

OLD SAYBROOK SC

665 BOSTON POST ROAD | OLD SAYBROOK, CT 06475

AVAILABLE 1,800 SF - 4,707 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 E: 4,707 SF
- Space L: 1,800 SF
- Space K: 2,419 SF
- PAD 1: Land
- PAD 2: Land

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,157	14,019	27,003
MEDIAN HH INC	\$87,210	\$121,933	\$115,600
AVERAGE HH INC	\$141,947	\$168,595	\$168,559



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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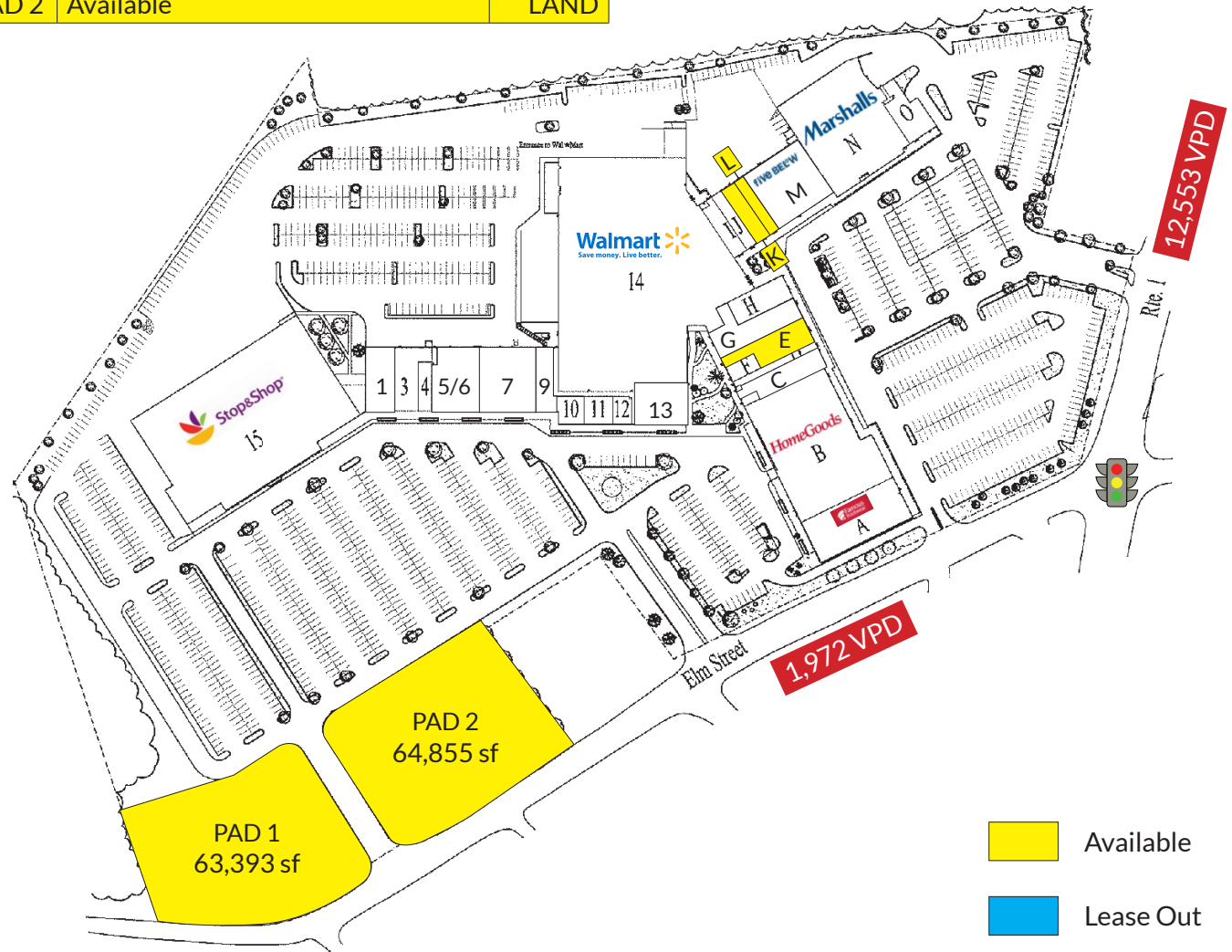
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TENANTS / AVAILABILITY

