

SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033

100% LEASED

ANCHORED BY

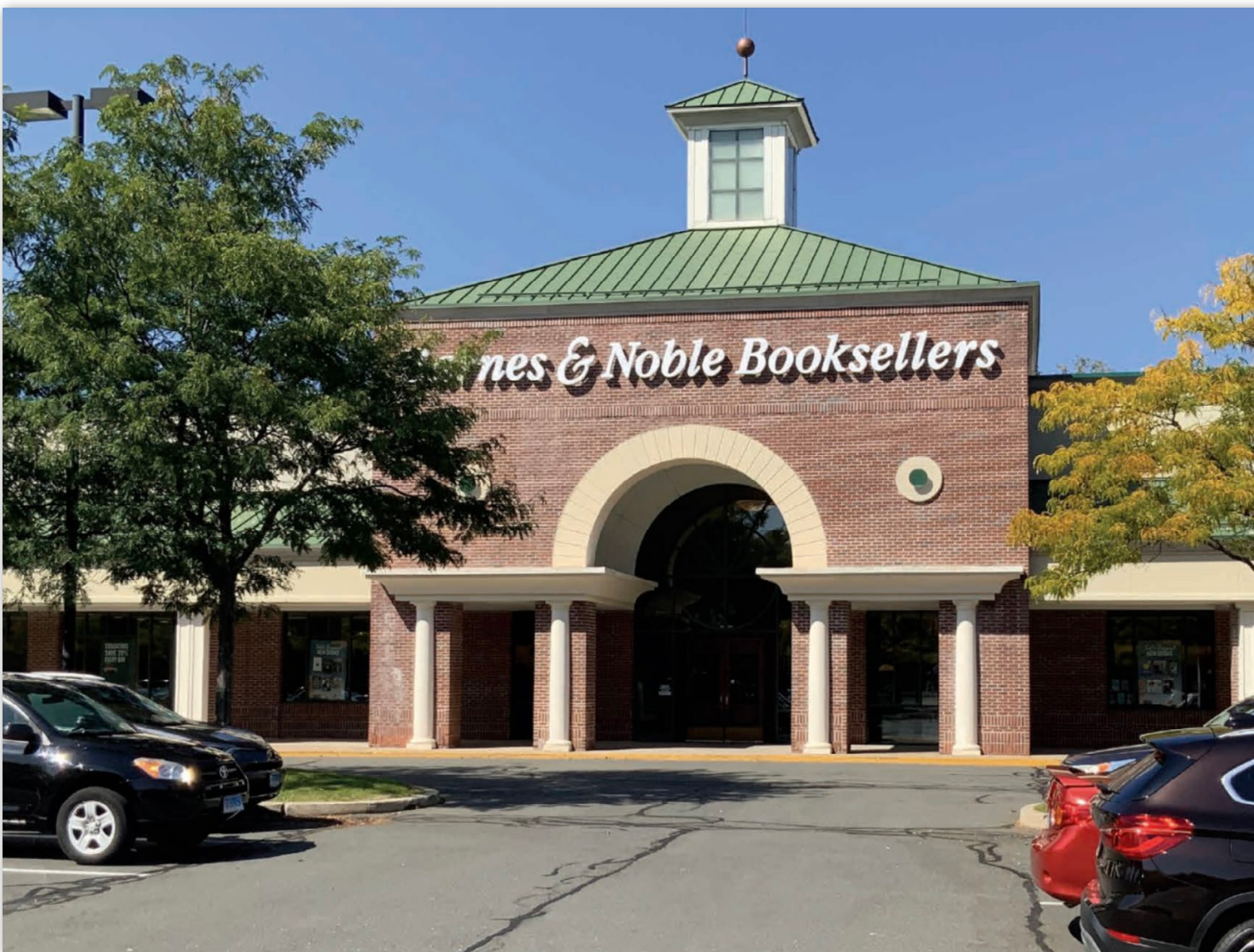


STOP & SHOP



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

