

# TJ MAXX SHOPPING CENTER

78 FRONTAGE ROAD | EAST HAVEN, CT 06512

AVAILABLE 3,350 SF - 5,693 SF

ANCHORED BY

TJ-maxx HomeGoods BIGLOTS!

HOBBY LOBBY

DOLLAR TREE

## PROPERTY INFORMATION

- GLA 200,000sf
- Directly off and visible from I-95 with full interchange
- Extremely successful Shopping Center serving entire shoreline and I-95 corridor
- Billboard pylon signage visible from I-95
- Population of 93,000 within 3 miles, plus a daytime business population of 76,000 people within 3 miles

## AVAILABLE SPACE

- Space 05: 3,350 sf
- Space 07: 5,693 sf

## AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,368	93,685	227,236
MEDIAN HH INC	\$64,994	\$68,649	\$68,956
AVERAGE HH INC	\$78,244	\$90,208	\$91,704



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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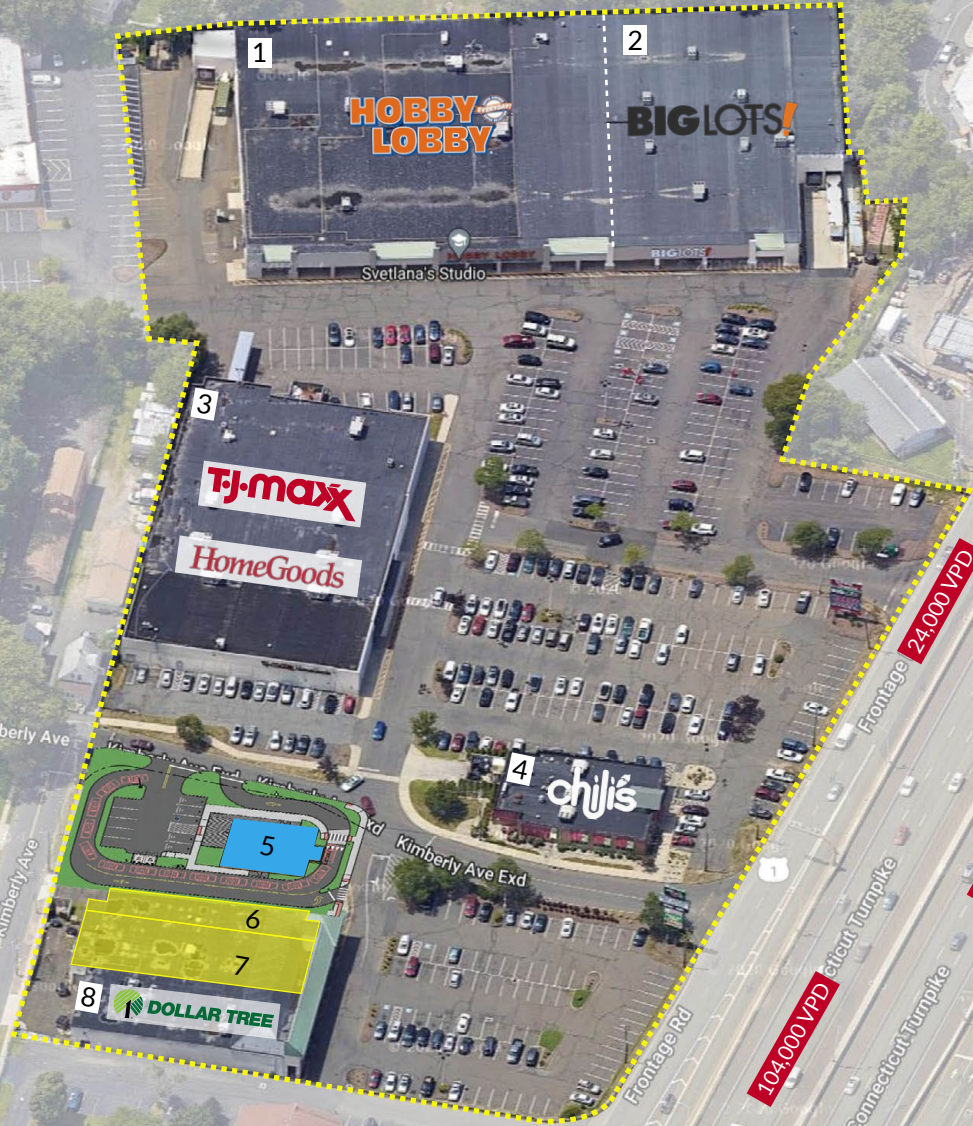
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## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Hobby Lobby	44,000
02	Big Lots	30,000
03	TJ Maxx / HomeGoods	35,000
04	Chili's	6,000
05	LOI	2,504
06	Available	3,350
07	Available	5,693
08	Dollar Tree	9,050

