

CHARTER OAK MALL

940 SILVER LANE | EAST HARTFORD, CT 06118

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

ANCHORED BY



CITITRENDS

Burlington



Santander

JOIN NEWLY OPENED NOVA TRAMPOLINE PARK AND SOON TO BE REMODELED BURLINGTON



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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www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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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	68,963
06	Available	30,750
07	Santander Bank	5,570
08	Key Bank	3,500

 Available

 Occupied



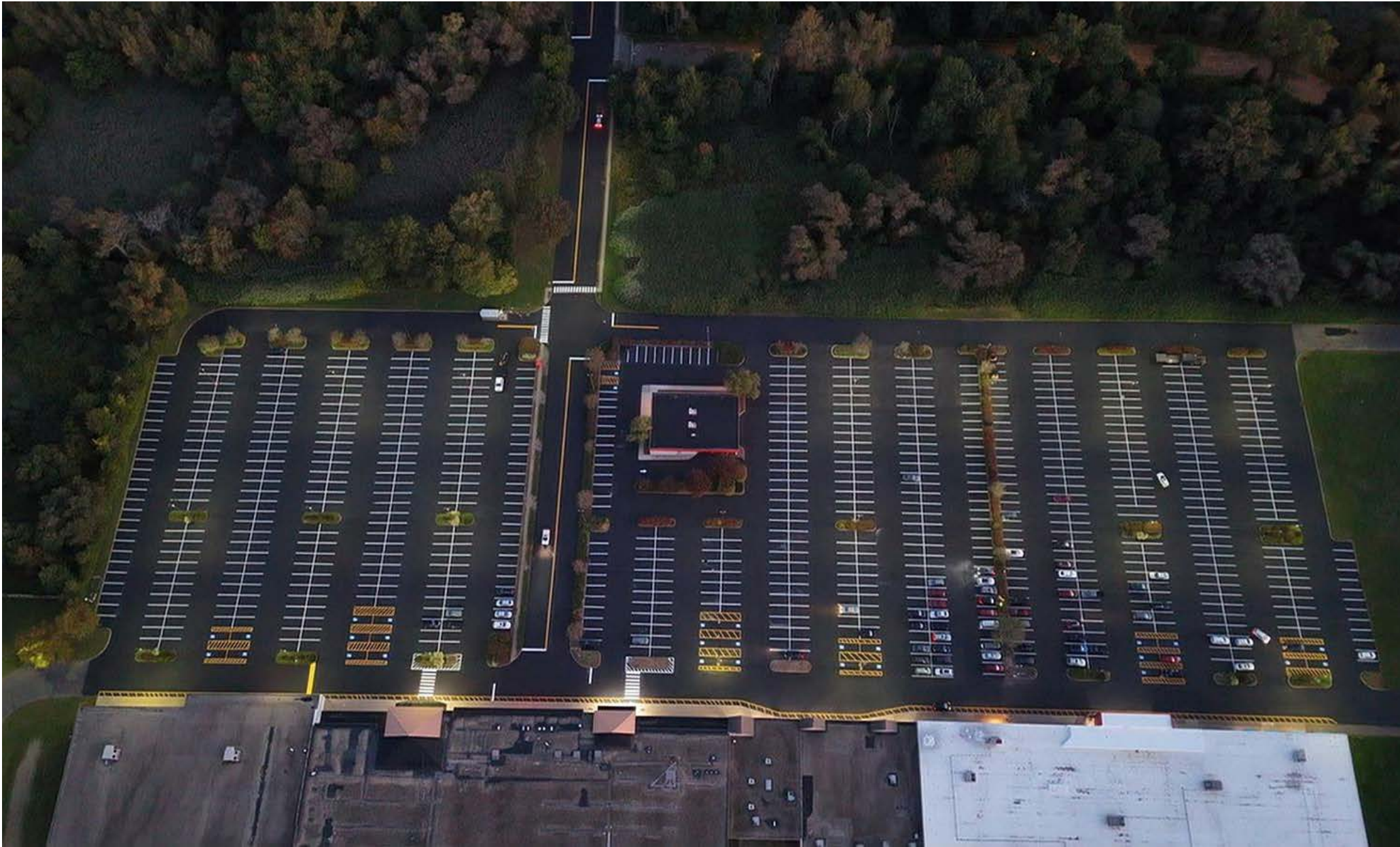
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NEW PARKING FIELD



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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**

