

SHOPPES AT VILLAGE SQUARE

488 HARTFORD ROAD | NEW BRITAIN, CT 06053

AVAILABLE 3,143 SF

ANCHORED BY



STARBUCKS
AspenDental

MATTRESSFIRM

UrgentVet CITY



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

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,122	82,763	235,032
MEDIAN HH INC	\$95,669	\$110,476	\$73,629
AVERAGE HH INC	\$114,812	\$85,863	\$114,924



CHARTER
REALTY

www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

WILLIAM CAFERO | 203.683.1566 | William@CharterRealty.com

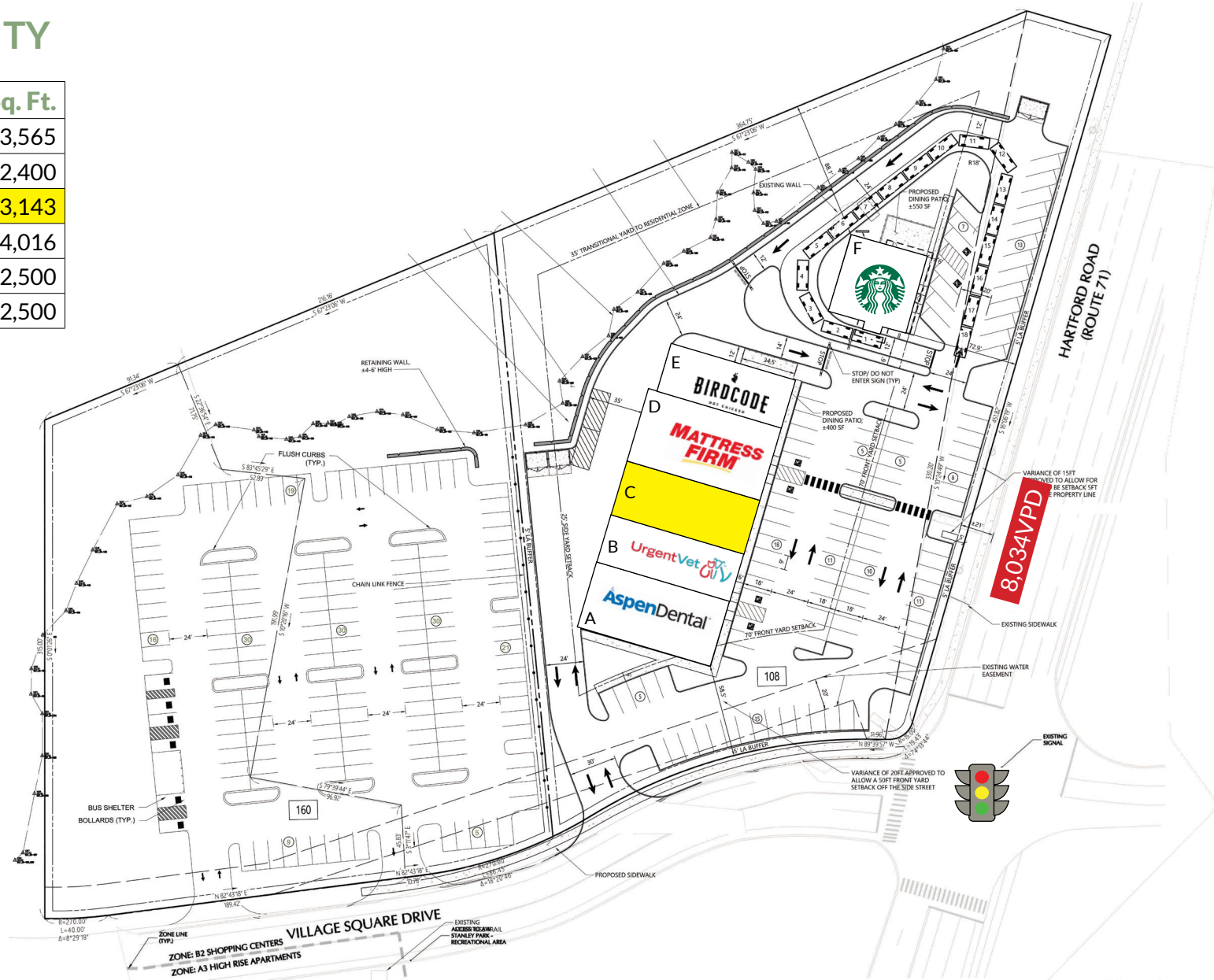
