

# MILFORD PLAZA

143 - 211 CHERRY STREET | MILFORD, CT 06460

AVAILABLE 1,748 SF - 50,306 SF + PAD WITH DRIVE THRU

ANCHORED BY



## BIG BOX OPPORTUNITY REASONABLE DIVISIONS CONSIDERED

### PROPERTY INFORMATION

- Over 900 parking spaces
- Located within dominant retail corridor, anchored by the Connecticut Post Mall
- Milford Plaza is easily accessed by I-95 within 1/2 mile
- Excellent visibility, pylon signage, and signalized entrance
- Traffic Count: 12,000 vehicles per day

### AVAILABLE SPACE

- Space 08: 50,306 SF
- Space 12: 2,680 SF
- Space 16: 1,748 SF
- Space 17: 2,890 SF
- PAD w/ Drive Thru: 2,500 SF

### AREA DEMOGRAPHICS

| 2023 DEMOGRAPHICS | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 7,005     | 46,035    | 108,090   |
| MEDIAN HH INC     | \$111,603 | \$111,959 | \$110,384 |
| AVERAGE HH INC    | \$157,053 | \$147,967 | \$142,158 |



www.CharterRealty.com



FOR MORE INFORMATION CONTACT:

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## TENANTS / AVAILABILITY

| #     | TENANT                         | Sq. Ft. |
|-------|--------------------------------|---------|
| 01    | St. Vincents Health & Wellness | 5,000   |
| 02    | Mathnasium                     | 2,000   |
| 03    | Dental Office                  | 3,581   |
| 04    | Edible Arrangements            | 1,800   |
| 05/06 | Kidsense                       | 1,800   |
| 07    | School of Rock                 | 3,500   |
| 08    | Available                      | 50,306  |
| 09    | Old Street Dim Sum and Hot Pot | 5,500   |
| 10    | Dollar Tree                    | 15,000  |
| 11    | Planet Fitness                 | 19,264  |
| 12    | Available                      | 2,680   |
| 13    | Title Boxing Club              | 2,800   |
| 14    | UPS                            | 1,800   |
| 15    | Whale Tea                      | 1,334   |
| 16    | Available                      | 1,748   |
| 17    | Available                      | 2,890   |
| 18    | Cloud 9 Day Spa                | 978     |
| 19    | Barosa Indian Kitchen & Bar    | 3,000   |
| 20    | G Mart                         | 58,895  |
| PAD   | Available                      | 2,500   |



