

# MEADOW COMMONS

3333 BERLIN TURNPIKE | NEWINGTON, CT 06111

AVAILABLE 2,593 SF - 6,323 SF

ANCHORED BY  
NATIONAL GROCER

CAVA

SHAKE  
SHACK

Sally's  
PIZZA

CLUB PILATES



## PROPERTY INFORMATION

- Just over 24 acres, Meadow Commons will be the new home to approximately 269 luxury apartments, a unique anchor grocer and more than 35,000 square feet of lifestyle retail, dining and amenity tenants.
- 15 minutes from downtown Hartford via the Berlin Turnpike and eight minutes to Interstate 91.
- A new, locally permitted fully-directional signal in order to access the site from the Berlin Turnpike.
- Traffic Count:  
Berlin Turnpike - 35,290 vpd  
Pane Road - 8,674 vpd

## AVAILABLE SPACE

- Available: 2,593 SF- 6,323 SF

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,156	71,321	193,543
MEDIAN HH INC	\$104,787	\$86,834	\$91,144
AVERAGE HH INC	\$133,663	\$107,617	\$112,398



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

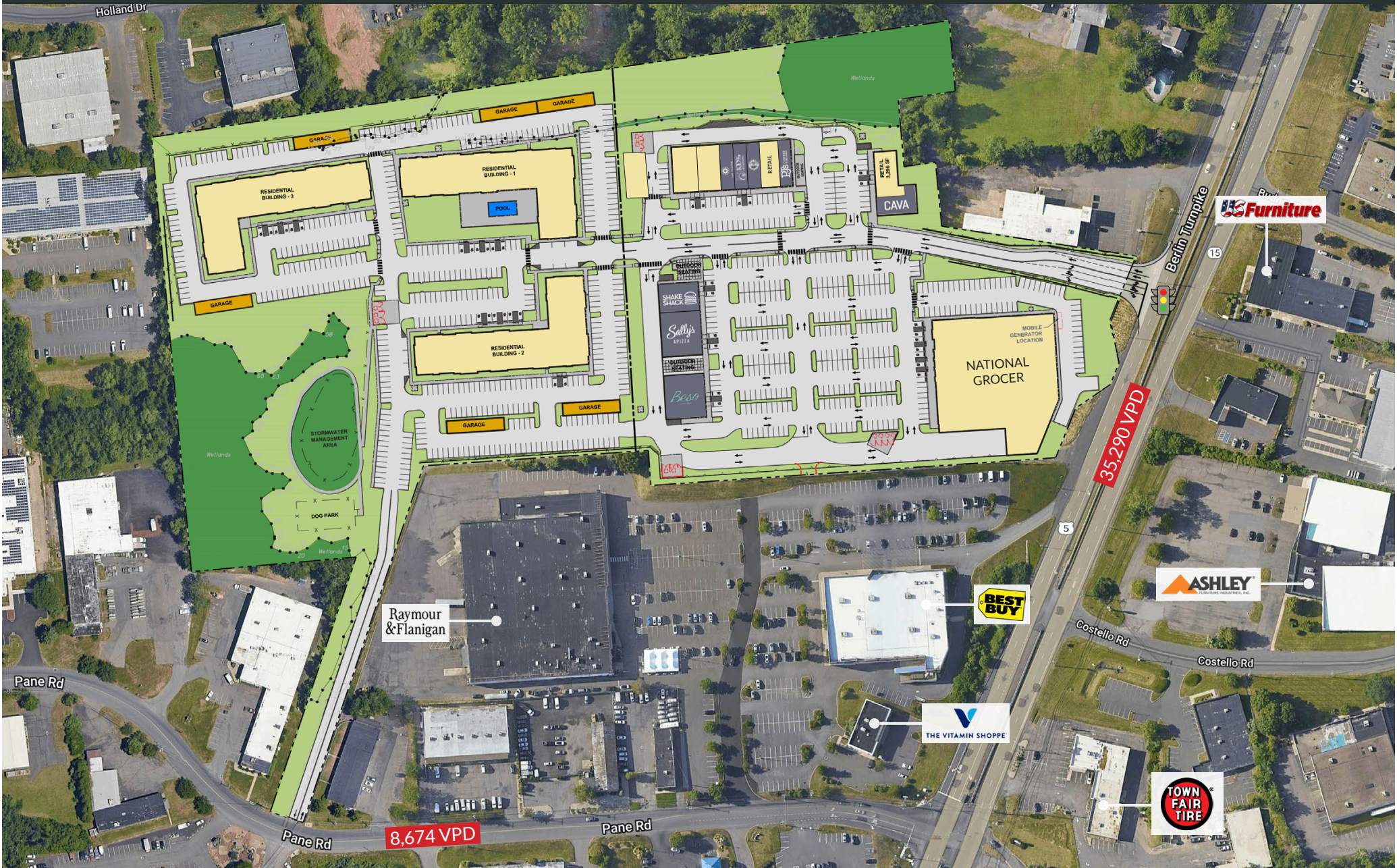
WILLIAM CAFERO | 203.683.1566 | [William@CharterRealty.com](mailto:William@CharterRealty.com)



