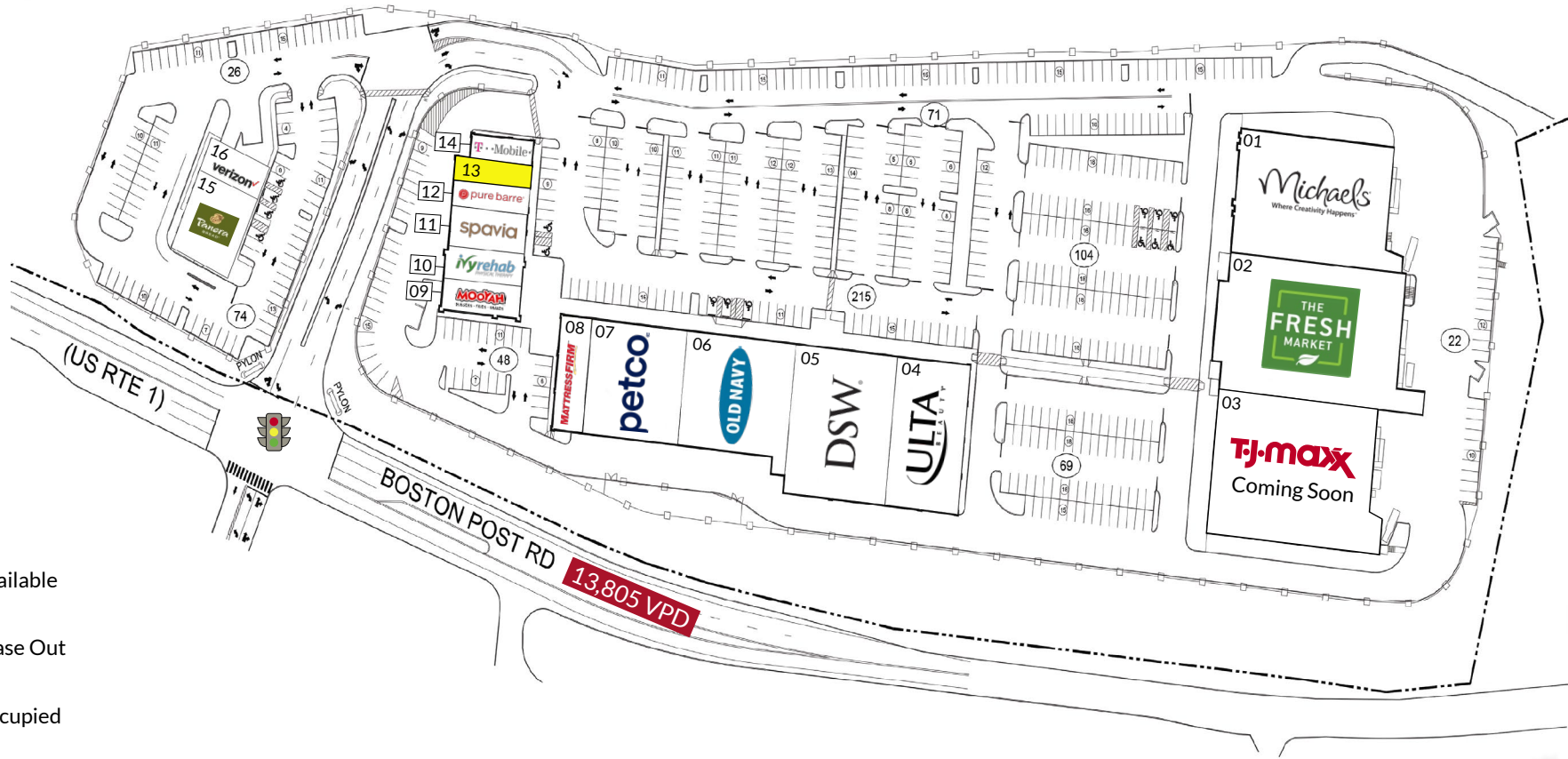
DAN ZELSON | 203.227.2922 | [Dan@CharterRealty.com](mailto:Dan@CharterRealty.com)

