

# SHOPPES AT VILLAGE SQUARE

488 HARTFORD ROAD | NEW BRITAIN, CT 06053

AVAILABLE 3,143 SF

ANCHORED BY



## PROPERTY INFORMATION

- New Development, directly across the street from Target Super Store
- Neighbor to Super Regional West Farms Mall, Corbin's Corner, and Newly Developed Corbin Collection
- Shares Traffic light access with Target Super Store
- Situated in the densely populated and highly developed retail corridor
- Direct access of Rt.9 and proximity to I-84
- Traffic Count: SouthEast Road - 36,000 vpd

## AVAILABLE SPACE

- Space C: 3,143 SF

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,319	85,231	241,818
MEDIAN HH INC	\$103,052	\$90,897	\$92,441
AVERAGE HH INC	\$124,349	\$114,347	\$116,321



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FOR MORE INFORMATION CONTACT:




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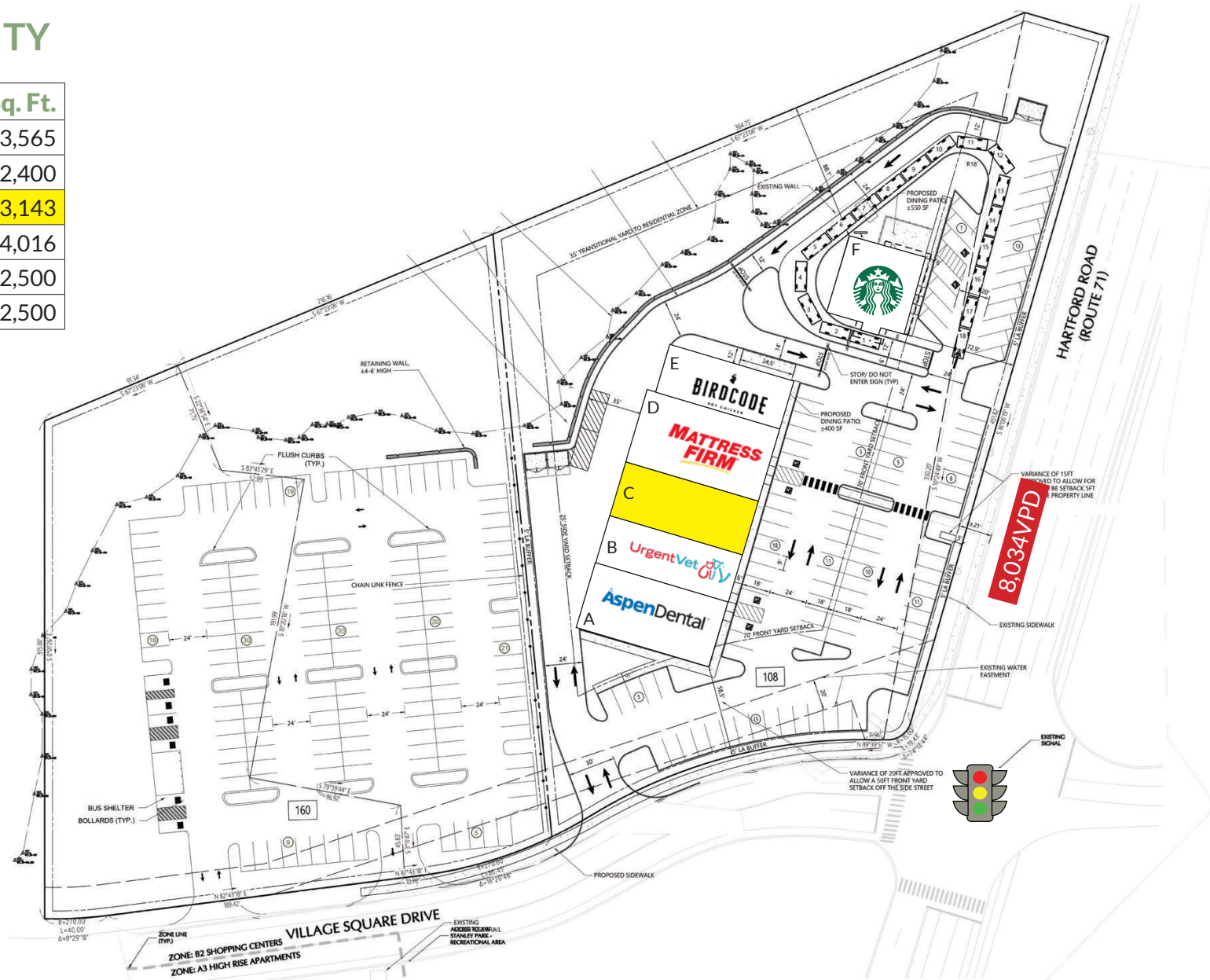
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## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
A	Aspen Dental	3,565
B	Urgent Vet	2,400
C	Available	3,143
D	Mattress Firm	4,016
E	Birdcode	2,500
F	Starbucks	2,500

