

SILVER LANE RETAIL

249 & 257 SILVER LANE | EAST HARTFORD, CT 06118

AVAILABLE 2,200 SF END CAP & 0.8 ACRE PAD SITE

AREA TENANTS



BIG LOTS!

Burlington

Cabela's

Aaron's



PROPERTY INFORMATION

249 Silver Lane

- Brand new Sunoco gas/7-11 convenience store.
- 2,200+ sf end cap with drive thru available for lease

257 Silver Lane

- Pad site of approx .8 acres with all utilities stubbed into site with main access road built. Shares access to Silver Lane with new gas convenience store at 249 Silver Lane.

Area employers/users:

- Pratt and Whitney has a huge presence in the immediate area
- Many multi-family apartments
- Numerous East Hartford schools
- The sites are extremely well located along very busy Silver Lane with easy access to Route 15 and Interstate 84.

AVAILABLE SPACE

- Space 01: Approx 2,200 sf end cap w/ drive thru
- Space 02: 0.8 acre pad site

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,245	99,614	255,923
MEDIAN HH INC	\$48,295	\$58,368	\$73,517
AVERAGE HH INC	\$60,248	\$74,872	\$92,697



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FOR MORE INFORMATION CONTACT:

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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **9,245**

Households: **3,762**

Daytime Population: **9,831**

Median Age: **39.5**



Average Household Income: **\$60,248**

Median Household Income : **\$48,295**

3 MILE RADIUS:



Total Population: **99,614**

Households: **40,381**

Daytime Population: **135,367**

Median Age: **37.4**



Average Household Income: **\$74,872**

Median Household Income : **\$58,368**

5 MILE RADIUS:



Total Population: **255,923**

Households: **104,220**

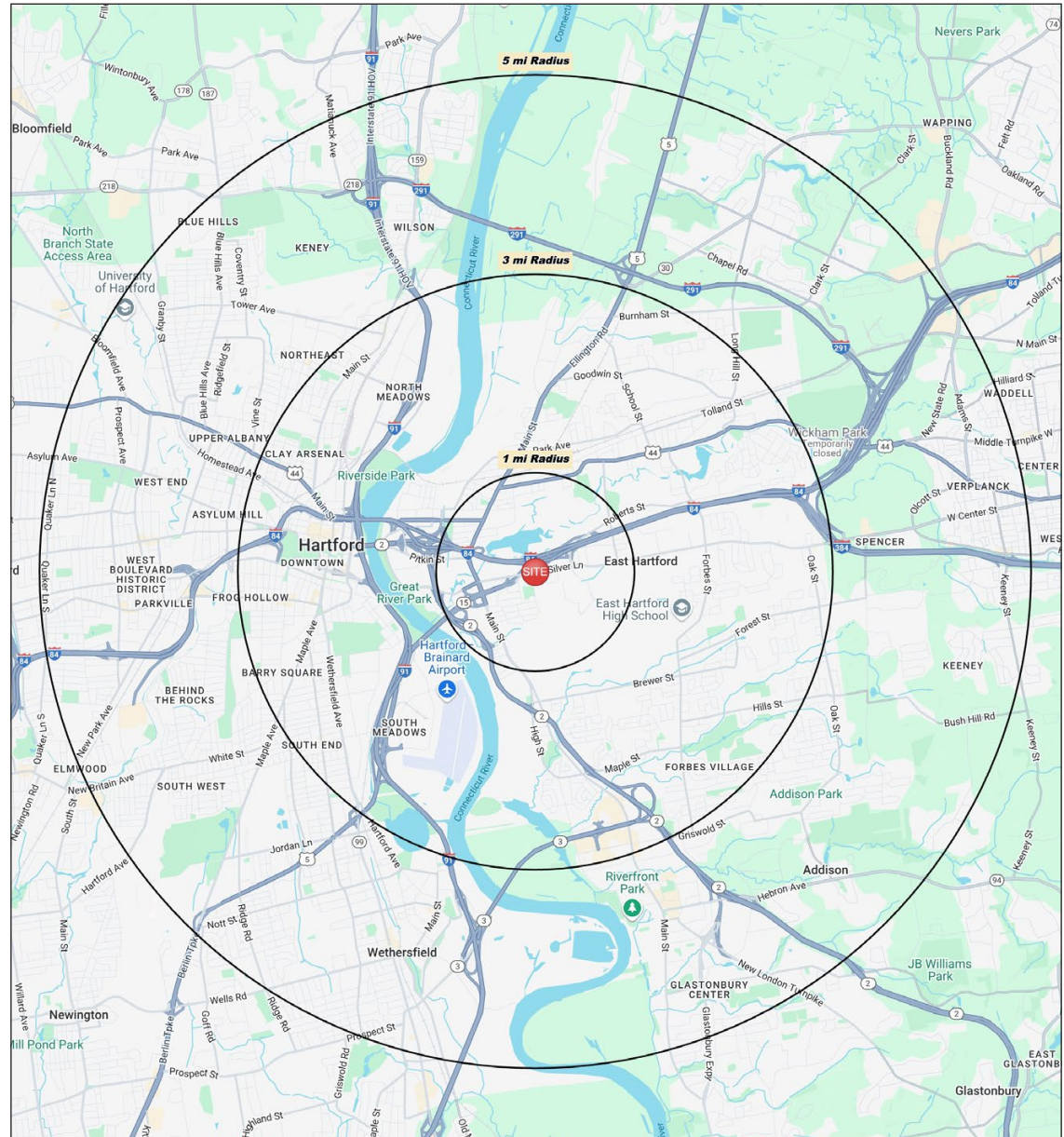
Daytime Population: **252,289**

Median Age: **37.6**



Average Household Income: **\$92,697**

Median Household Income : **\$73,517**