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OVERALL SITE PLAN



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## TENANTS / AVAILABILITY

\*SPACES 1,2 & 3 CAN BE COMBINED

Available  
Lease Out  
Occupied



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **7,156**

Households: **3,057**

Daytime Population: **7,700**

Median Age: **40.7**



Average Household Income: **\$133,663**

Median Household Income: **\$104,787**

### 3 MILE RADIUS:



Total Population: **71,321**

Households: **29,254**

Daytime Population: **57,171**

Median Age: **38.5**



Average Household Income: **\$107,617**

Median Household Income: **\$86,834**

### 5 MILE RADIUS:



Total Population: **193,543**

Households: **80,220**

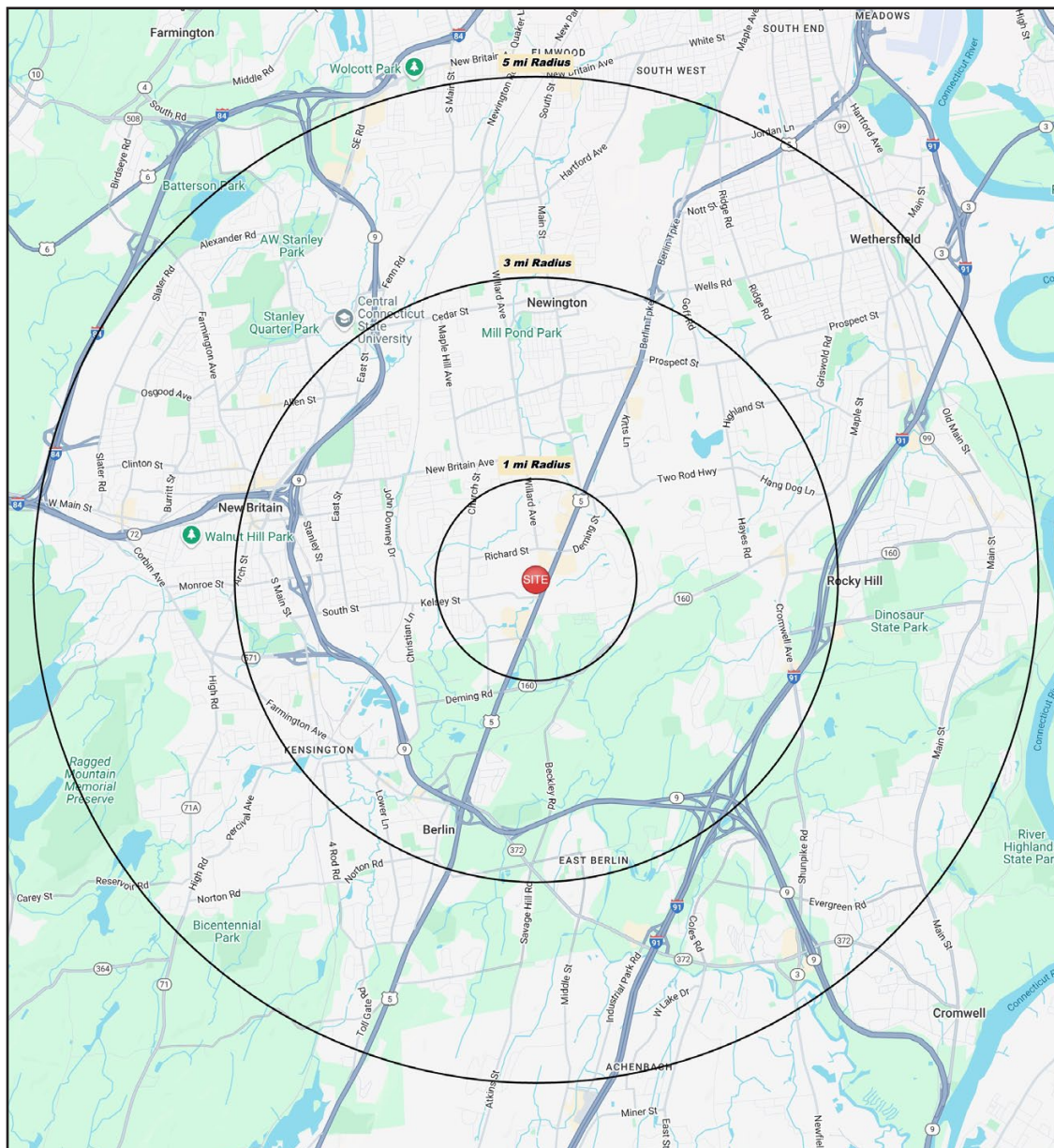
Daytime Population: **155,045**

Median Age: **38.8**



Average Household Income: **\$112,398**

Median Household Income: **\$91,144**