Available
  Lease Out
  Occupied

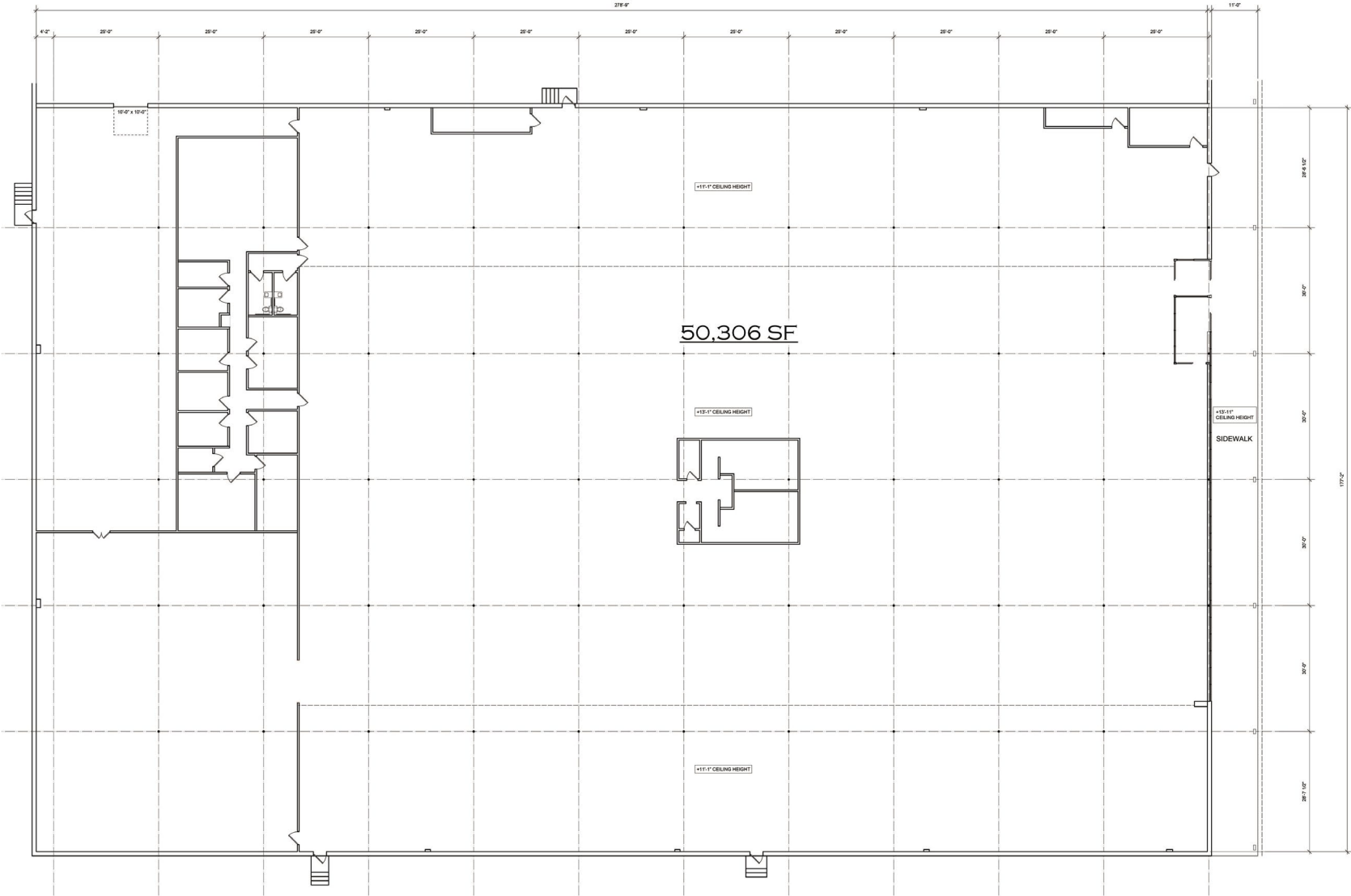


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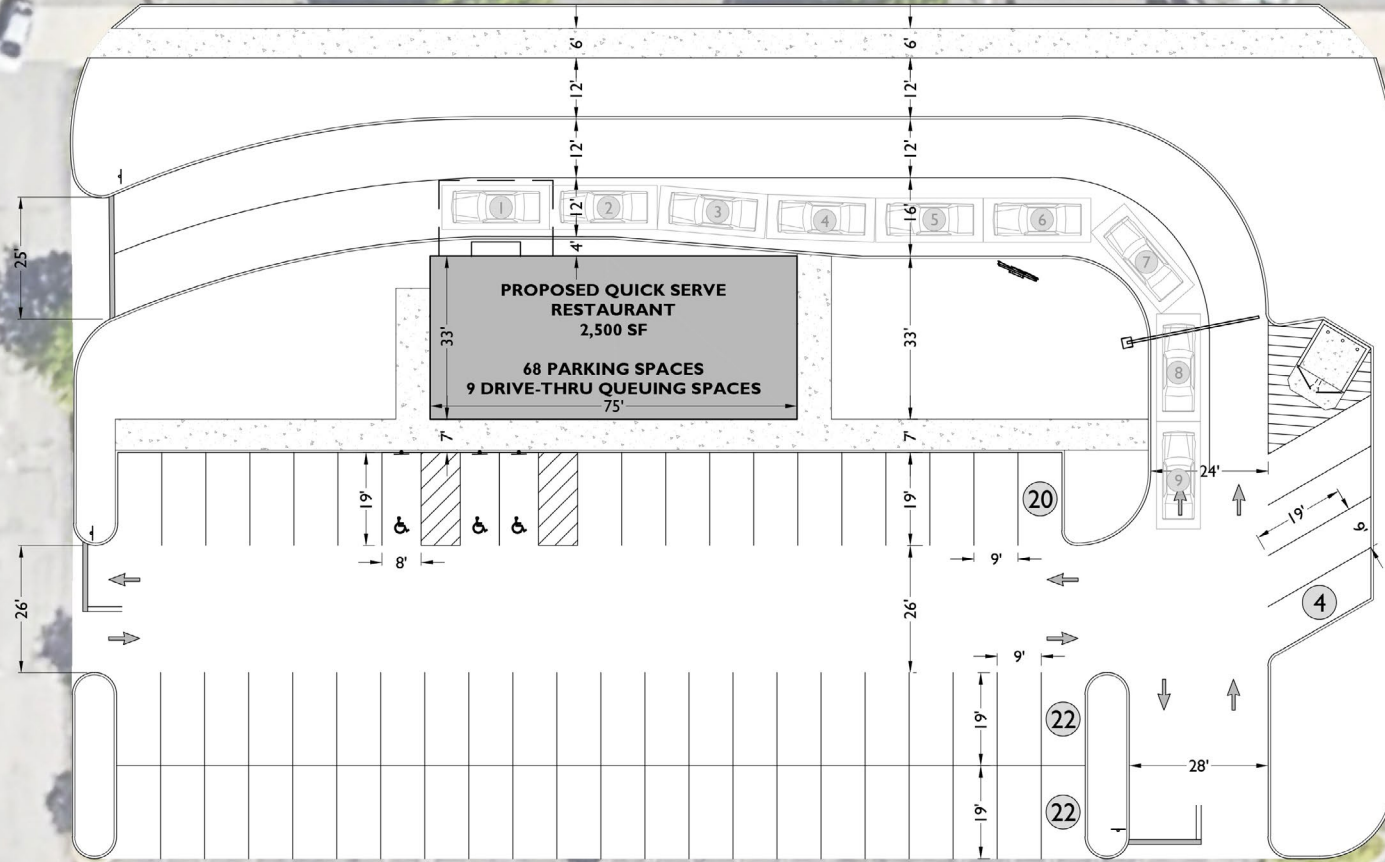