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## TENANTS / AVAILABILITY

| #  | TENANT               |
|----|----------------------|
| 01 | Michael's            |
| 02 | The Fresh Market     |
| 03 | TJ Maxx Coming Soon  |
| 04 | Ulta                 |
| 05 | DSW                  |
| 06 | Old Navy             |
| 07 | Petco                |
| 08 | Mattress Firm        |
| 09 | Mooyah               |
| 10 | Ivy Rehab            |
| 11 | Spavia               |
| 12 | Pure Barre           |
| 13 | Available - 1,939 SF |
| 14 | T Mobile             |
| 15 | Panera               |
| 16 | Verizon              |



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## TRADE AREA DEMOGRAPHICS

### 5 MILE RADIUS:



Total Population: **39,844**

Households: **16,342**

Daytime Population: **35,107**

Median Age: **50.2**



Average Household Income: **\$202,161**

Median Household Income: **\$137,576**

### 7 MILE RADIUS:



Total Population: **68,654**

Households: **29,049**

Daytime Population: **56,462**

Median Age: **50.0**



Average Household Income: **\$188,926**

Median Household Income: **\$129,679**

### 10 MILE RADIUS:



Total Population: **168,350**

Households: **69,773**

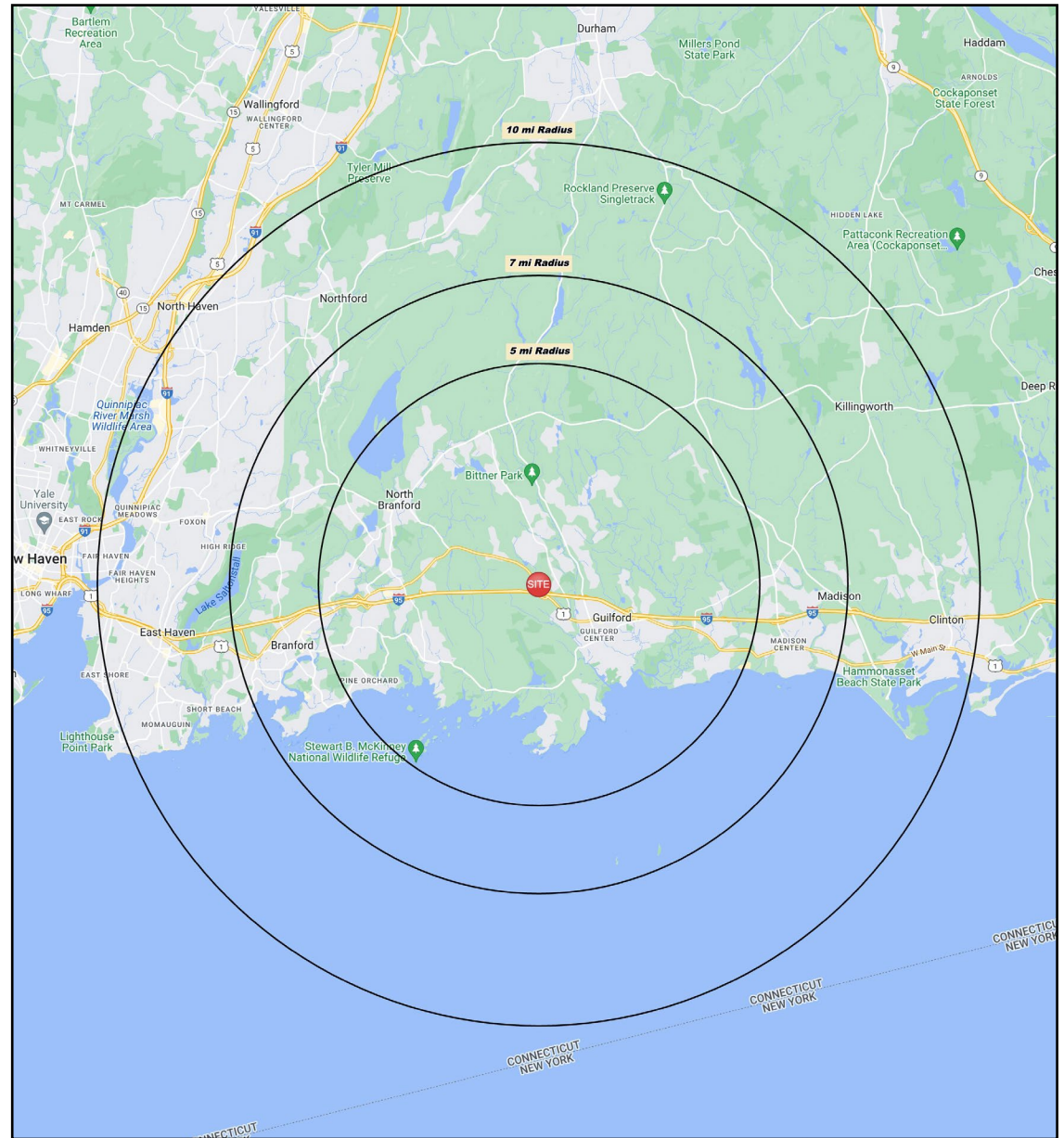
Daytime Population: **119,854**

