

# SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033

100% LEASED

ANCHORED BY

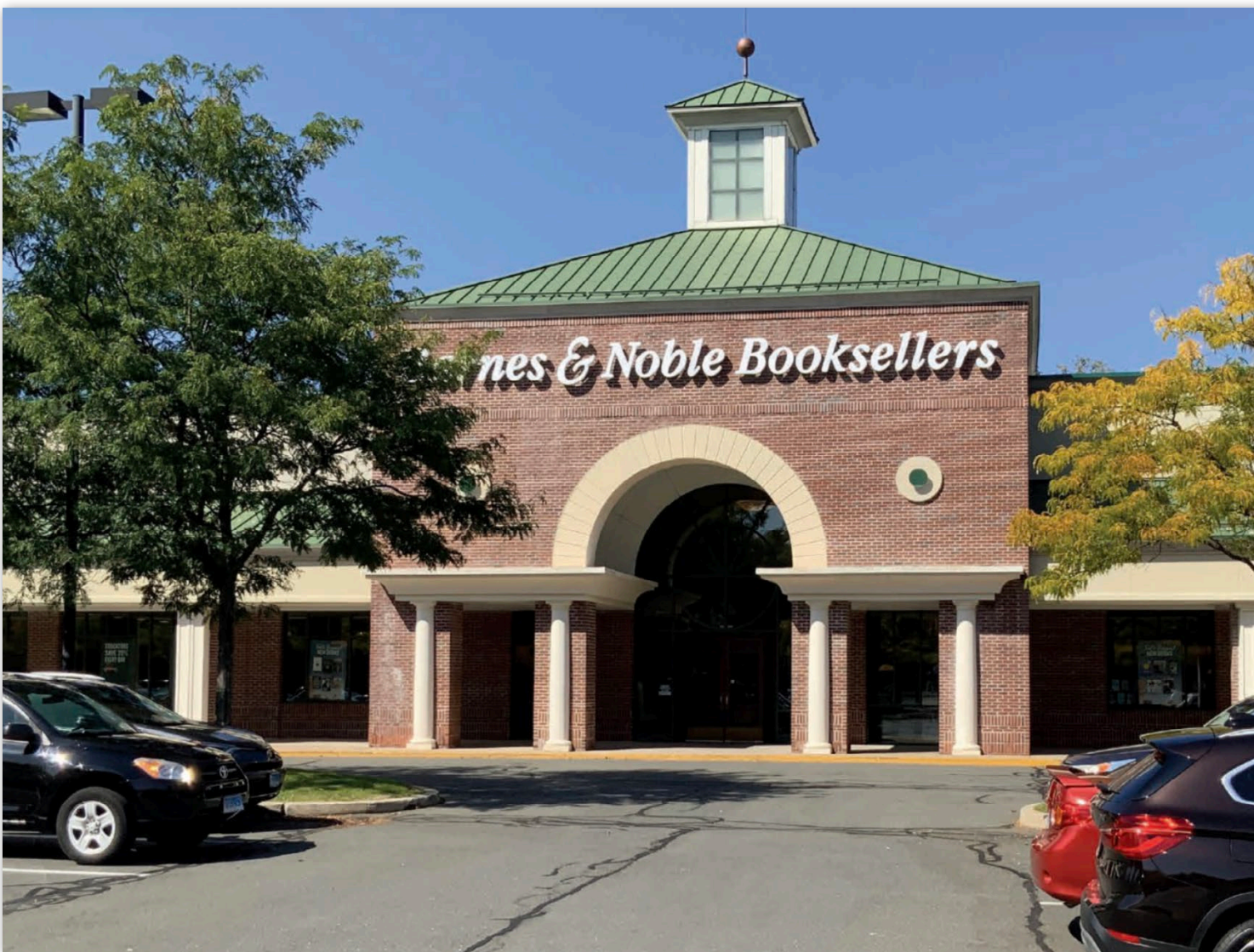


STOP & SHOP



the paper store

BARNES & NOBLE



## PROPERTY INFORMATION

- Great anchor opportunity
- Dominant center in the Glastonbury market
- Access to large affluent population
- Easy access to I-91, I-84 & Route 2
- Abundant parking
- Traffic Counts:  
Route 3: 21,290 VPD  
Glastonbury Blvd: 5,580 VPD

