

WALMART PLAZA

225 WEST MAIN STREET | AVON, CT 06001

AVAILABLE 2,378 SF

ANCHORED BY



SUPERCUTS



PROPERTY INFORMATION

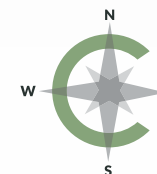
- Walmart Plaza is a strategically located plaza along a highly trafficked Route 44 corridor.
- The plaza is nestled between Routes 10 and 202, and 167 - all major interchanges for the Avon, Simsbury, Farmington, Canton, and West Hartford communities.
- Extremely strong anchor tenants
- Traffic light entrance

SPACE DETAILS

Space 4: 2,378 sf

AREA DEMOGRAPHICS

| 2024 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 3,393 | 22,961 | 56,963 |
| MEDIAN HH INC | \$107,543 | \$136,880 | \$138,356 |
| AVERAGE HH INC | \$172,098 | \$221,282 | \$211,344 |



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FOR MORE INFORMATION CONTACT:

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TENANTS / AVAILABILITY

| # | TENANT | Sq. Ft. |
|----|-------------|---------|
| 01 | Big Y | 57,845 |
| 02 | Thai Palace | 1,600 |
| 03 | Supercuts | 1,300 |
| 04 | Available | 2,378 |
| 05 | Walmart | 92,480 |
| 06 | TD Bank | 2,500 |