Median Age: **45.9**



Average Household Income: **\$149,670**

Median Household Income: **\$105,917**



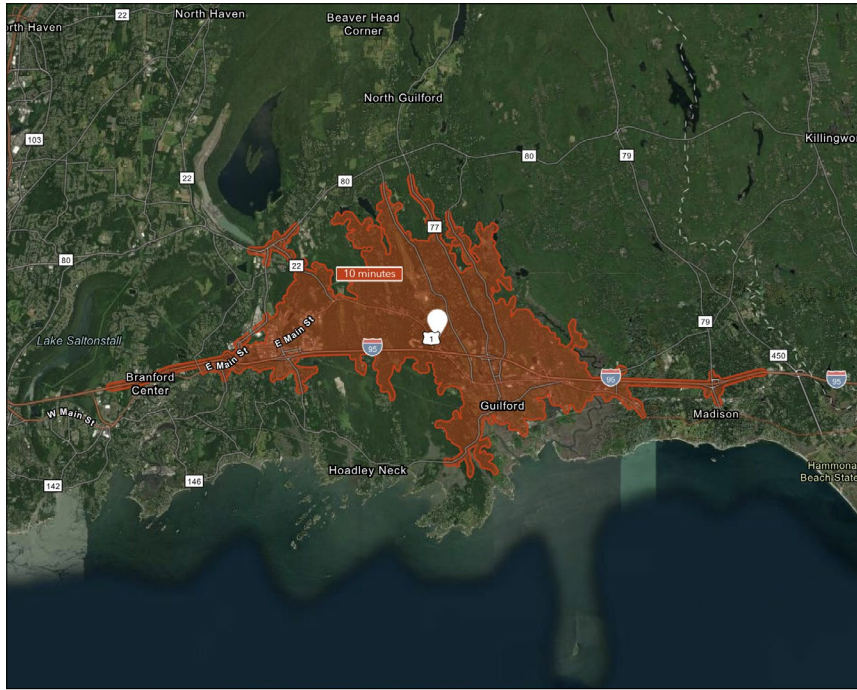
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10 MINUTE DRIVE TIME



## KEY FACTS

10,534

Population

\$107,056

Median Household Income

50.9

Median Age

17,839

Daytime Population

## TAPESTRY SEGMENTS

### Exurbanites

1,496 Households

#### Socioeconomic Traits

This labor force is beginning to retire. Participation has declined to less than 60%. Residents are college educated; nearly 81% have some college education.

#### Household Types

A larger market of empty nesters, married couples with no children; average household size is 2.50.

#### Typical Housing

Single Family

### Savvy Suburbanites

1,417 Households

#### Socioeconomic Traits

Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

#### Household Types

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

#### Typical Housing

Single Family

### Golden Years

580 Households

#### Socioeconomic Traits

Independent, active seniors nearing the end of their careers or already in retirement. Older market w/ Median age of 52. Nearly 32% of residents aged 65 or older.

#### Household Types

Single-person households and married-couple families w/ no children.