SHOPPES AT VILLAGE SQUARE

488 HARTFORD ROAD | NEW BRITAIN, CT 06053

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



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SHOPPES AT VILLAGE SQUARE

488 HARTFORD ROAD | NEW BRITAIN, CT 06053

TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **7,122**

Households: **3,178**

Daytime Population: **5,285**

Median Age: **40.6**



Average Household Income: **\$114,812**

Median Household Income : **\$95,669**

3 MILE RADIUS:



Total Population: **82,763**

Households: **33,472**

Daytime Population: **65,391**

Median Age: **38.0**



Average Household Income: **\$110,476**

Median Household Income : **\$85,863**

5 MILE RADIUS:



Total Population: **235,032**

Households: **95,366**

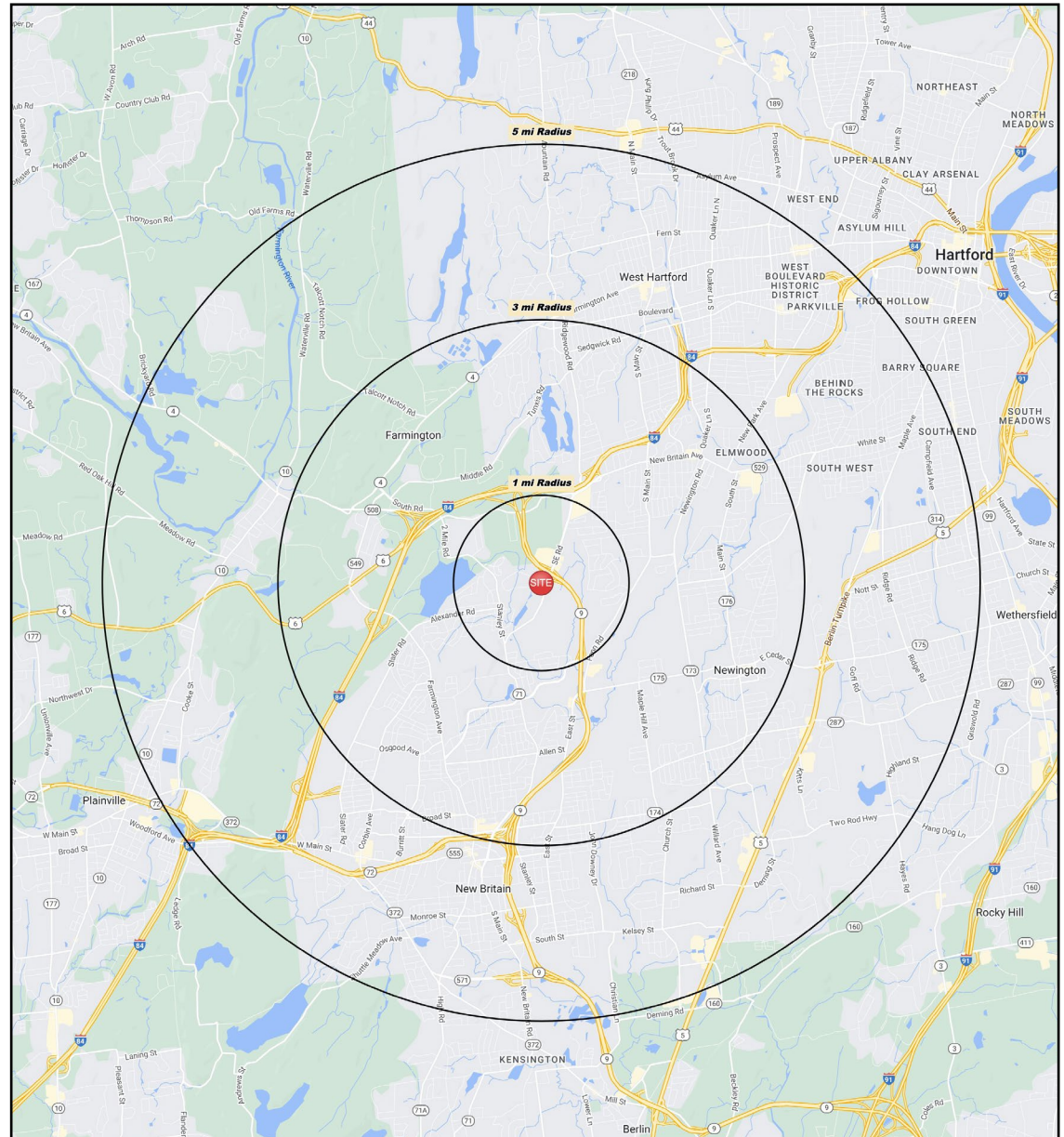
Daytime Population: **178,409**

Median Age: **37.9**



Average Household Income: **\$114,924**

Median Household Income : **\$88,435**



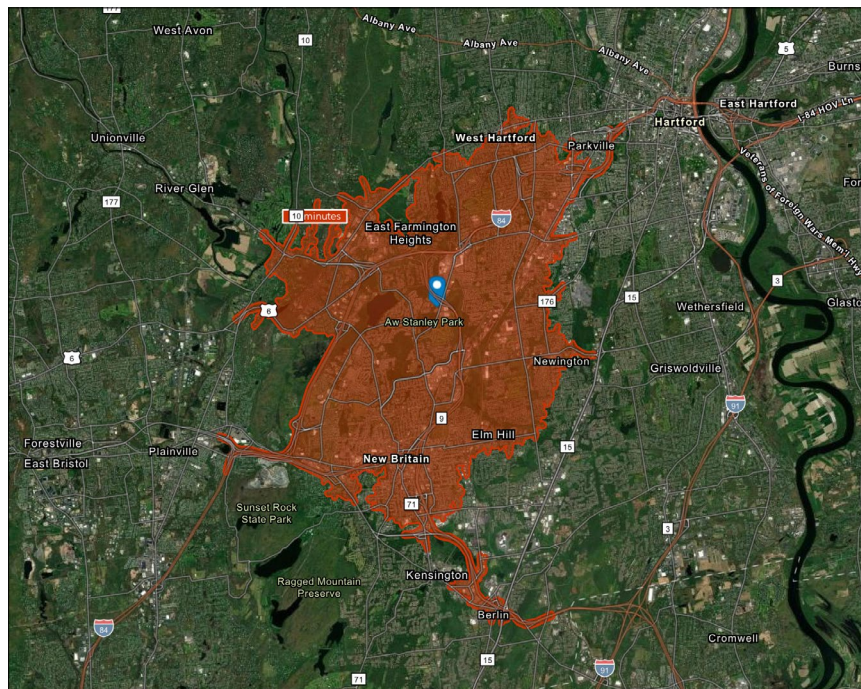
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SHOPPES AT VILLAGE SQUARE

