

CHARTER OAK MALL

940 SILVER LANE | EAST HARTFORD, CT 06118

AVAILABLE 3,811 SF - 41,184 SF + 13,146 MEZZ

ANCHORED BY



FACADE RENOVATIONS COMING



PROPERTY INFORMATION

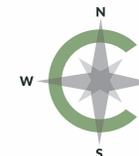
- Located just off Silver Lane Exit of I-84. Situated in central area of East Hartford.
- Easy access to Rt 84 and Rt 384.
- Well located center in the middle of dense residential area.
- Adjacent to the soon to be constructed, 470 Unit Concourse Park residential development.
- Located in close proximity to Rentschler Field, with proposed redevelopment plans to include several million square feet of warehouse and research and development office space.
- Parking: 1,038 spaces.

AVAILABLE SPACE

- Space 02B: 41,184 SF + 13,146 Mezz
- Space 04A: 3,811 SF
- Space 06: 30,750 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,026	62,230	219,923
MEDIAN HH INC	\$70,466	\$73,655	\$73,364
AVERAGE HH INC	\$78,159	\$92,065	\$91,210



CHARTER REALTY

www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

PETER H. LEVINE | 203.683.1567 | Peter@CharterRealty.com

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	CitiTrends	21,108
02A	Burlington Coat	40,101
02B	Available	41,184 + 13,146 Mezz
03	Liquor Store	4,601
04	Rainbow Apparel	5,705
04A	Available	3,811
05	Nova Trampoline Park - Coming Soon	68,963
06	Available	30,750
07	Santander Bank	5,570
08	Key Bank	3,500