## AVAILABLE SPACE

- 100% Leased

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	5,246	55,624	198,326
MEDIAN HH INC	\$83,806	\$95,142	\$83,108
AVERAGE HH INC	\$107,022	\$114,340	\$102,705



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:




DAN ZELSON | 203.227.2922 | [Dan@CharterRealty.com](mailto:Dan@CharterRealty.com)

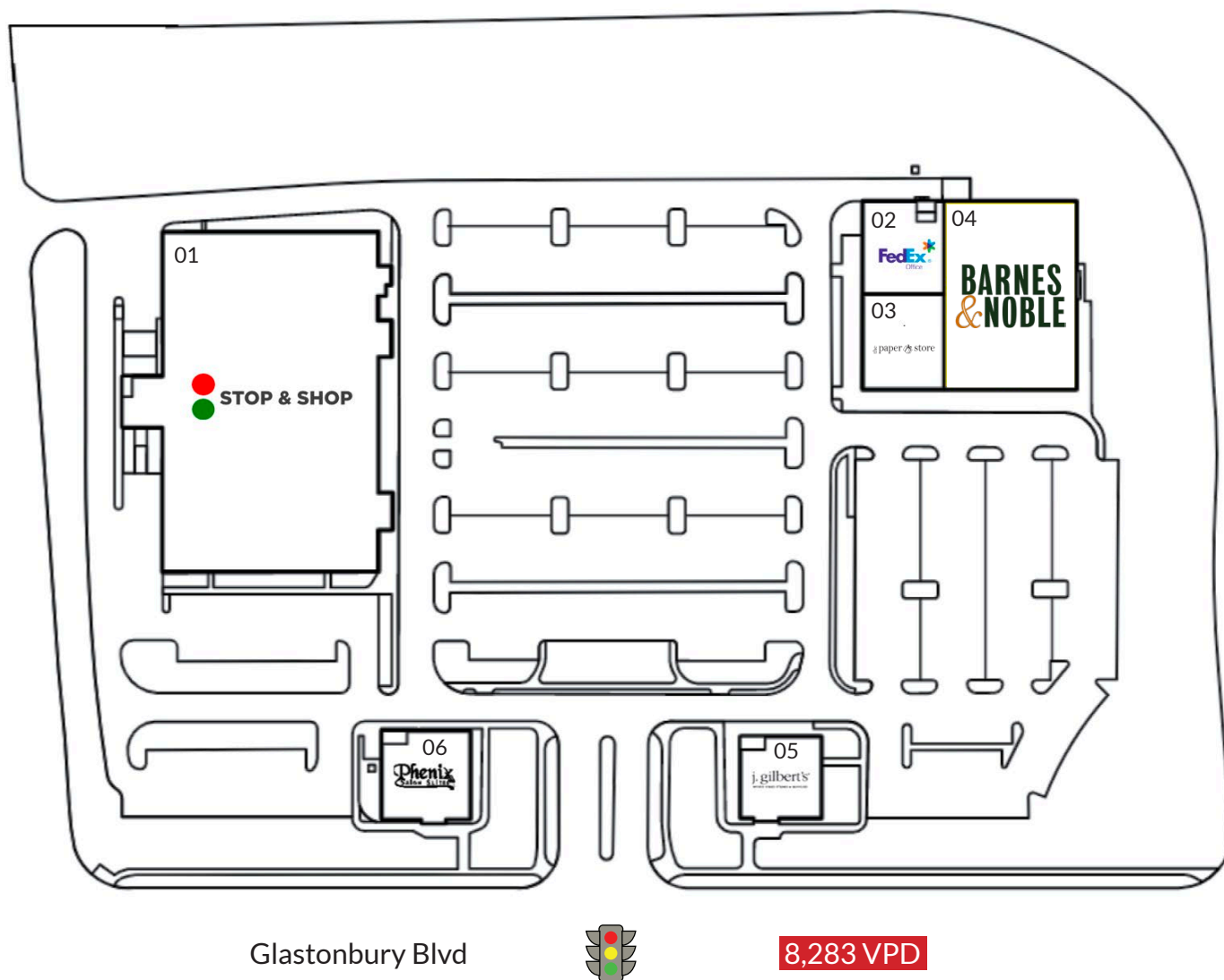
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## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Stop & Shop	64,330
02	FedEx Office	6,207
03	Hallmark	6,575
04	Barnes & Noble	10,000 - 22,000
05	J. Gilbert's	6,584
06	Phenix Salon	6,500

