

SHOPPES AT VILLAGE SQUARE

488 HARTFORD ROAD | NEW BRITAIN, CT 06053

AVAILABLE 3,143 SF

ANCHORED BY



AspenDental

MATTRESSFIRM

UrgentVet



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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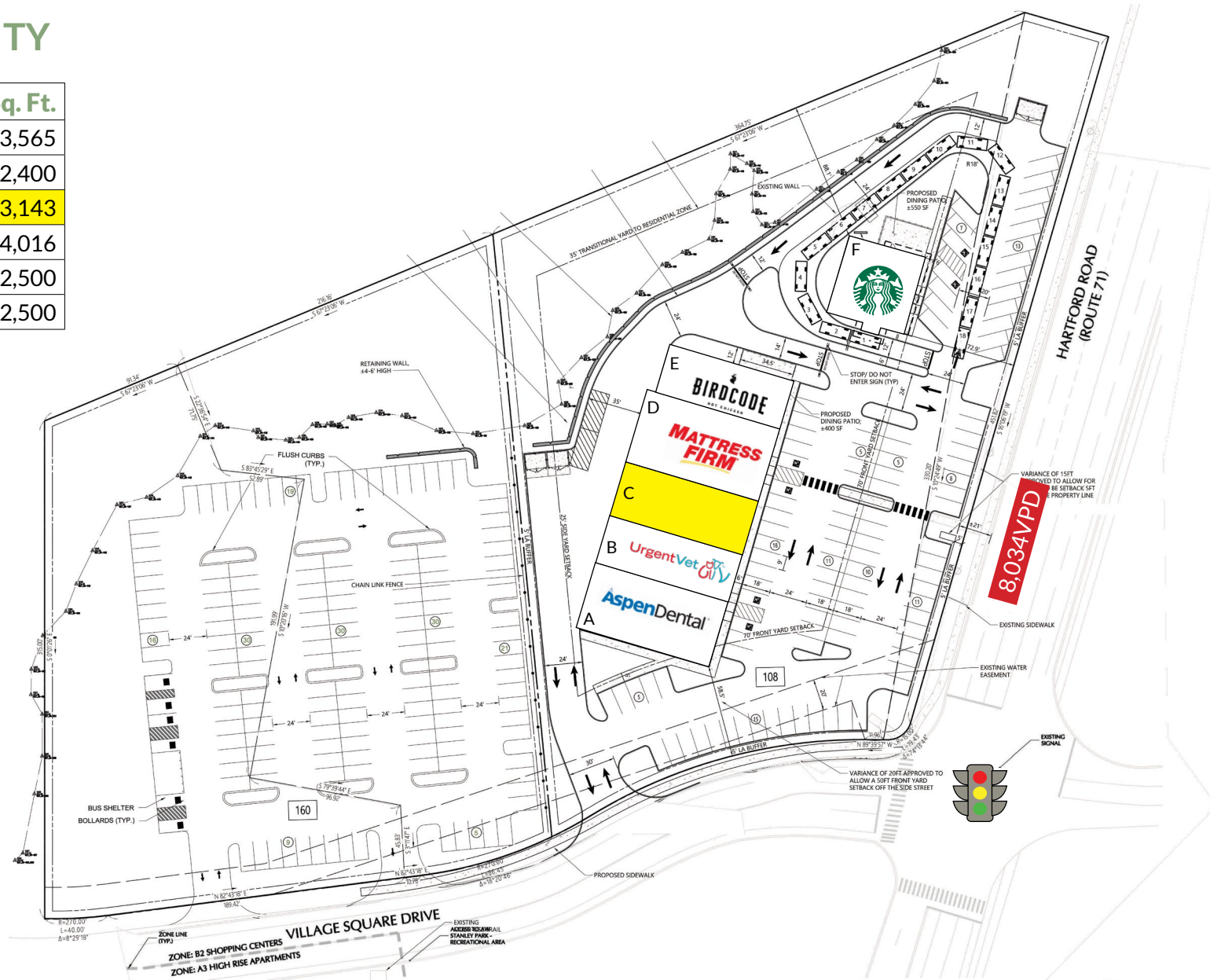
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TENANTS / AVAILABILITY