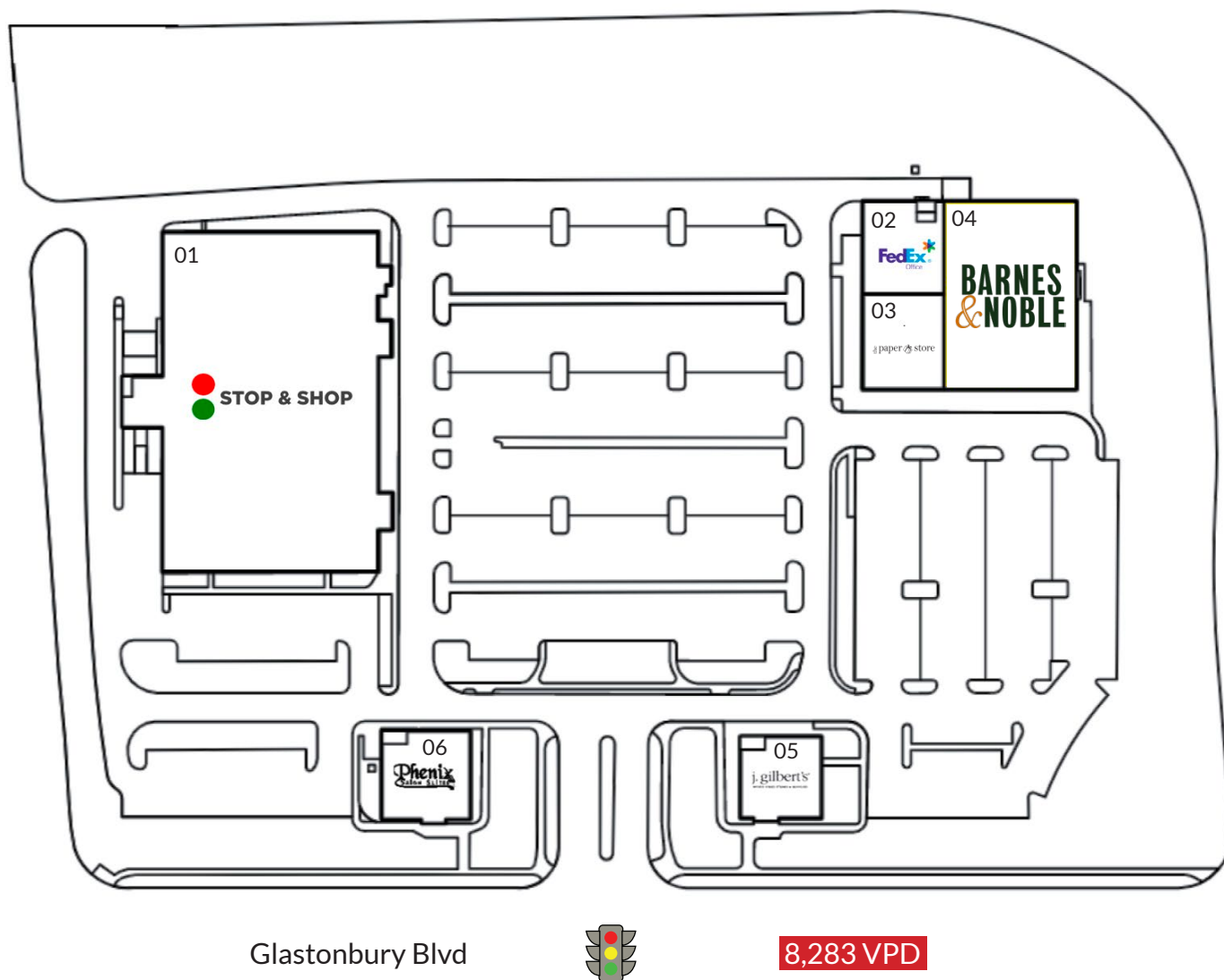
SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033

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



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.

SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033

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**

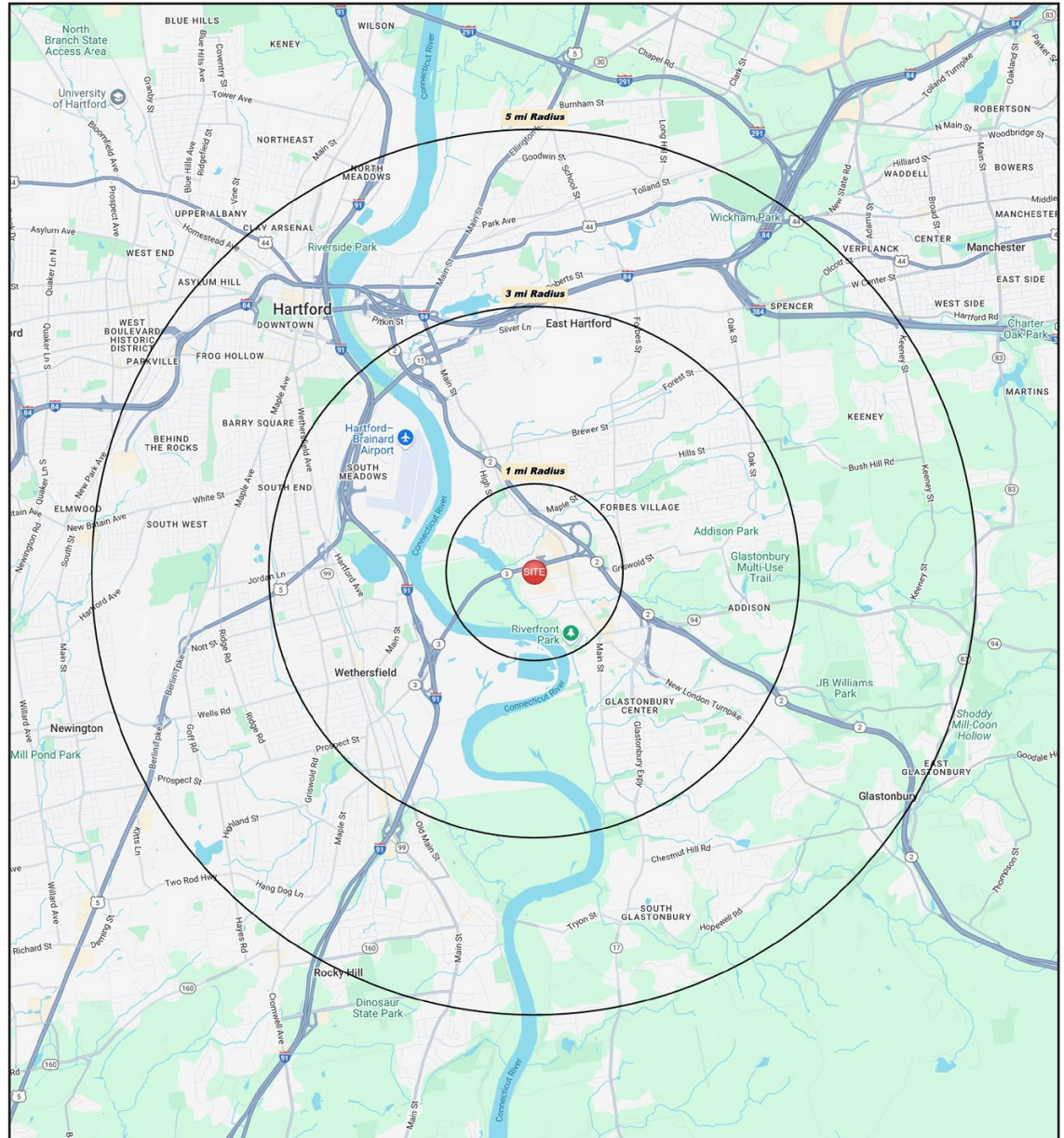
Daytime Population: **209,292**

Median Age: **38.3**



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

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



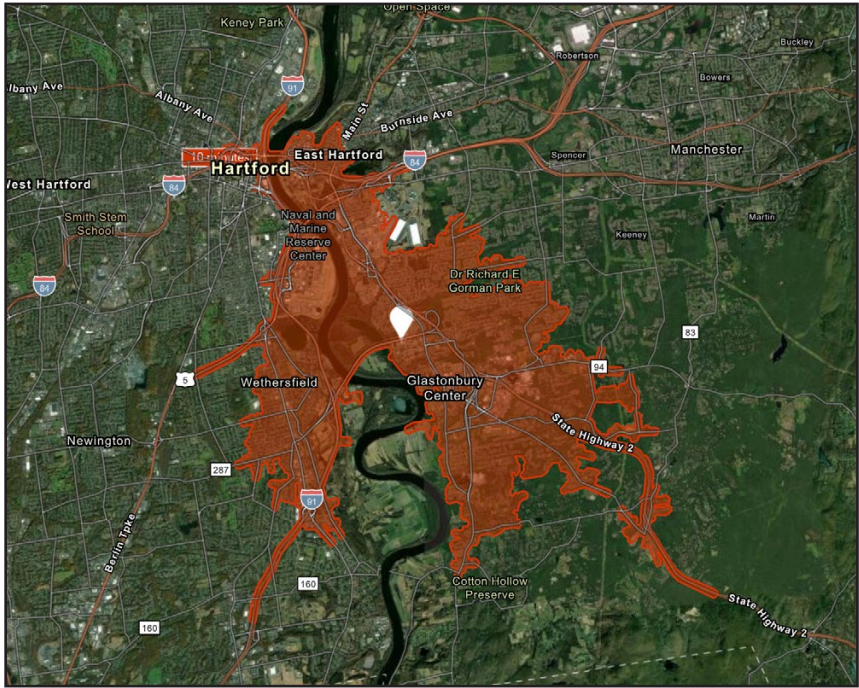
CHARTER REALTY

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.

SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033

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



\$537,530,560

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



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.

SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033

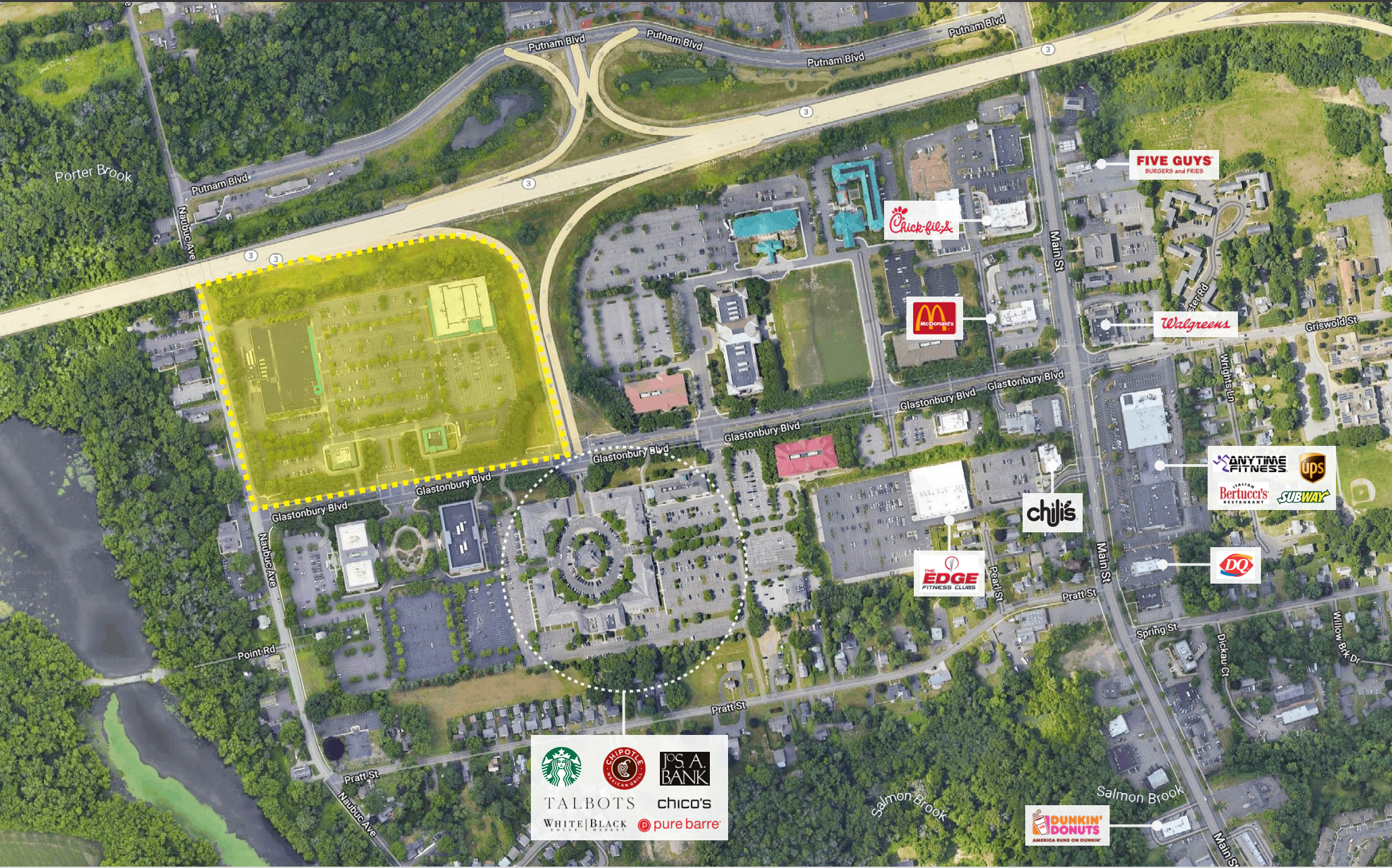


CHARTER REALTY

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.

SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033



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.

SOMERSET SQUARE

175 GLASTONBURY BLVD | GLASTONBURY, CT 06033



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.