

# FRESHWATER-STATELINE PLAZA

130 ELM STREET | ENFIELD, CT 06082

AVAILABLE 6,130 SF - 8,000 SF

ANCHORED BY



## PROPERTY INFORMATION

- Regional power center located within a dynamic retail corridor
- Well positioned to capture vehicular traffic between Hazard Avenue & Elm Street
- Signalized entrances
- Abundant parking
- Traffic Counts:
  - Freshwater Blvd: 13,695 VPD
  - Elm St: 27,986 VPD

## AVAILABLE SPACE

- Space 06: 8,000 SF
- Space 13: 6,130 SF

## AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,726	39,793	82,975
MEDIAN HH INC	\$79,043	\$92,090	\$110,610
AVERAGE HH INC	\$88,803	\$119,730	\$143,953



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

PETER H. LEVINE | 203.683.1567 | [Peter@CharterRealty.com](mailto:Peter@CharterRealty.com)

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## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Buffalo Wild Wings	5,700
02	Gloss Nails & Spa	2,019
03	My Gym	2,800
04	Miracle Shakes	1,400
05	Great Clips	1,500

06	Available	8,000
07	Wine Liquor Mart	4,100
08	P.C. Richard & Sons	32,603
09	Jo-Ann	13,865
10	Dollar Tree	20,228
11	Dicks Sporting Goods	50,754