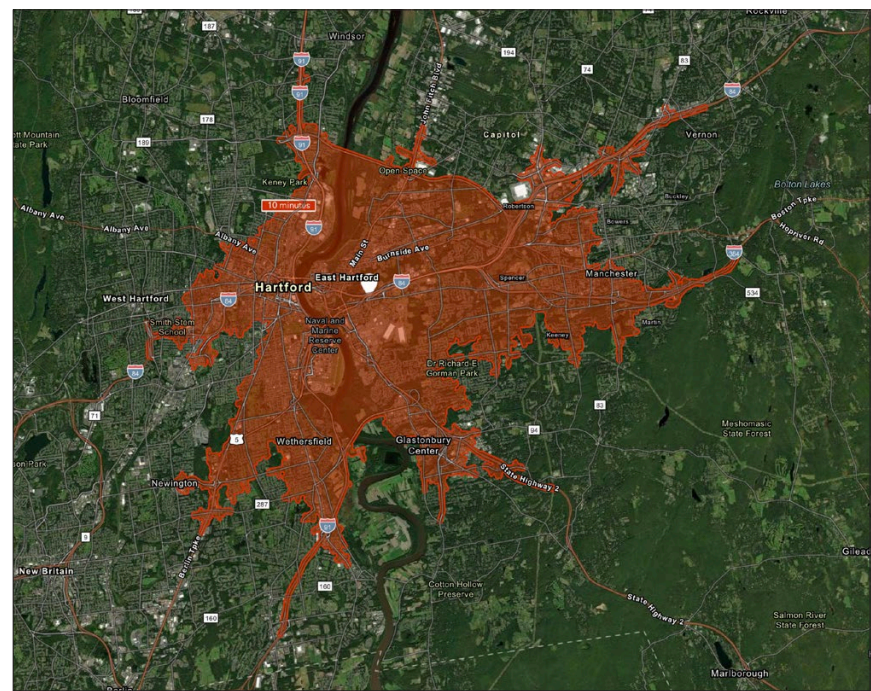
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10 MINUTE DRIVE TIME



KEY FACTS

101,256

Population

38.6

Median Age

\$79,302

Median Household Income

138,701

Daytime Population

TAPESTRY SEGMENTS

Classic Comfort 7,979 households	Kids and Kin 5,841 households	Diverse Horizons 3,950 households
Socioeconomic Traits Located in Southern and Midwestern suburbs, these neighborhoods have middle-income, full-time working households. Affordable homes built mid-century dominate. Solo commutes are common, and daytime populations exceed the number of local workers.	Socioeconomic Traits These metro-area neighborhoods house adults under 54, often with older children at home. Residents rent modest homes, work in service sectors, and commute by car or public transit, especially women in the workforce.	Socioeconomic Traits In large interstate corridors / coastal metros, these diverse, often immigrant communities have large families and some single-person households. Residents earn middle incomes, rent older multiunit homes, own few cars, and often use public transit.
Household Types Married couples	Household Types Singles living alone; married couples	Household Types Married couples; singles living alone
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Multi-Units

TOTAL RETAIL SALES

Includes F&B



\$988,798,578

EDUCATION

Bachelor's Degree or Higher



33%

OWNER OCCUPIED HOME VALUE

Average



\$361,848

ANNUAL HOUSEHOLD SPENDING

\$3,613

Eating Out

\$2,208

Apparel & Services

\$6,636

Groceries

\$206

Computer & Hardware

\$6,592

Health Care



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249 SILVER LANE PICTURES



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257 SILVER LANE PICTURES



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