

OLD SAYBROOK SC

665 BOSTON POST ROAD | OLD SAYBROOK, CT 06475

AVAILABLE 1,760 SF - 6,807 SF + TWO PAD SITES

ANCHORED BY



PROPERTY INFORMATION

- Premier Regional location serving the Southeast CT seacoast
- Population more than triples seasonally
- Traffic: 20,000 vehicles per day
- Total GLA: 300,000sf

AVAILABLE SPACE

- Space D: 6,807 SF
- Space L: 1,800 SF
- Space K: 1,760 SF
- PAD 1: Land
- PAD 2: Land

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,307	13,750	25,006
MEDIAN HH INC	\$81,768	\$111,726	\$114,954
AVERAGE HH INC	\$117,102	\$154,669	\$176,643



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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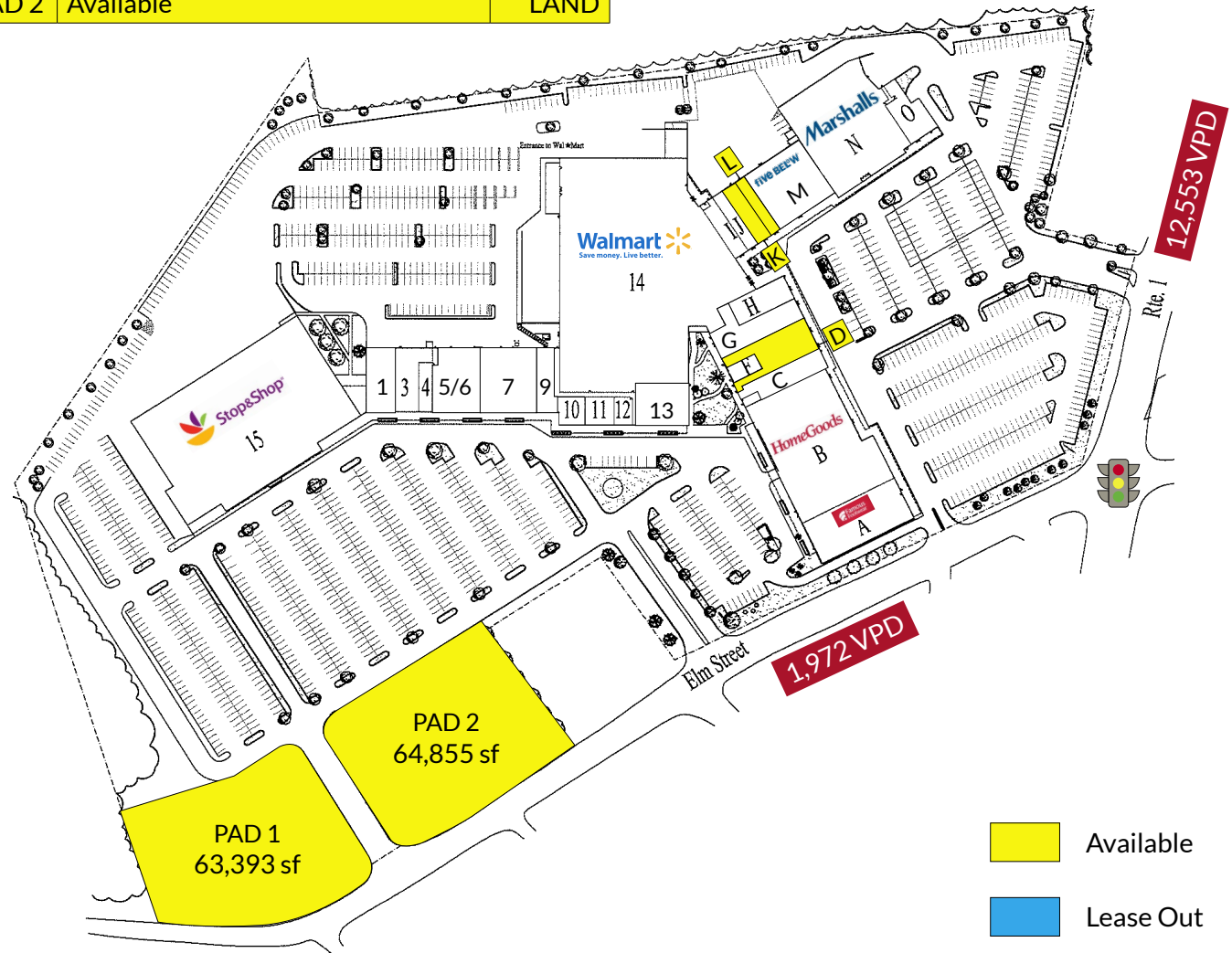
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Paradise Wine & Spirits	4,500
03	Verizon Wireless	4,600
04	Aerus	1,650
05/06	Johnson Flooring	7,250
07	Beach Body Fitness	7,431
09	Cosmo Prof	2,785
10	Bella Capelli Salon	2,000
11	Kennedy & Perkins	2,090
12	Beckers Jewelers	1,200
13	Dentist	5,374
14	Walmart	97,066
15	Stop & Shop	60,176
A	Famous Footwear	12,000
B	HomeGoods	27,062
C	Mattress Plus	3,785
D	Available	6,807
F	Courtyard Restaurant	1,200
G	S.K Lavery Appliance	5,540
H	K.C.'s Clothing	4,264
I	New England Rendokan	2,300
J	Quest Diagnostics	1,800
K	Available	1,760
L	Available	1,800