| # | 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**

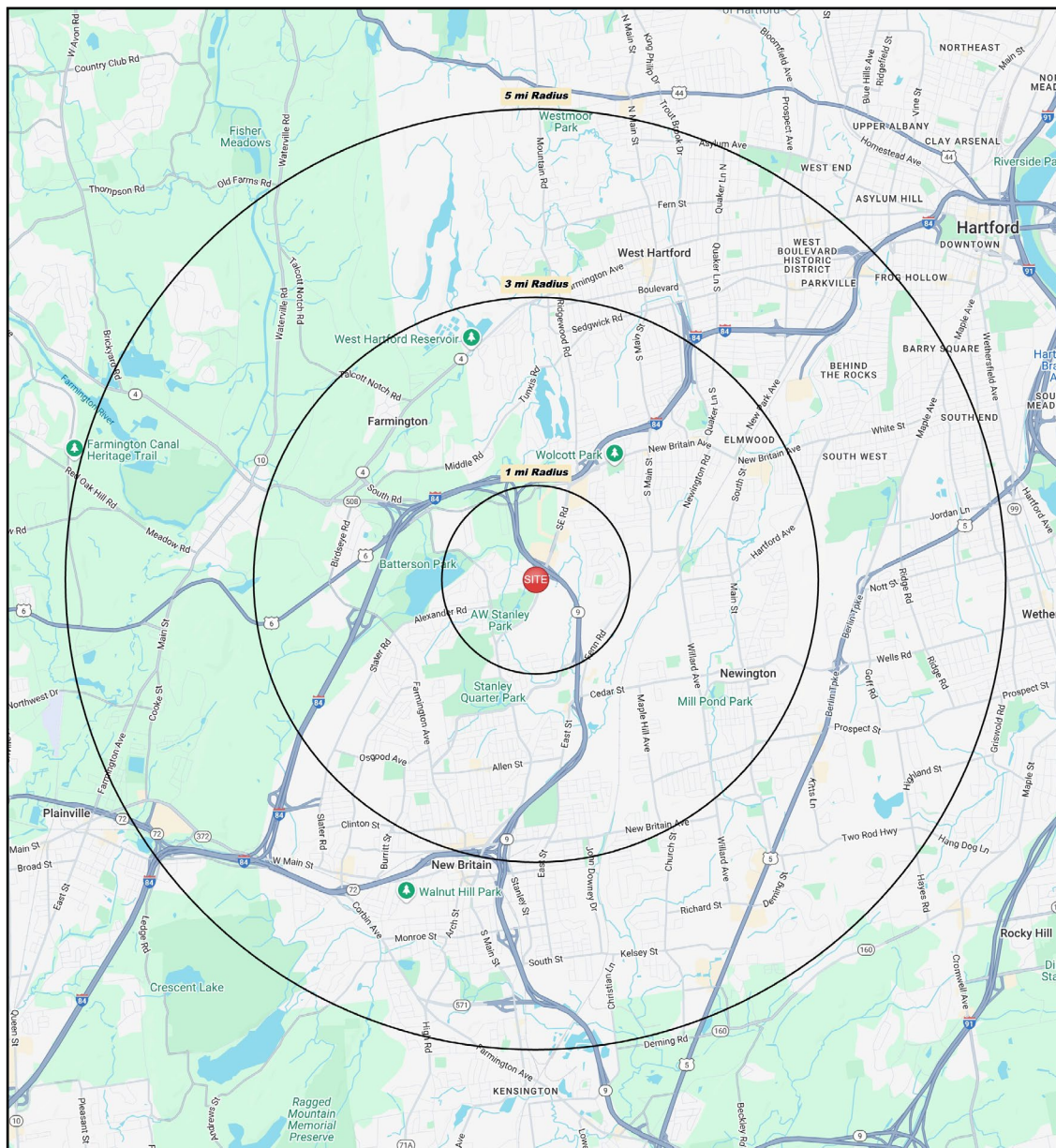
Daytime Population: **179,868**

Median Age: **37.9**



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

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



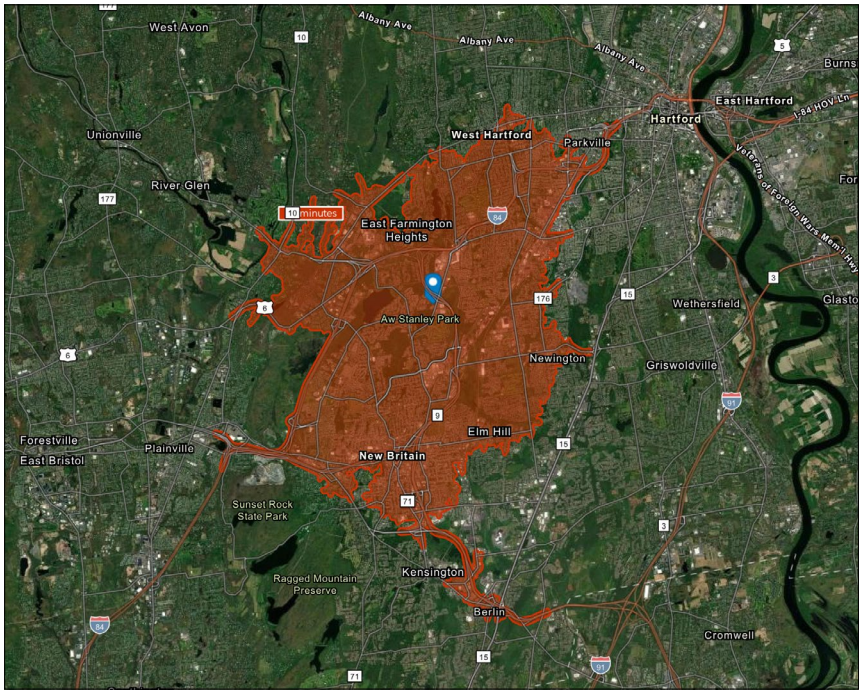
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10 MINUTE DRIVE TIME



KEY FACTS

102,688

Population

\$74,391

Median Household Income

37.8

Median Age

107,507

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions

9,690 households

Socioeconomic Traits

Found in the Mid-Atlantic and Pacific regions, these urban communities include large families and young children. Residents work service jobs, earn modest incomes, and often face high rental burdens despite lower-than-average rents.

Household Types

Single parents and married or cohabiting couples

Typical Housing

Multi-Units

City Greens

4,541 households

Socioeconomic Traits

Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.

Household Types

Married couples; singles living alone

Typical Housing

Single Family

Moderate Metros

3,726 households

Socioeconomic Traits

In growing suburban areas, these young communities feature diverse households, including singles and families with young children. Residents earn middle incomes, work in service jobs, and live in modest, often pre-1990 single-family homes.

Household Types

Married couples; singles living alone

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$996,824,354

EDUCATION

Bachelor's Degree or Higher



33%

OWNER OCCUPIED HOME VALUE

Average



\$384,873

ANNUAL HOUSEHOLD SPENDING

\$3,695

Eating Out

\$2,264

Apparel & Services

\$6,789

Groceries

\$210

Computer & Hardware

\$6,629

Health Care



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