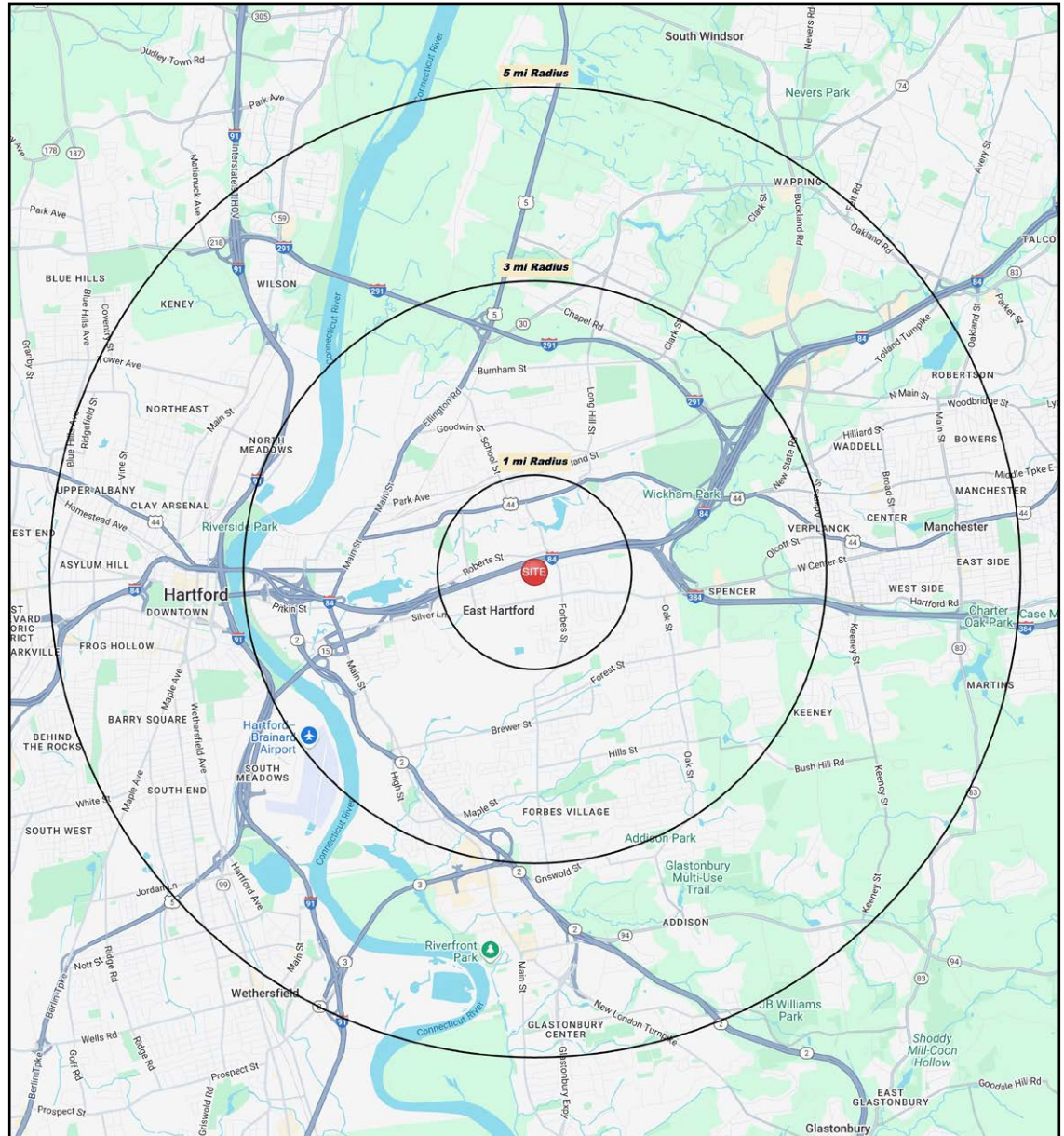
Daytime Population: **232,724**

Median Age: **37.2**



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

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



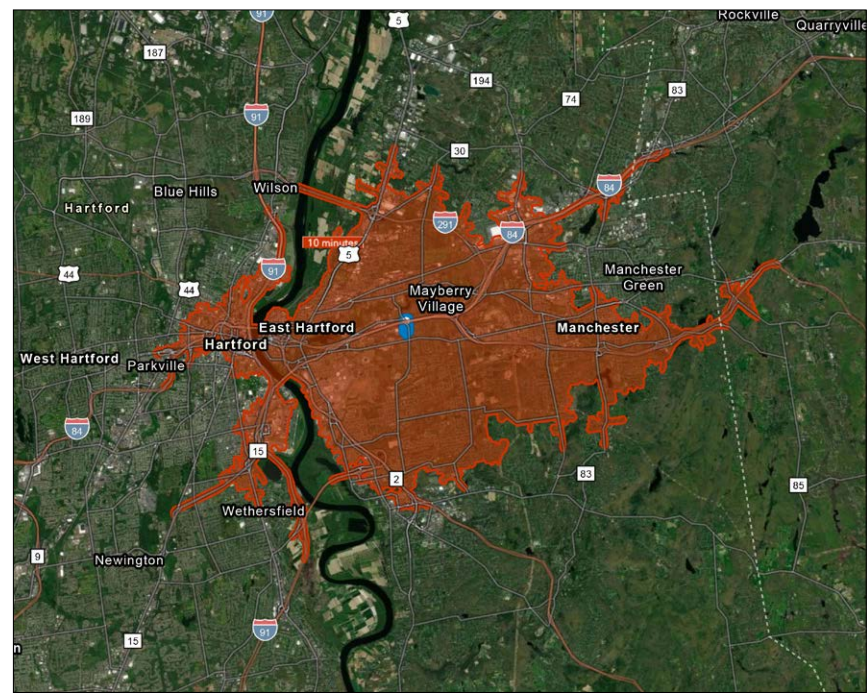
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10 MINUTE DRIVE TIME



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
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.	Socioeconomic Traits 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.	Socioeconomic Traits 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.
Household Types Married couples	Household Types Singles living alone; married couples	Household Types Married couples; singles living alone
Typical Housing Single Family	Typical Housing Single Family	Typical Housing 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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