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## CHERRY STREET



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **7,005**

Households: **3,107**

Daytime Population: **9,961**

Median Age: **45.6**



Average Household Income: **\$157,053**

Median Household Income: **\$111,603**

### 3 MILE RADIUS:



Total Population: **46,035**

Households: **19,974**

Daytime Population: **46,784**

Median Age: **45.6**



Average Household Income: **\$147,967**

Median Household Income: **\$111,959**

### 5 MILE RADIUS:



Total Population: **108,090**

Households: **45,159**

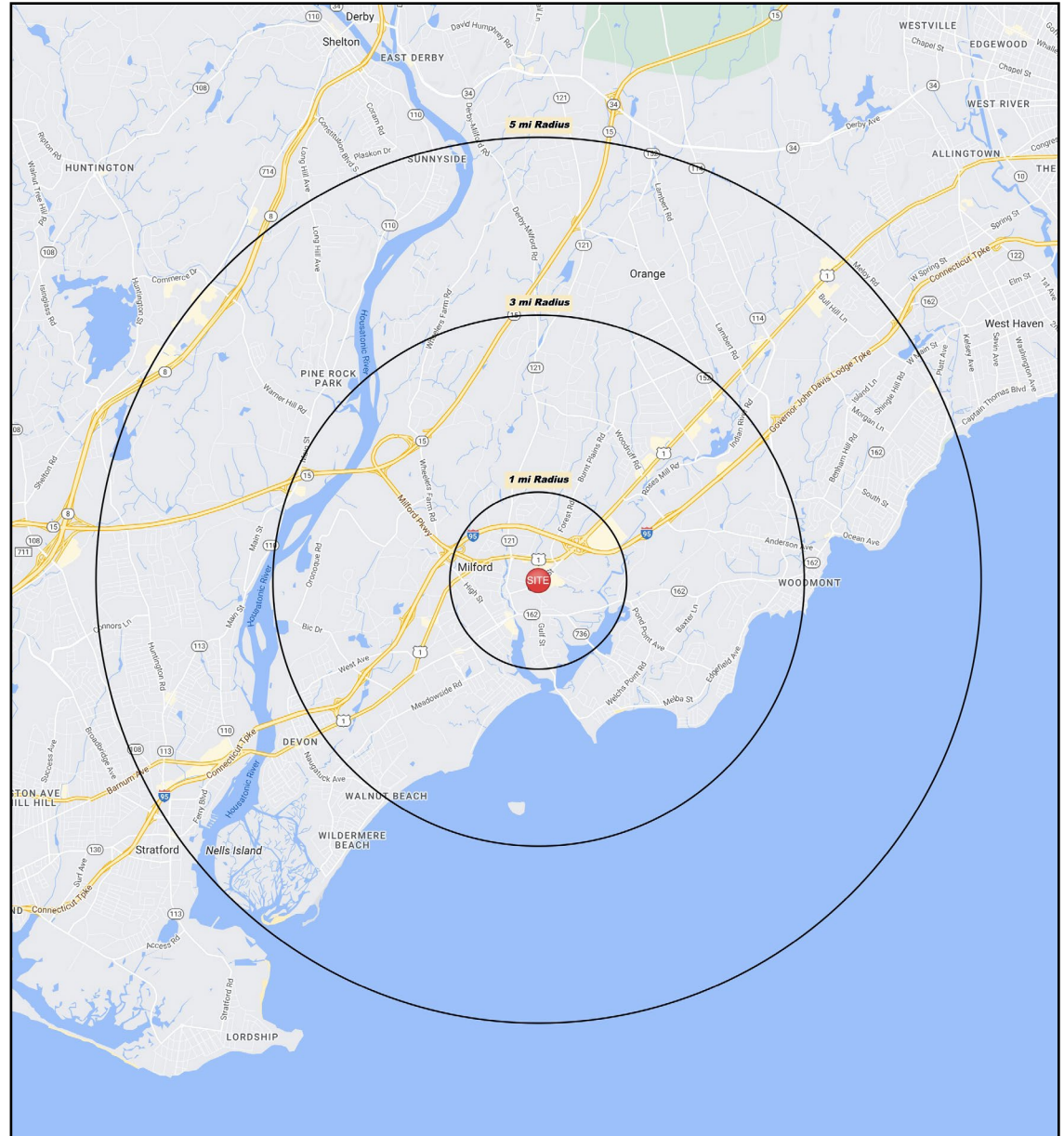
Daytime Population: **99,736**

Median Age: **45.4**



Average Household Income: **\$142,158**

Median Household Income: **\$110,384**



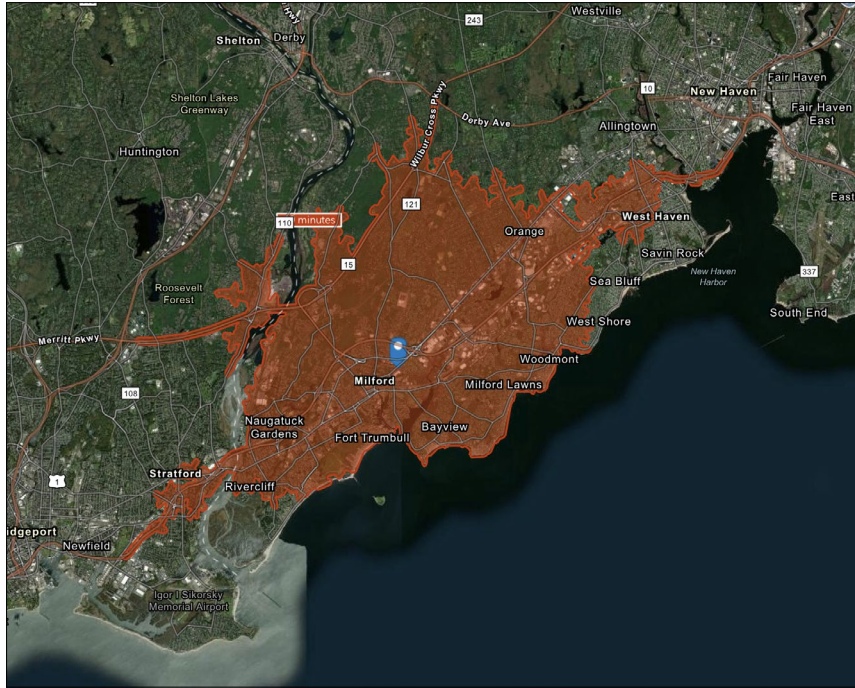
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10 MINUTE DRIVE TIME



## KEY FACTS

75,170

Population

\$95,452

Median Household Income

45.3

Median Age

85,861

Daytime Population

## TAPESTRY SEGMENTS

| Pleasantville<br><i>5,405 Households</i>  | Parks & Rec<br><i>4,584 Households</i>   | Golden Years<br><i>3,775 Households</i>   |
|---|--|---|
| <b>Socioeconomic Traits</b><br>66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management. | <b>Socioeconomic Traits</b><br>More than half of the population is college educated. This is a financially shrewd market with a diverse workforce. | <b>Socioeconomic Traits</b><br>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. |
| <b>Household Types</b><br>Older married-couple families, more w/o children under 18, but many w/ children over 18. years  | <b>Household Types</b><br>Married couples, approaching retirement age.   | <b>Household Types</b><br>Single-person households and married-couple families w/ no children.  |
| <b>Typical Housing</b><br>Single Family   | <b>Typical Housing</b><br>Single Family  | <b>Typical Housing</b><br>Single Family; Multi-units  |

### TOTAL RETAIL SALES

Includes F&B



\$873,502,415

### EDUCATION

Bachelor's Degree or Higher



45%

### OWNER OCCUPIED HOME VALUE

Average



\$406,222

## ANNUAL HOUSEHOLD SPENDING

\$4,310

Eating Out

\$2,596

Apparel & Services

\$7,973

Groceries

\$303

Computer & Hardware

\$8,472

Health Care



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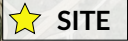
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