#	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	Lighting store	2,100
E	Available	4,707
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	2,419
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



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **2,157**

Households: **1,005**

Daytime Population: **5,611**

Median Age: **51.5**



Average Household Income: **\$141,947**

Median Household Income: **\$87,210**

3 MILE RADIUS:



Total Population: **14,019**

Households: **6,313**

Daytime Population: **15,416**

Median Age: **51.7**



Average Household Income: **\$168,595**

Median Household Income: **\$121,933**

5 MILE RADIUS:



Total Population: **27,003**

Households: **12,176**

Daytime Population: **26,085**

Median Age: **51.3**



Average Household Income: **\$168,559**

Median Household Income: **\$115,600**



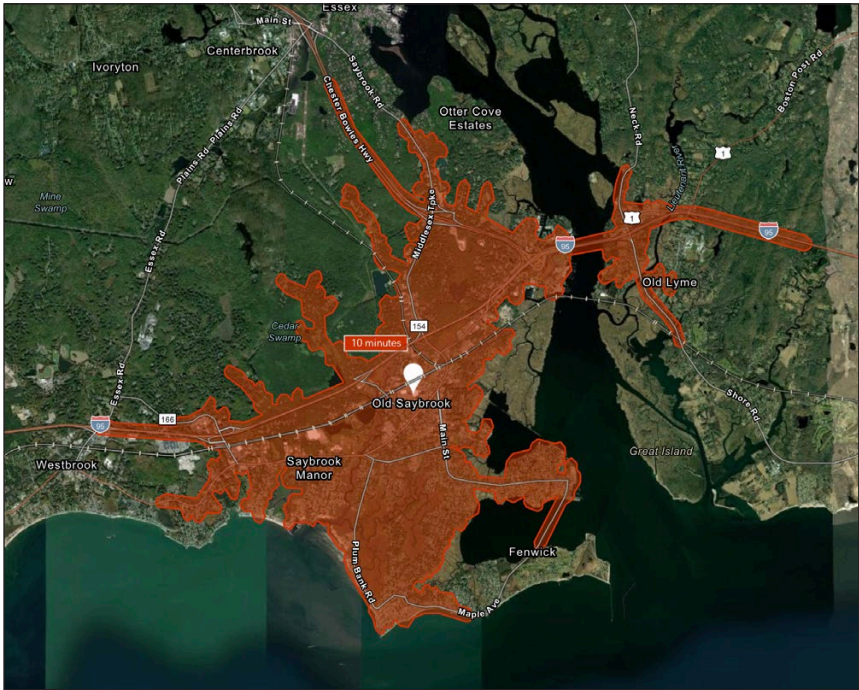
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10 MINUTE DRIVE TIME



KEY FACTS

7,888

Population

\$98,836

Median Household Income

55.8

Median Age

10,143

Daytime Population

TAPESTRY SEGMENTS

Burbs and Beyond

1,598 households

Socioeconomic Traits

Predominantly in the West, these affluent, older communities feature married couples without children, high self-employment, and second homes near nature. Many homes exceed \$500K, with seasonal vacancies and multiple vehicles.

Household Types

Married couples with no kids

Typical Housing

Single Family

Silver and Gold

770 households

Socioeconomic Traits

Located in warmer, low-density areas, these mostly older, married-couple households have high net worth and incomes. Many work professionally or self-employed. Homes are newer single-family units with significant seasonal vacancies and low affordability.

Household Types

Married couples with no kids

Typical Housing

Single Family

Savvy Suburbanites

704 households

Socioeconomic Traits

Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.

Household Types

Married couples

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$110,419,439

EDUCATION

Bachelor's Degree
or Higher



58%

OWNER OCCUPIED HOME VALUE

Average



\$715,491

ANNUAL HOUSEHOLD SPENDING

\$4,783

Eating
Out

\$2,830

Apparel &
Services

\$8,601

Groceries

\$270

Computer &
Hardware

\$9,661

Health
Care



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