M	Five Below	10,789
N	Marshalls	23,500
O	Wells Fargo	3,650
PAD 1	Available	LAND
PAD 2	Available	LAND



Available

Lease Out



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **2,307**

Households: **1,037**

Daytime Population: **5,563**

Median Age: **55.0**



Average Household Income: **\$117,102**

Median Household Income: **\$81,768**

3 MILE RADIUS:



Total Population: **13,750**

Households: **6,113**

Daytime Population: **14,626**

Median Age: **54.7**



Average Household Income: **\$154,669**

Median Household Income: **\$111,726**

5 MILE RADIUS:



Total Population: **25,006**

Households: **11,094**

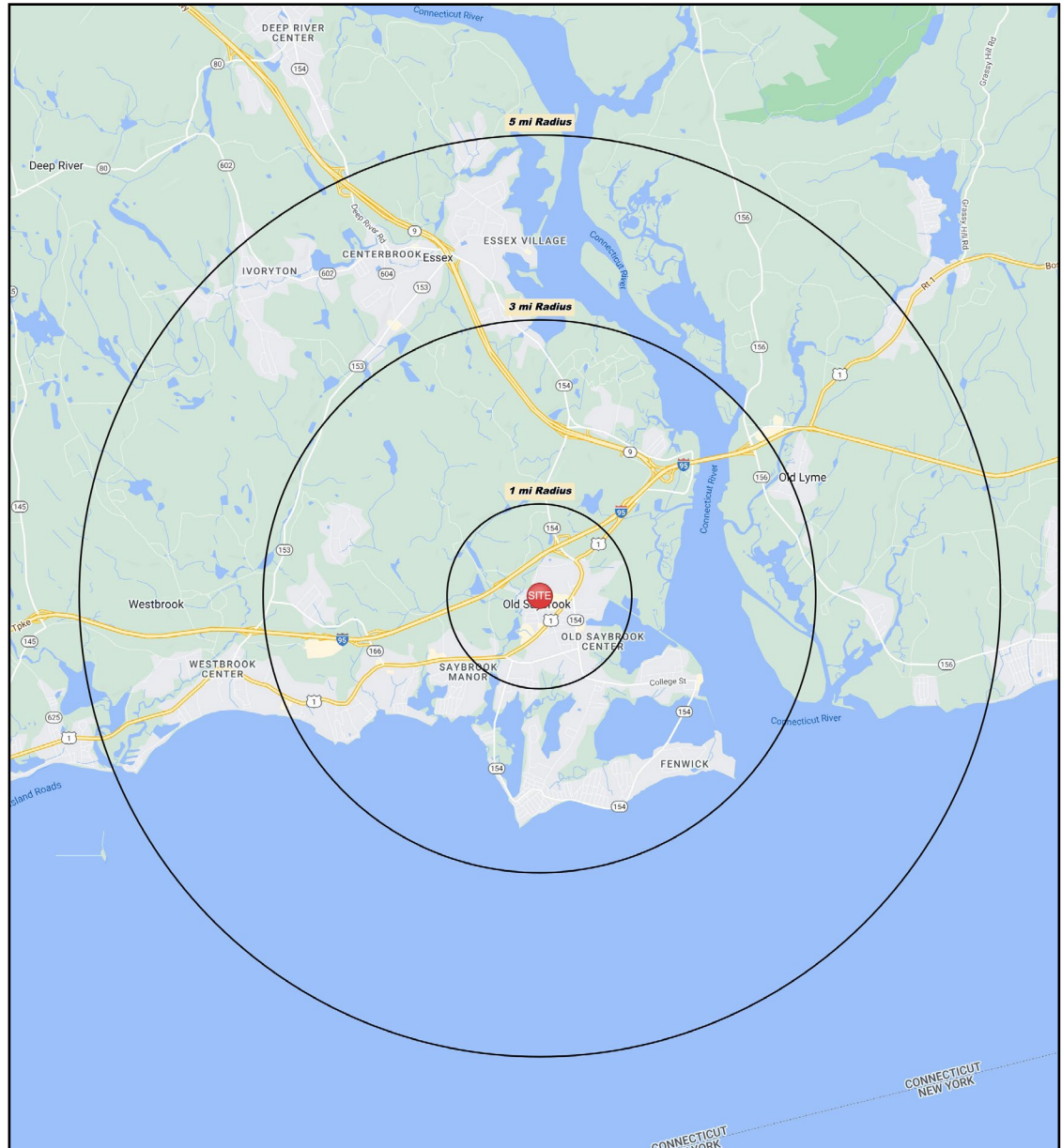
Daytime Population: **25,373**

Median Age: **53.8**



Average Household Income: **\$176,643**

Median Household Income: **\$114,954**



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20 MINUTE DRIVE TIME



KEY FACTS

67,230

Population

\$102,930

Median Household Income

51.0

Median Age

66,637

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites

6,622 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

In this older market, 42% of households consist of married couples with no children at home, while another 28% are single person.

Typical Housing

Single Family

Exurbanites

5,411 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

Golden Years

3,268 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



\$892,902,545

EDUCATION

Bachelor's Degree
or Higher



52%

OWNER OCCUPIED HOME VALUE

Average



\$469,209

ANNUAL HOUSEHOLD SPENDING

\$4,748

Eating
Out

\$2,806

Apparel &
Services

\$8,863

Groceries

\$327

Computer &
Hardware

\$9,969

Health
Care



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