	Available
	Lease Out
	Occupied



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **7,319**

Households: **3,114**

Daytime Population: **4,879**

Median Age: **39.9**



Average Household Income: **\$124,349**

Median Household Income: **\$103,052**

### 3 MILE RADIUS:



Total Population: **85,231**

Households: **34,011**

Daytime Population: **67,018**

Median Age: **37.6**



Average Household Income: **\$114,347**

Median Household Income: **\$90,897**

### 5 MILE RADIUS:



Total Population: **241,818**

Households: **97,197**

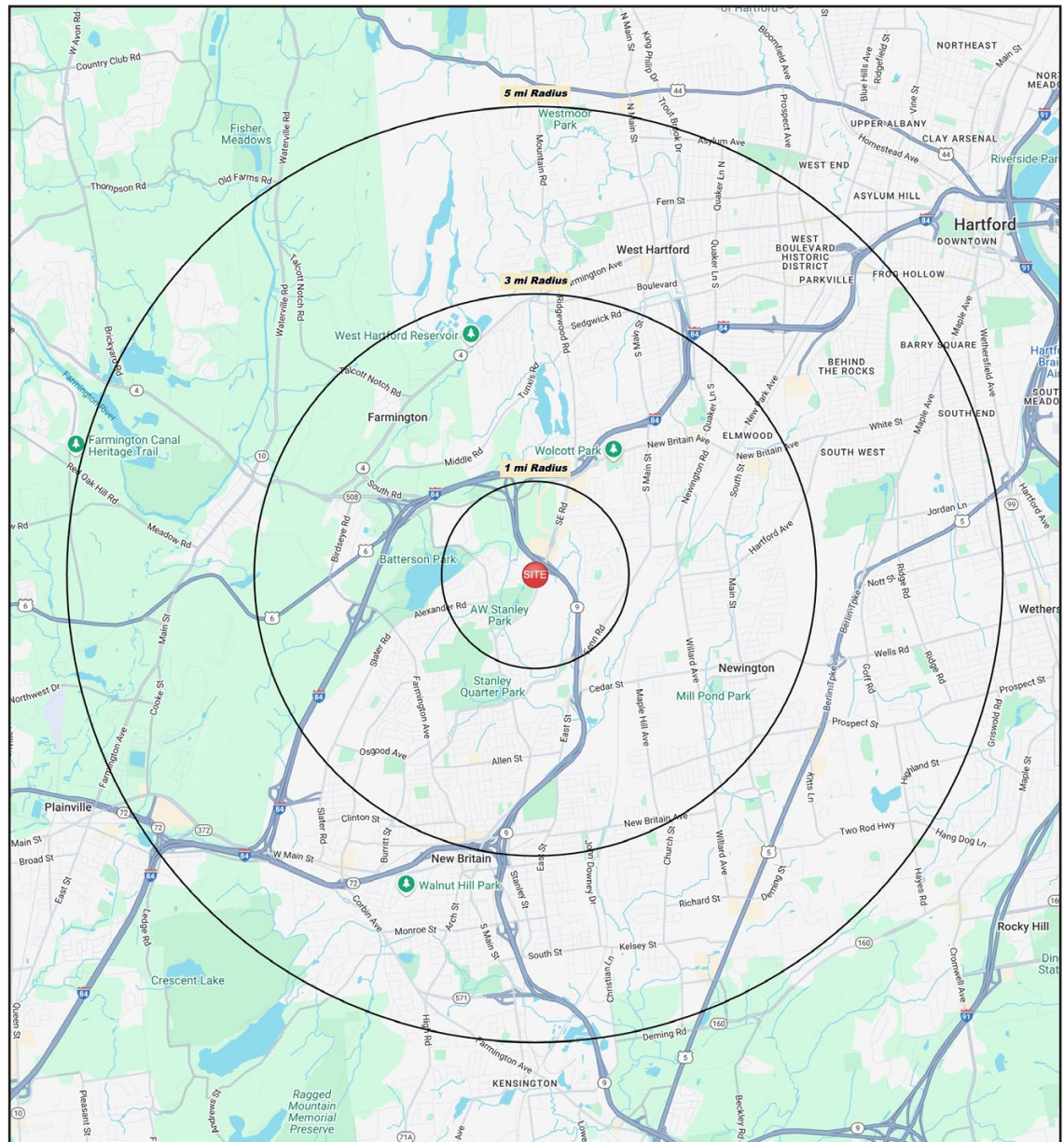
Daytime Population: **179,868**

Median Age: **37.9**



Average Household Income: **\$116,321**

Median Household Income: **\$92,441**



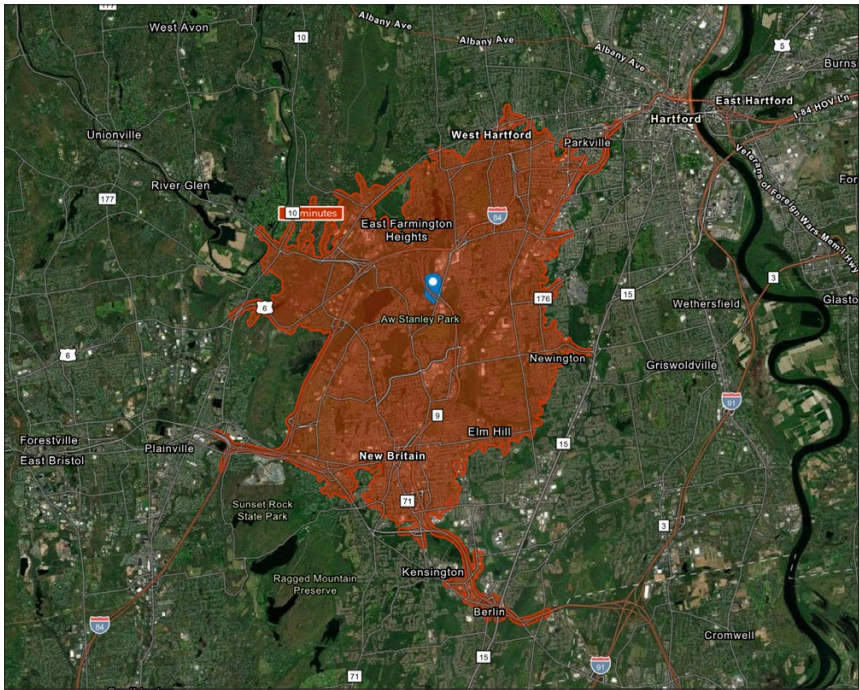
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10 MINUTE DRIVE TIME



## KEY FACTS

112,520

Population

\$65,039

Median Household Income

38.0

Median Age

120,206

Daytime Population

## TAPESTRY SEGMENTS

### Parks & Rec

8,923 Households

#### Socioeconomic Traits

More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