12	AutoZone	10,162
13	Available	6,130
14	Costco	136,739
15	Costco Gasoline	
17	Panera Bread	4,312

\*Spaces 6 & 7 can be combined



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **4,726**

Households: **2,014**

Daytime Population: **6,352**

Median Age: **39.2**



Average Household Income: **\$88,803**

Median Household Income : **\$79,043**

### 3 MILE RADIUS:



Total Population: **39,793**

Households: **16,244**

Daytime Population: **27,262**

Median Age: **40.7**



Average Household Income: **\$119,730**

Median Household Income : **\$92,090**

### 5 MILE RADIUS:



Total Population: **82,975**

Households: **31,641**

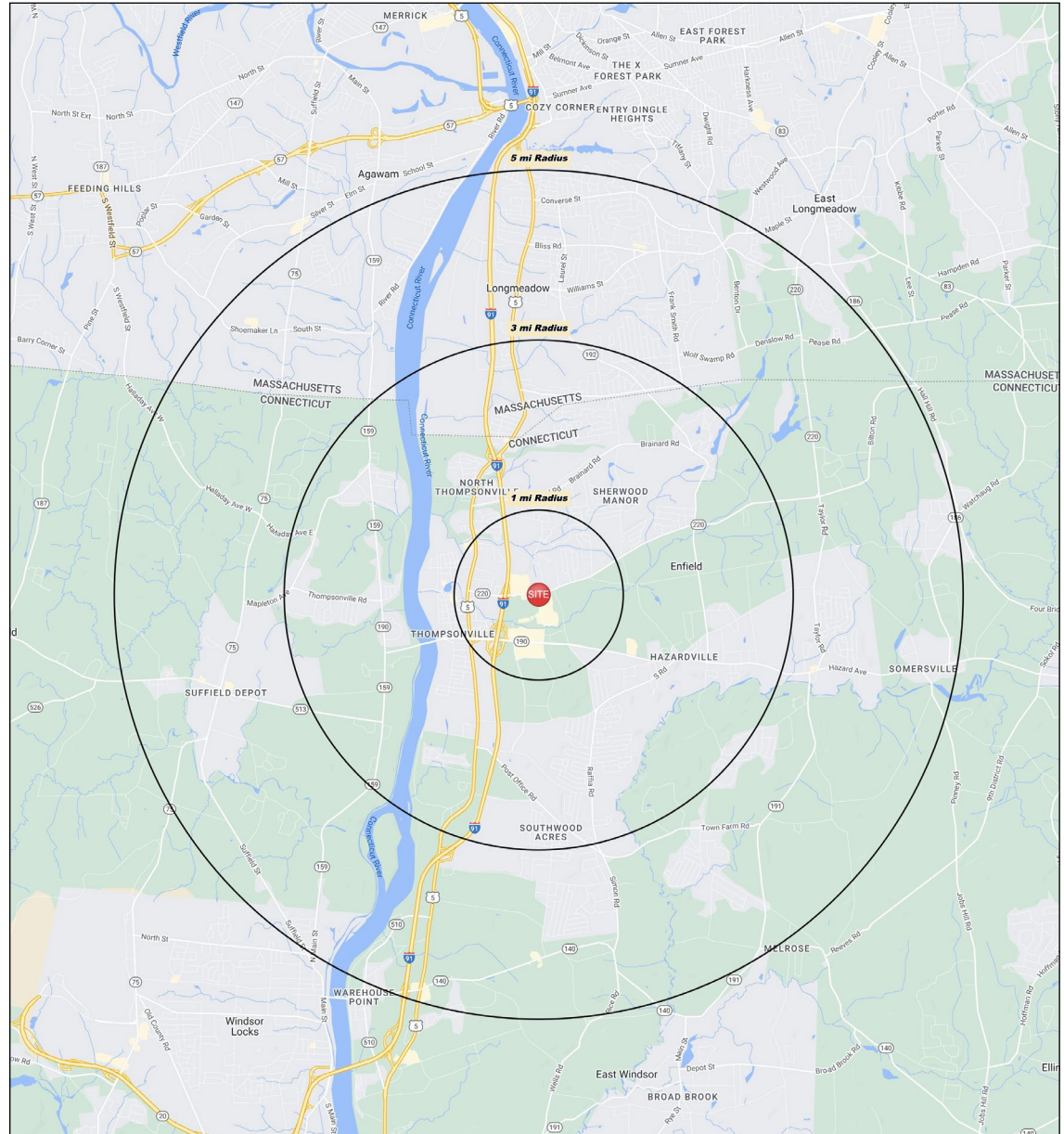
Daytime Population: **59,661**

Median Age: **42.6**



Average Household Income: **\$143,953**

Median Household Income : **\$110,610**



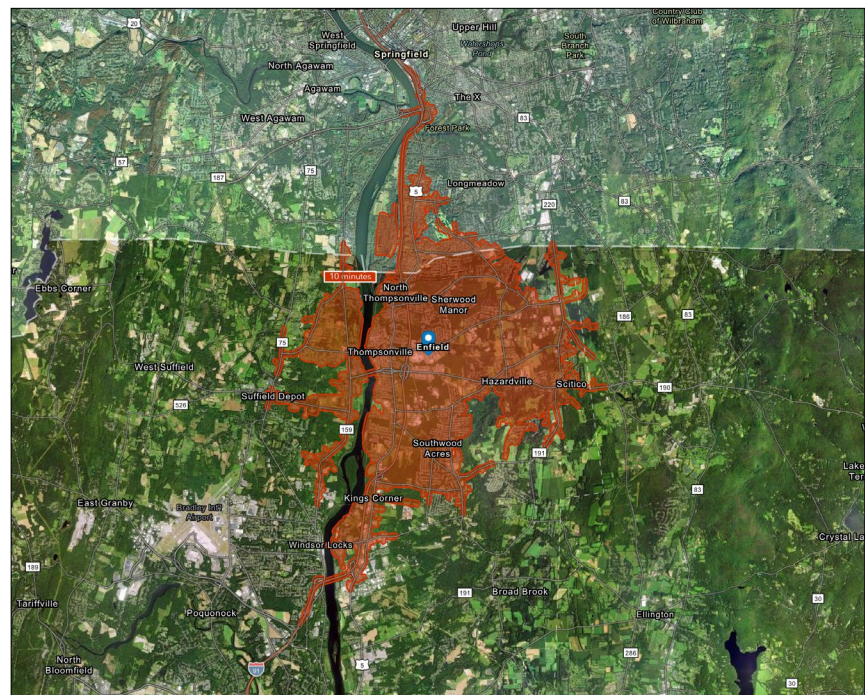
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10 MINUTE DRIVE TIME



## KEY FACTS

43,977

Population

\$85,784

Median Household Income

42.4

Median Age

40,185

Daytime Population

## TAPESTRY SEGMENTS

Parks & Rec

8,766 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

Savvy Suburbanites

1,260 Households

### Socioeconomic Traits

Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

### Household Types

Married couples with no children or older children; average household size is 2.85.

### Typical Housing

Single Family

Comfortable Empty Nesters

1,225 Households

### Socioeconomic Traits

Nearly half of all householders aged 55 or older. Average labor force participation at 61%. Residents are professionals working in government, health care, or manufacturing.