#### Typical Housing

Single Family; Multi-units

## TOTAL RETAIL SALES

Includes F&B



\$154,205,118

## EDUCATION

Bachelor's Degree or Higher



57%

## OWNER OCCUPIED HOME VALUE

Average



\$506,865

## ANNUAL HOUSEHOLD SPENDING

\$5,306

Eating Out

\$3,146

Apparel & Services

\$9,724

Groceries

\$368

Computer & Hardware

\$10,865

Health Care



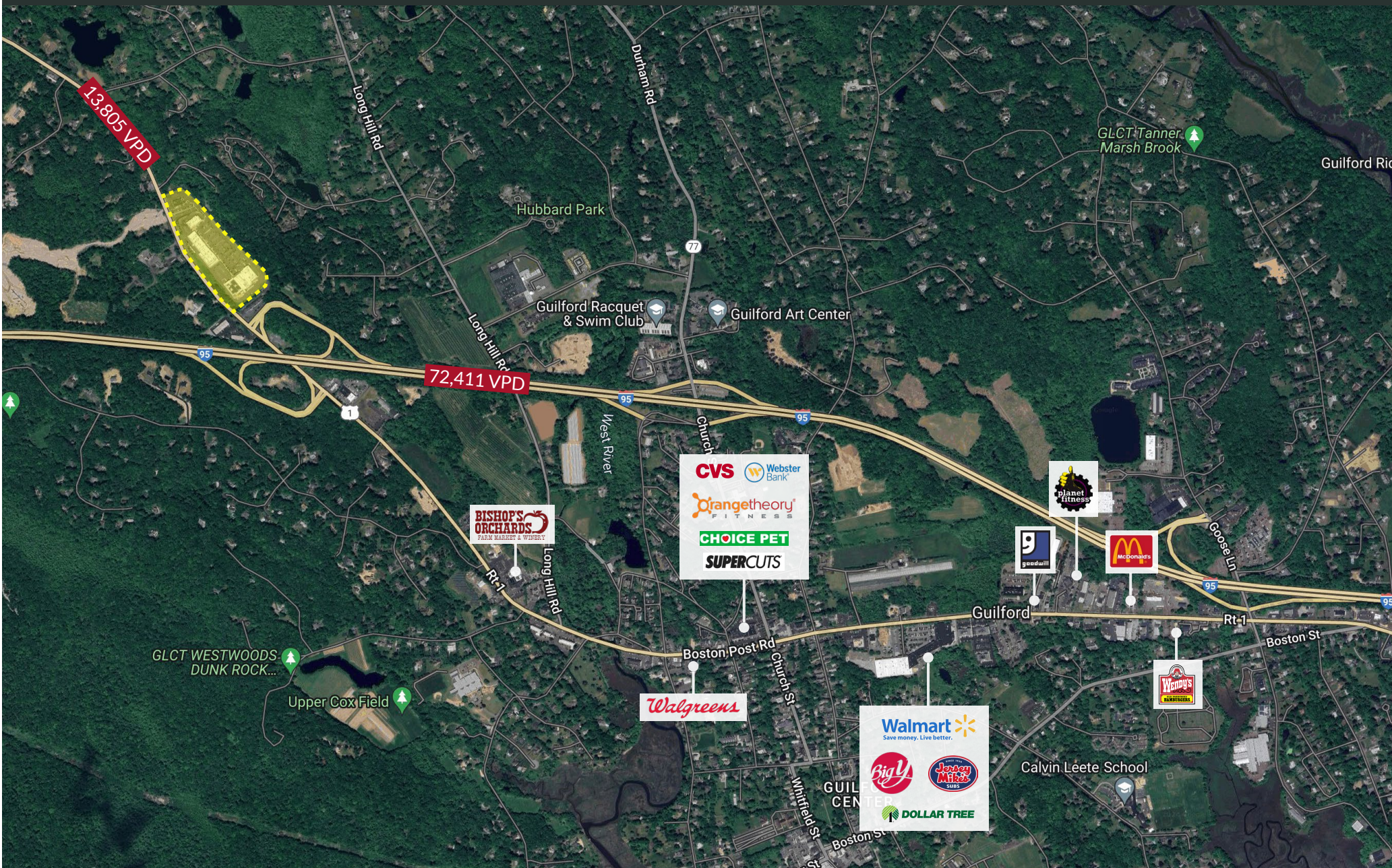
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