- Available
- Coming Soon
- Occupied



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **11,026**

Households: **4,387**

Daytime Population: **6,147**

Median Age: **38.6**



Average Household Income: **\$78,159**

Median Household Income: **\$70,466**

3 MILE RADIUS:



Total Population: **62,230**

Households: **24,998**

Daytime Population: **50,546**

Median Age: **39.9**



Average Household Income: **\$92,065**

Median Household Income: **\$73,655**

5 MILE RADIUS:



Total Population: **219,923**

Households: **90,219**

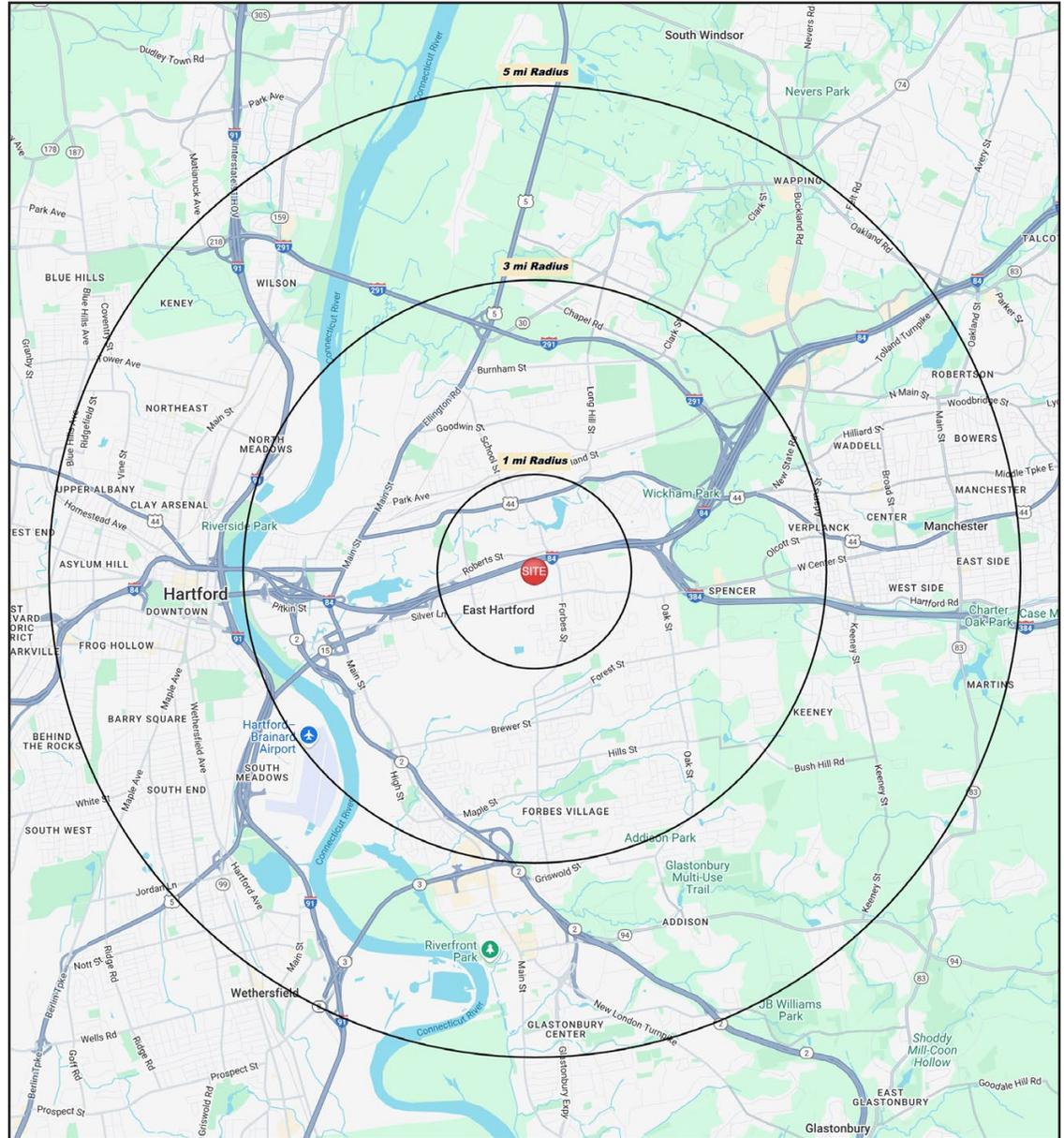
Daytime Population: **232,724**

Median Age: **37.2**



Average Household Income: **\$91,210**

Median Household Income: **\$73,364**



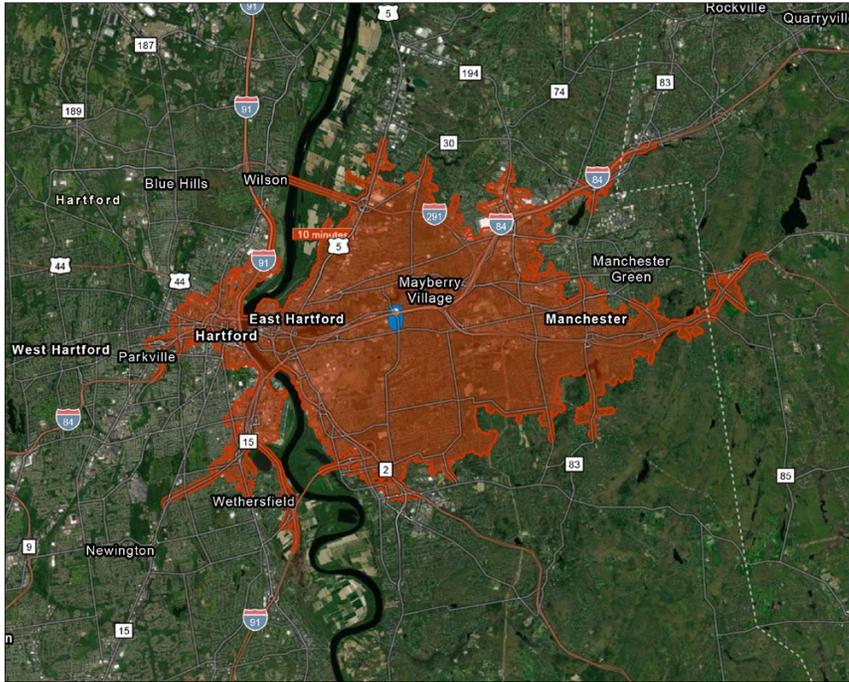
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10 MINUTE DRIVE TIME



KEY FACTS

106,984

Population

38.2

Median Age

\$62,876

Median Household Income

157,335

Daytime Population

TAPESTRY SEGMENTS

Front Porches

9,474 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

Parks & Rec

6,285 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

Fresh Ambitions

5,863 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

Multiunit Rentals; Single Family

TOTAL RETAIL SALES

Includes F&B



\$898,189,912

EDUCATION

Bachelor's Degree or Higher



32%

OWNER OCCUPIED HOME VALUE

Average



\$257,304

ANNUAL HOUSEHOLD SPENDING

\$3,141

Eating Out

\$1,905

Apparel & Services

\$5,796

Groceries

\$226

Computer & Hardware

\$5,681

Health Care



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