- Available
- Lease Out
- Occupied



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **3,393**

Households: **1,473**

Daytime Population: **6,038**

Median Age: **46.3**



Average Household Income: **\$172,098**

Median Household Income: **\$107,543**

3 MILE RADIUS:



Total Population: **22,961**

Households: **9,060**

Daytime Population: **20,531**

Median Age: **44.4**



Average Household Income: **\$221,282**

Median Household Income: **\$136,880**

5 MILE RADIUS:



Total Population: **56,963**

Households: **23,134**

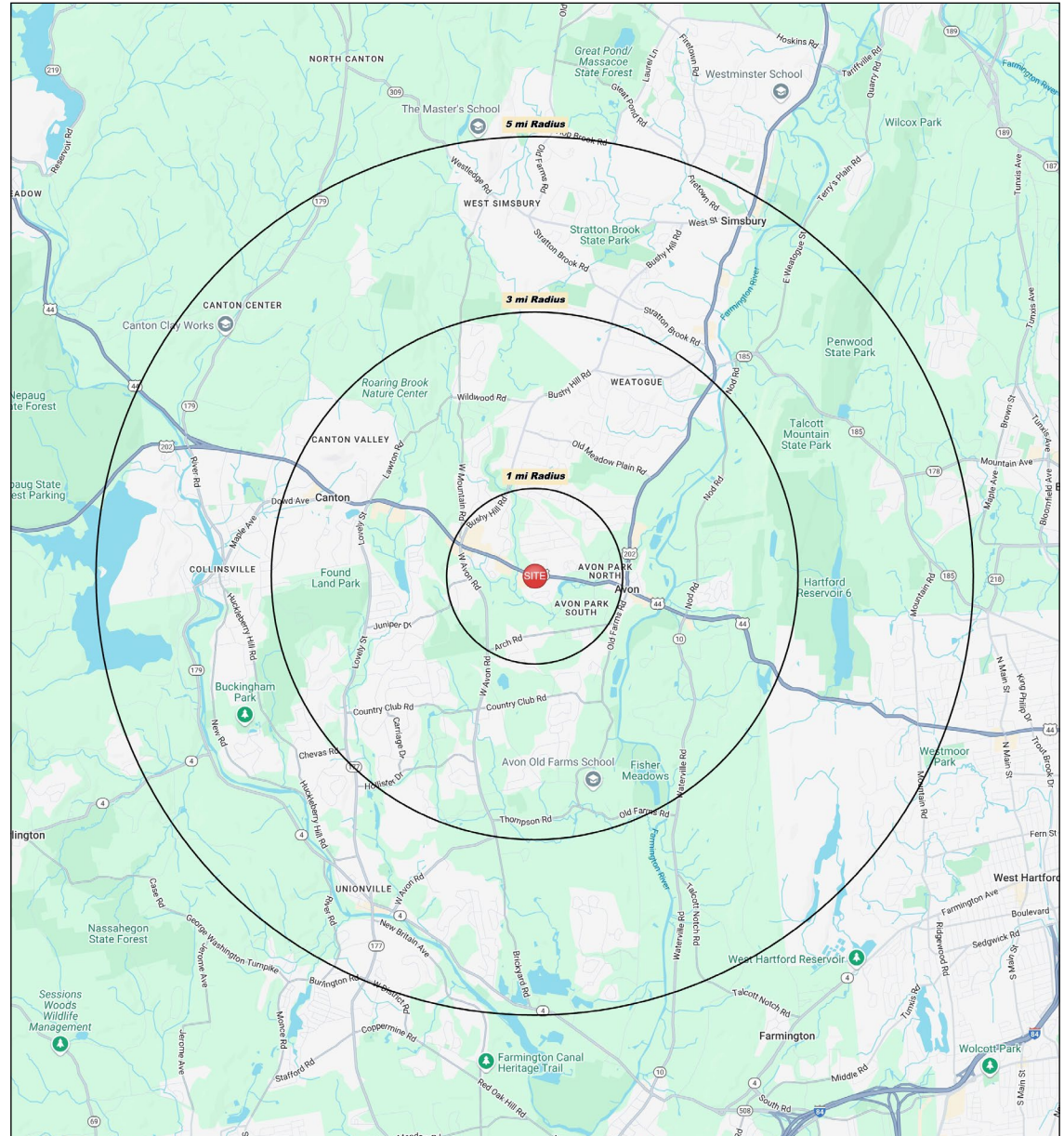
Daytime Population: **42,231**

Median Age: **44.9**



Average Household Income: **\$211,344**

Median Household Income: **\$138,356**



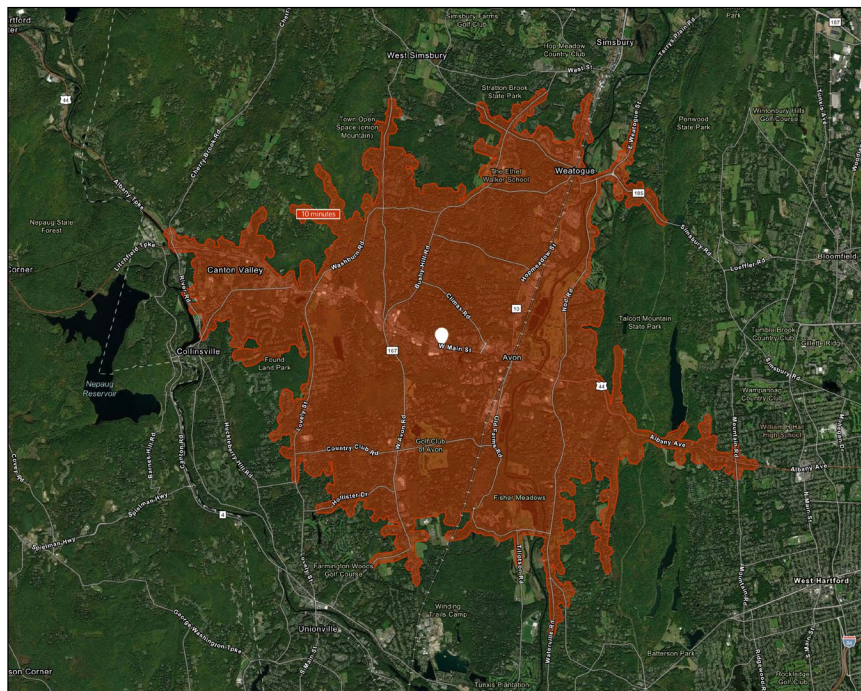
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10 MINUTE DRIVE TIME



KEY FACTS

24,023

Population

\$127,366

Median Household Income

46.7

Median Age

27,828

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites
3,025 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

Professional Pride
2,415 Households

Socioeconomic Traits

Residents highly qualified in the science, technology, law, or finance fields; Their annual household income runs at more than twice the US level.

Household Types

Families are mostly married couples (almost 80% of households), and nearly half of these families have kids.