488 HARTFORD ROAD | NEW BRITAIN, CT 06053

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



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SHOPPES AT VILLAGE SQUARE

488 HARTFORD ROAD | NEW BRITAIN, CT 06053

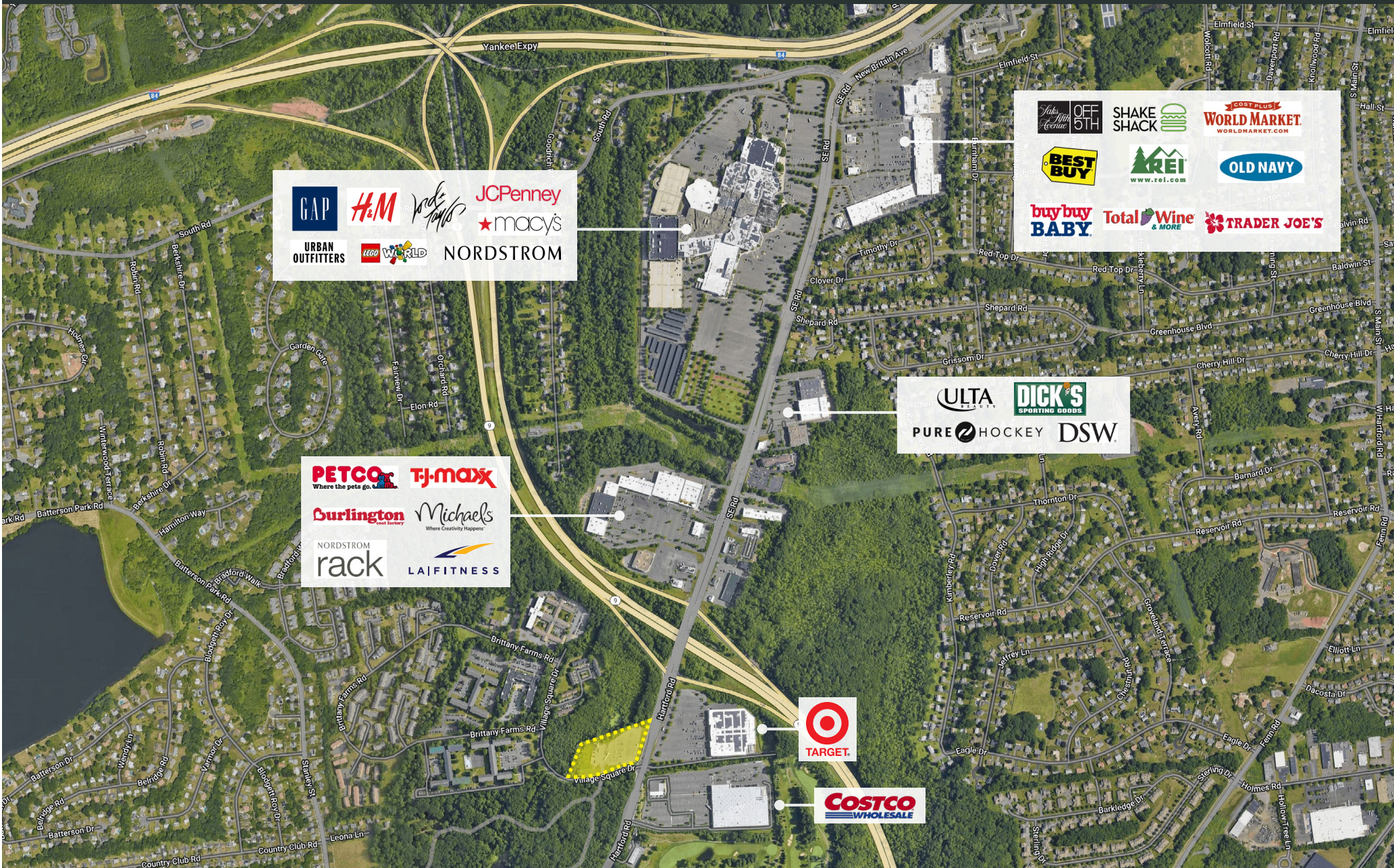


CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SHOPPES AT VILLAGE SQUARE

488 HARTFORD ROAD | NEW BRITAIN, CT 06053



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SHOPPES AT VILLAGE SQUARE

488 HARTFORD ROAD | NEW BRITAIN, CT 06053



CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SHOPPES AT VILLAGE SQUARE

488 HARTFORD ROAD | NEW BRITAIN, CT 06053



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.