### Household Types

Married couples, some with children, but most without.

### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$429,106,118

## EDUCATION

Bachelor's Degree  
or Higher



37%

## OWNER OCCUPIED HOME VALUE

Average



\$305,335

## ANNUAL HOUSEHOLD SPENDING

\$3,824

Eating  
Out

\$2,307

Apparel &  
Services

\$7,127

Groceries

\$269

Computer &  
Hardware

\$7,619

Health  
Care



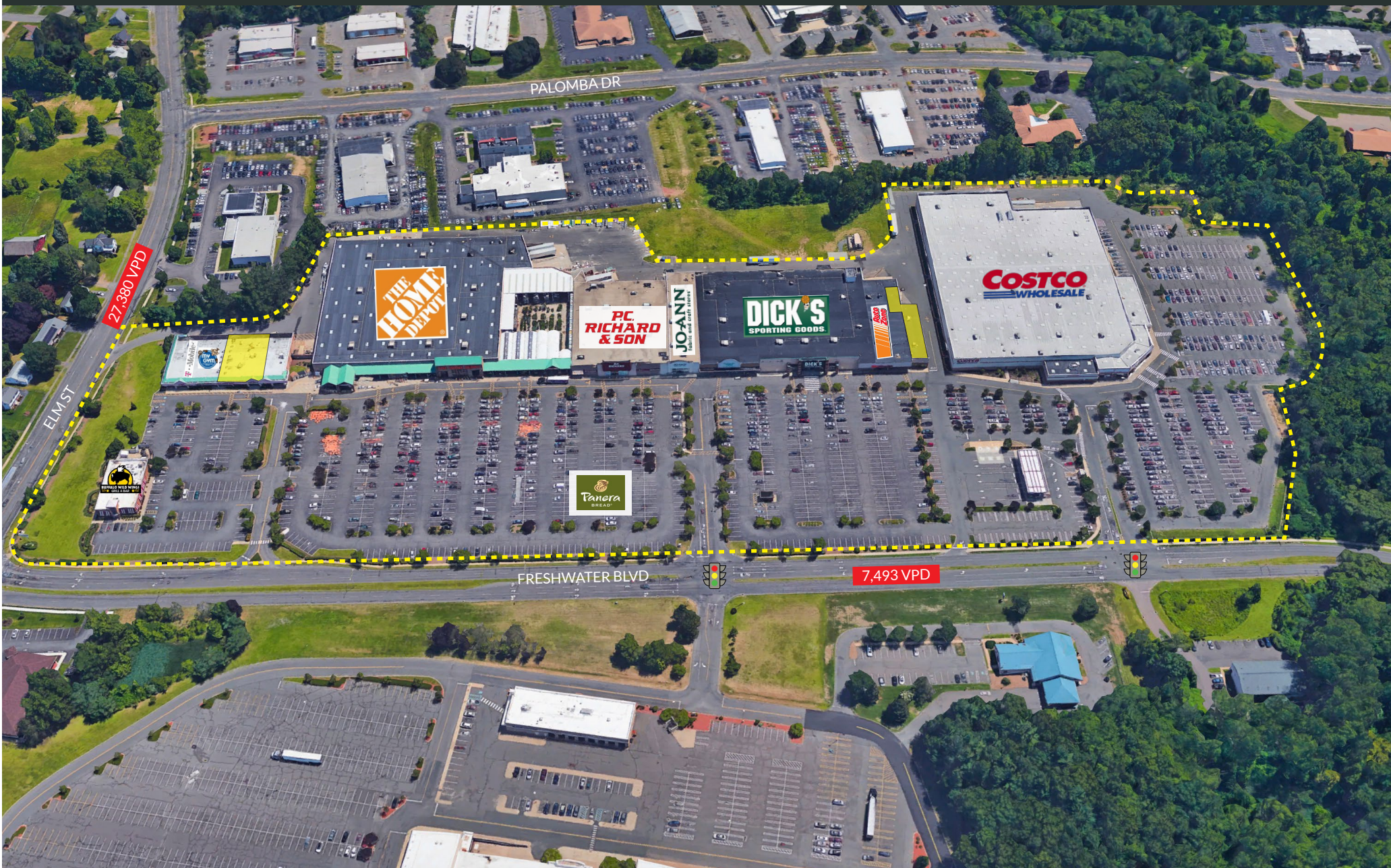
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