Typical Housing

Single Family

Golden Years
1,612 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



\$356,530,435

EDUCATION

Bachelor's Degree or Higher



69%

OWNER OCCUPIED HOME VALUE

Average



\$460,462

ANNUAL HOUSEHOLD SPENDING

\$5,930

Eating Out

\$3,545

Apparel & Services

\$10,719

Groceries

\$410

Computer & Hardware

\$11,702

Health Care



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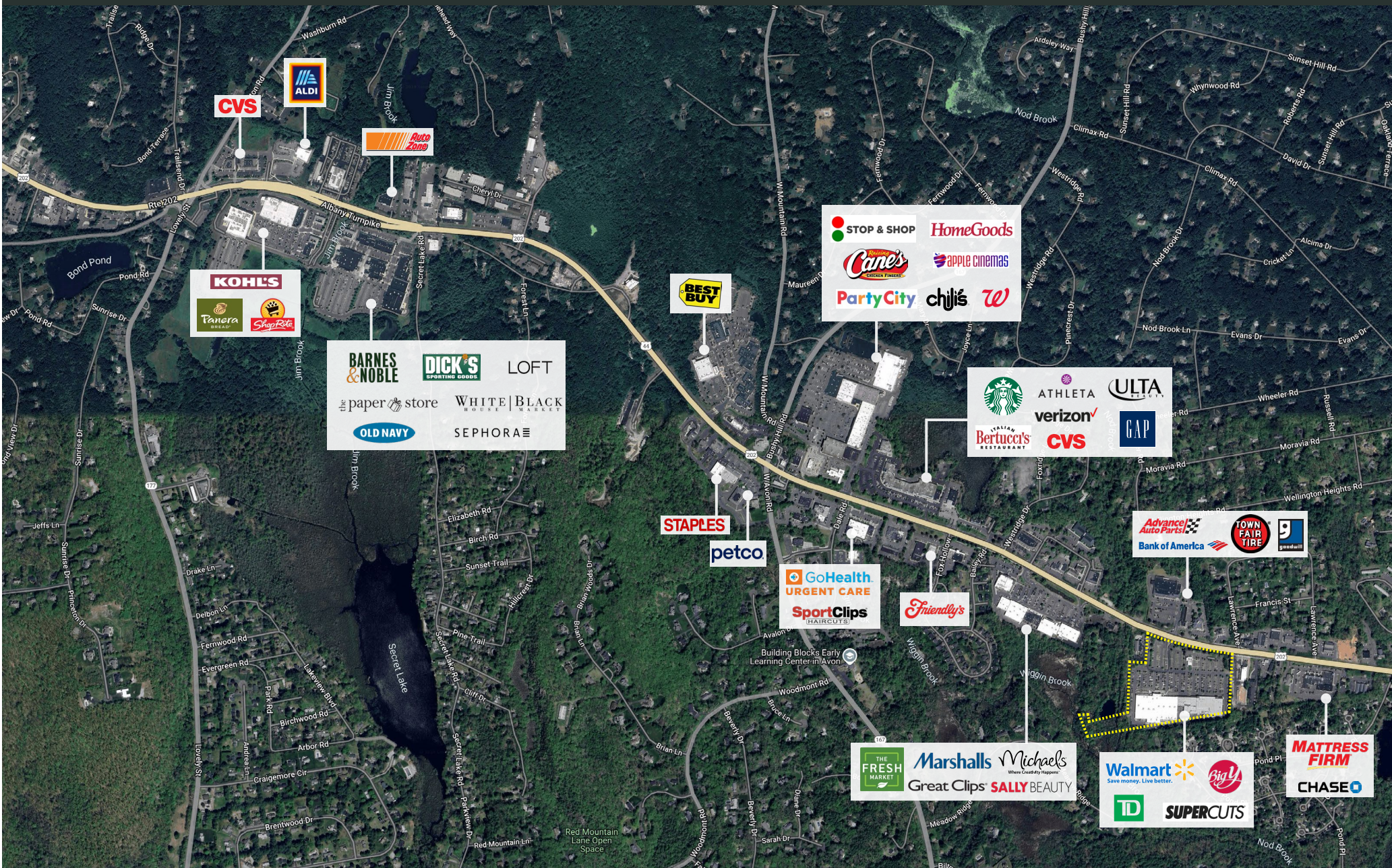


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