#### Household Types

Married couples, approaching retirement age.

#### Typical Housing

Single Family

### Front Porches

8,732 Households

#### Socioeconomic Traits

Composed of a blue-collar workforce with a strong labor force participation rate.

#### Household Types

Young families w/ children, single parent families, singles living alone.

#### Typical Housing

Single Family; Multi Units

### Fresh Ambitions

5,985 Households

#### Socioeconomic Traits

Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

#### Household Types

More single-parent than married-couple families.

#### Typical Housing

Multi-unit Rentals; Single Family

## TOTAL RETAIL SALES

Includes F&B



\$982,456,813

## EDUCATION

Bachelor's Degree  
or Higher



35%

## OWNER OCCUPIED HOME VALUE

Average



\$302,078

## ANNUAL HOUSEHOLD SPENDING

\$3,369

Eating  
Out

\$2,046

Apparel &  
Services

\$6,276

Groceries

\$243

Computer &  
Hardware

\$6,248

Health  
Care



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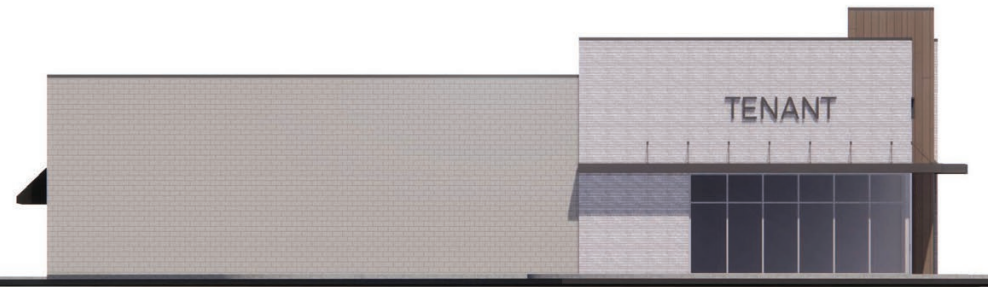