	Available
	Lease Out
	Occupied



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **5,246**

Households: **2,386**

Daytime Population: **8,016**

Median Age: **40.8**



Average Household Income: **\$107,022**

Median Household Income: **\$83,806**

### 3 MILE RADIUS:



Total Population: **55,624**

Households: **23,252**

Daytime Population: **57,212**

Median Age: **40.0**



Average Household Income: **\$114,340**

Median Household Income: **\$95,142**

### 5 MILE RADIUS:



Total Population: **198,326**

Households: **80,751**

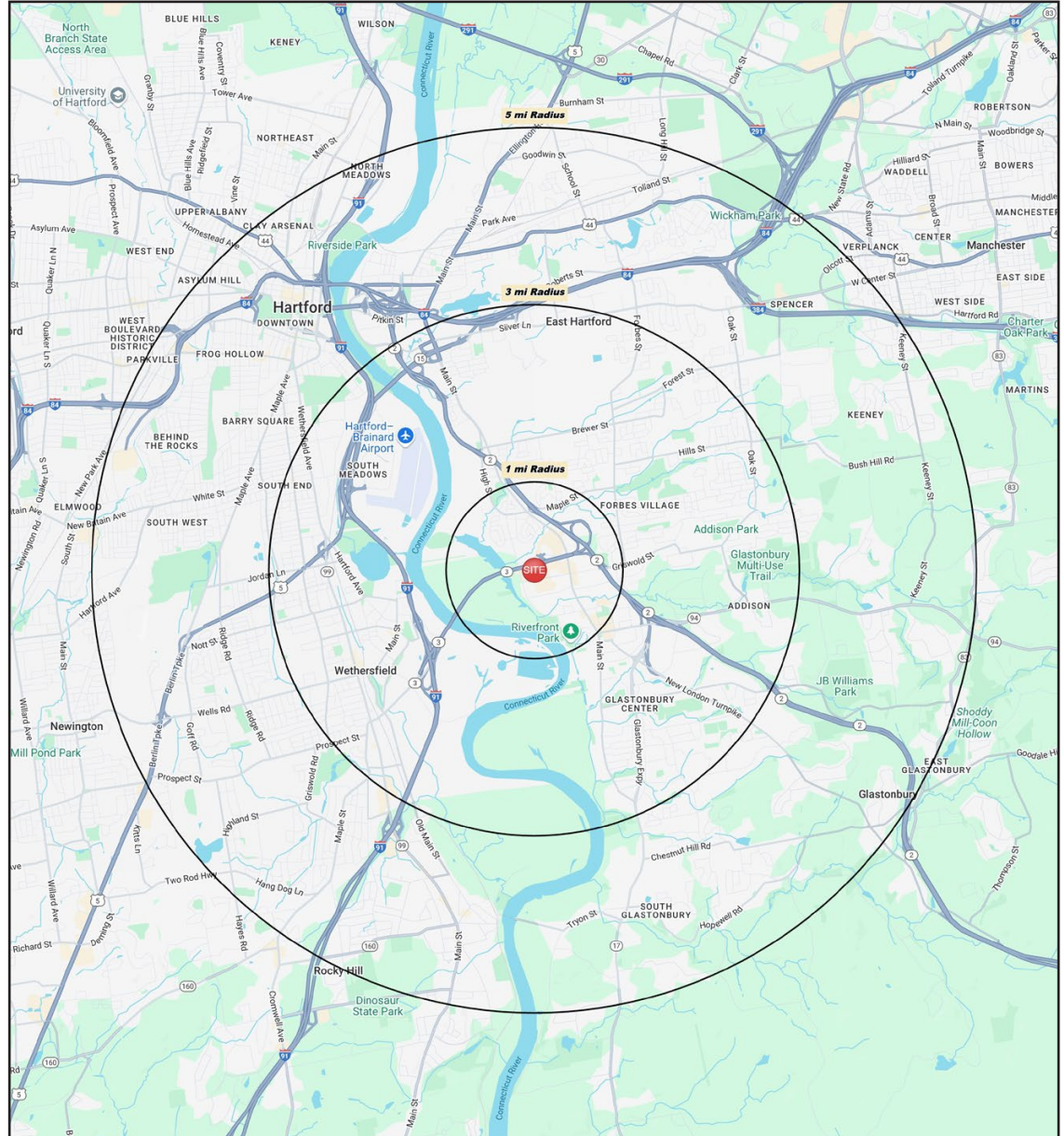
Daytime Population: **209,292**

Median Age: **38.3**



Average Household Income: **\$102,705**

Median Household Income: **\$83,108**



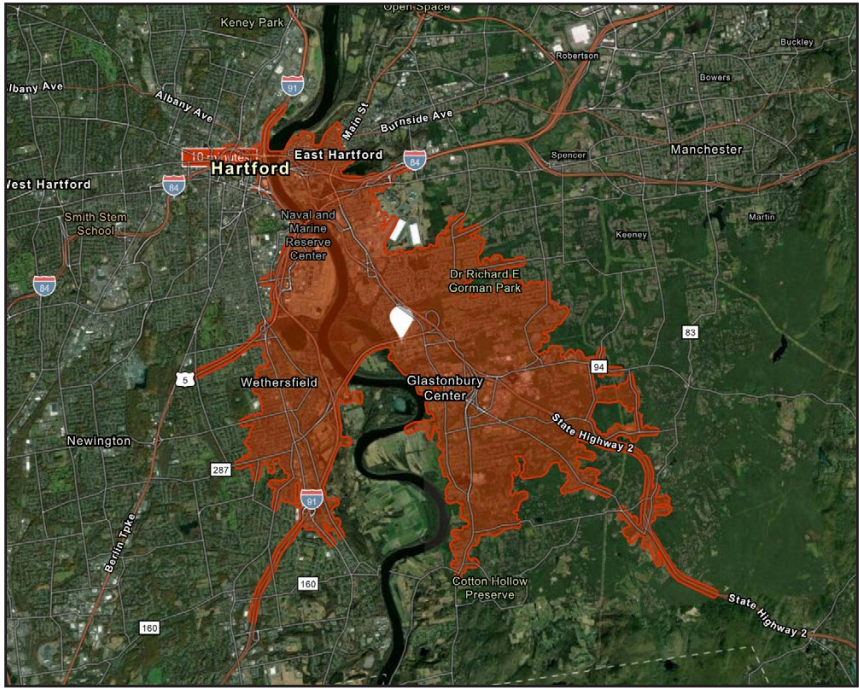
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10 MINUTE DRIVE TIME



## KEY FACTS

44,893

Population

\$92,379

Median Household Income

42.9

Median Age

75,432

Daytime Population

## TAPESTRY SEGMENTS

### City Greens

5,048 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

### Classic Comfort

2,309 households

#### Socioeconomic Traits

Located in Southern and Midwestern suburbs, these neighborhoods have middle-income, full-time working households. Affordable homes built mid-century dominate. Solo commutes are common, and daytime populations exceed the number of local workers.

#### Household Types

Married couples

#### Typical Housing

Single Family

### Savvy Suburbanites

1,809 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



\$537,536,561

## EDUCATION

Bachelor's Degree  
or Higher



45%

## OWNER OCCUPIED HOME VALUE

Average



\$410,836

## ANNUAL HOUSEHOLD SPENDING

\$4,256

Eating  
Out

\$2,580

Apparel &  
Services

\$7,803

Groceries

\$243

Computer &  
Hardware

\$8,097

Health  
Care



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