Available  
 Lease Out  
 Occupied



104,000 VPD  
24,000 VPD  
89,000 VPD



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **13,368**

Households: **5,614**

Daytime Population: **7,455**

Median Age: **37.3**



Average Household Income: **\$78,244**

Median Household Income : **\$64,994**

### 3 MILE RADIUS:



Total Population: **93,685**

Households: **39,516**

Daytime Population: **85,027**

Median Age: **36.3**



Average Household Income: **\$90,208**

Median Household Income : **\$68,649**

### 5 MILE RADIUS:



Total Population: **227,236**

Households: **92,318**

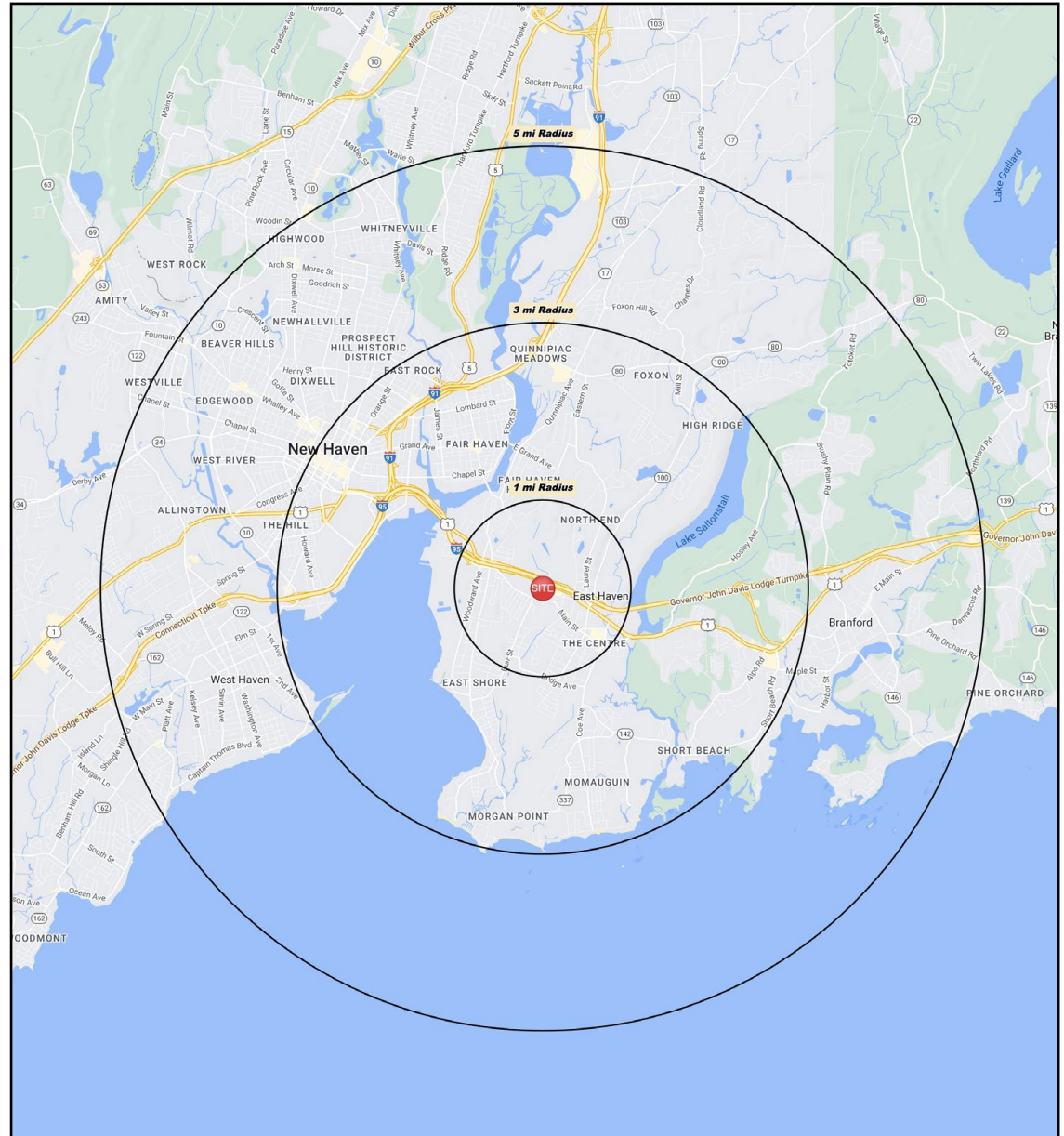
Daytime Population: **177,426**

Median Age: **35.8**



Average Household Income: **\$91,704**

Median Household Income : **\$68,956**



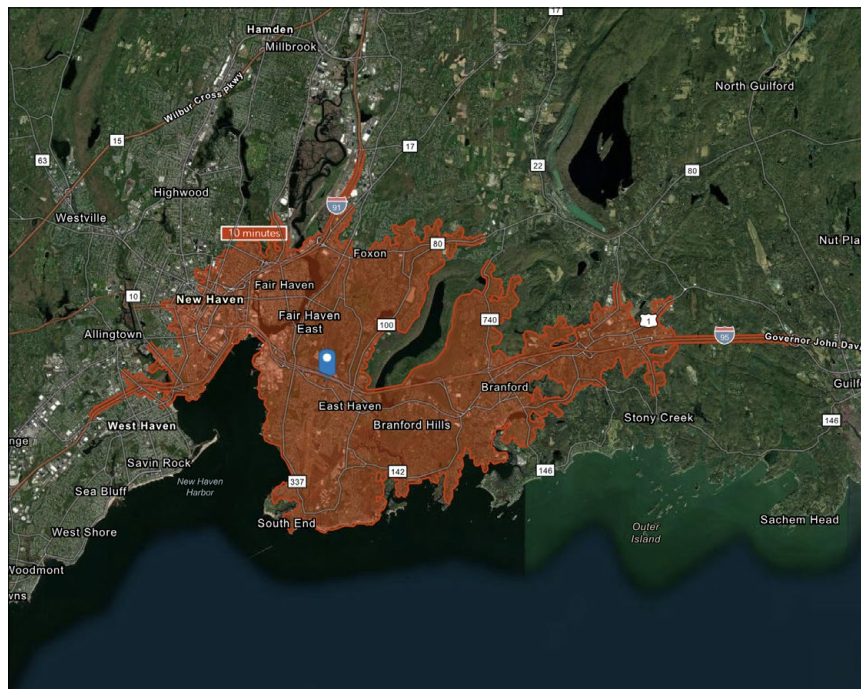
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**10 MINUTE DRIVE TIME**



## KEY FACTS

**108,984**

Population

**\$60,768**

Median Household Income

**37.2**

Median Age

**141,100**

Daytime Population

## TAPESTRY SEGMENTS

Parks & Rec <i>12,066 Households</i>	Metro Renters <i>8,877 Households</i>	Fresh Ambitions <i>5,934 Households</i>