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FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



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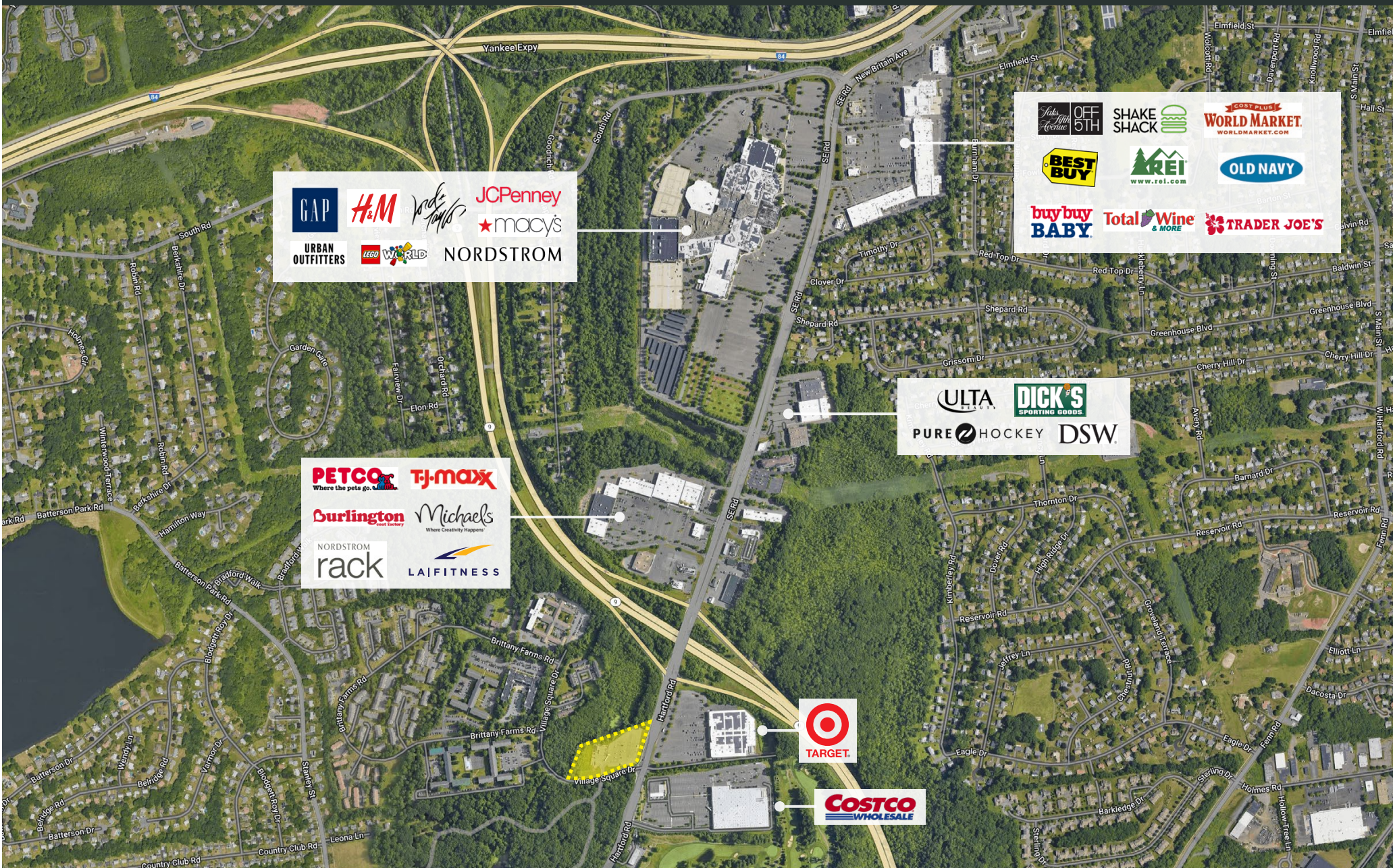
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