

# 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



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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**

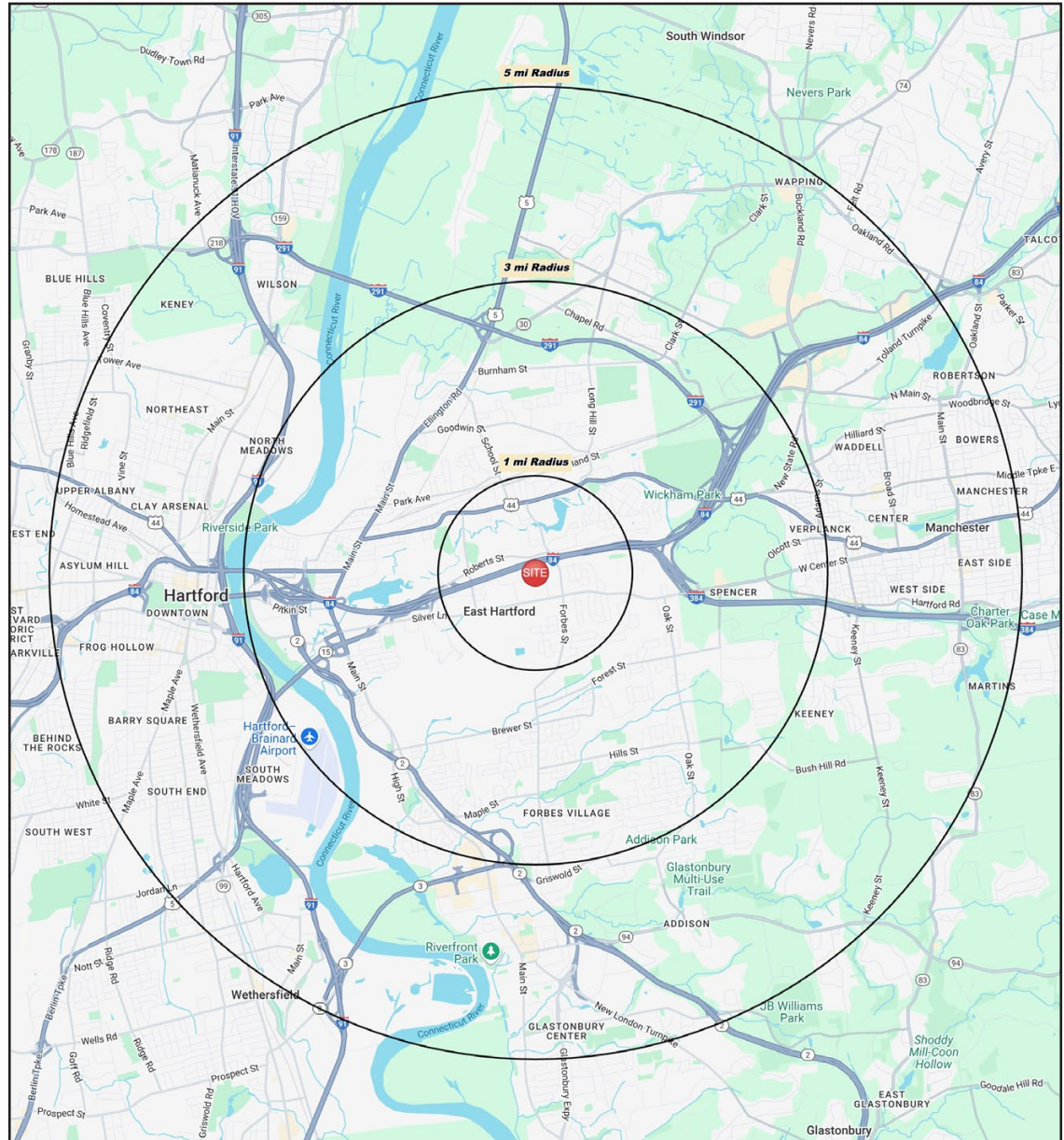
Daytime Population: **232,724**

Median Age: **37.2**



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

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



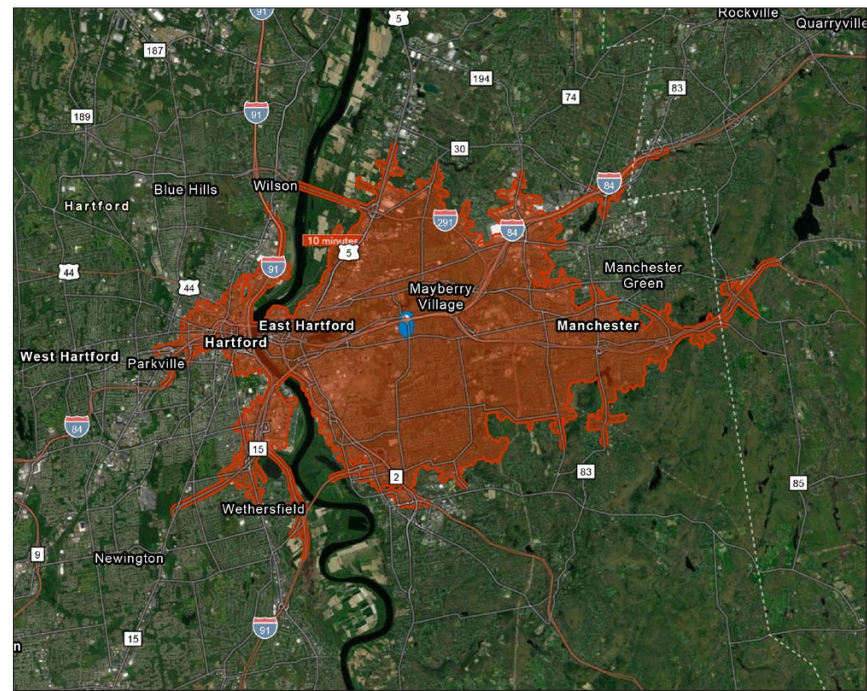
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10 MINUTE DRIVE TIME



## KEY FACTS

94,554

Population

38.8

Median Age

\$78,743

Median Household Income

128,495

Daytime Population

## TAPESTRY SEGMENTS

Classic Comfort 7,799 households	Kids and Kin 5,860 households	Diverse Horizons 3,864 households
<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> These metro-area neighborhoods house adults under 54, often with older children at home. Residents rent modest homes, work in service sectors, and commute by car or public transit, especially women in the workforce.	<b>Socioeconomic Traits</b> In large interstate corridors / coastal metros, these diverse, often immigrant communities have large families and some single-person households. Residents earn middle incomes, rent older multiunit homes, own few cars, and often use public transit.
<b>Household Types</b> Married couples	<b>Household Types</b> Singles living alone; married couples	<b>Household Types</b> Married couples; singles living alone
<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Multi-Units

### TOTAL RETAIL SALES

Includes F&B



\$908,132,555

### EDUCATION

Bachelor's Degree or Higher



31%

### OWNER OCCUPIED HOME VALUE

Average



\$361,692

## ANNUAL HOUSEHOLD SPENDING

\$3,586

Eating Out

\$2,195

Apparel & Services

\$6,609

Groceries

\$205

Computer & Hardware

\$6,579

Health Care



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