<p><b>Socioeconomic Traits</b></p> <p>More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.</p>	<p><b>Socioeconomic Traits</b></p> <p>Well-educated consumers, many currently enrolled in college. Willing to take risks and work long hours to get to the top of their profession.</p>	<p><b>Socioeconomic Traits</b></p> <p>Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.</p>
<p><b>Household Types</b></p> <p>Married couples, approaching retirement age.</p>	<p><b>Household Types</b></p> <p>Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.</p>	<p><b>Household Types</b></p> <p>More single-parent than married-couple families.</p>
<p><b>Typical Housing</b></p> <p>Single Family</p>	<p><b>Typical Housing</b></p> <p>Multi-unit Rentals</p>	<p><b>Typical Housing</b></p> <p>Multi-unit Rentals; Single Family</p>

## TOTAL RETAIL SALES

Includes F&B



**\$959,913,328**

## EDUCATION

Bachelor's Degree or Higher



**38%**

## OWNER OCCUPIED HOME VALUE

Average



**\$344,832**

## ANNUAL HOUSEHOLD SPENDING

**\$3,266**

Eating Out

**\$1,979**

Apparel & Services

**\$5,980**

Groceries

**\$235**

Computer & Hardware

**\$5,884**

Health Care



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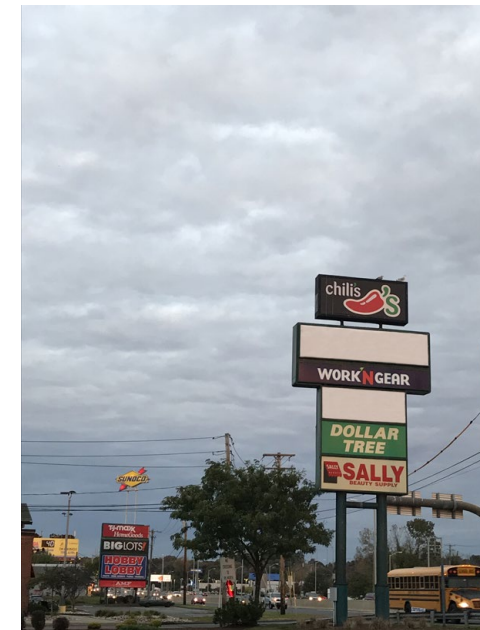
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