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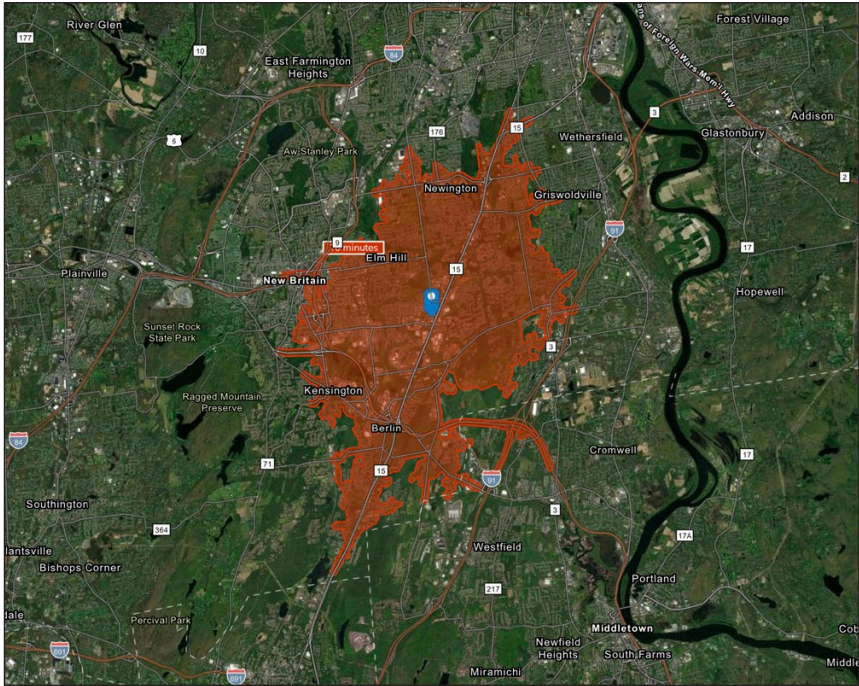
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10 MINUTE DRIVE TIME



## KEY FACTS

53,391

Population

\$81,113

Median Household Income

43.6

Median Age

59,482

Daytime Population

## TAPESTRY SEGMENTS

### Savvy Suburbanites

3,587 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

### Front Porches

2,392 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

### Comfortable Empty Nesters

2,234 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



\$526,854,810

## EDUCATION

Bachelor's Degree  
or Higher



39%

## OWNER OCCUPIED HOME VALUE

Average



\$318,547

## ANNUAL HOUSEHOLD SPENDING

\$3,748

Eating  
Out

\$2,254

Apparel &  
Services

\$6,954

Groceries

\$262

Computer &  
Hardware

\$7,385

Health  
Care



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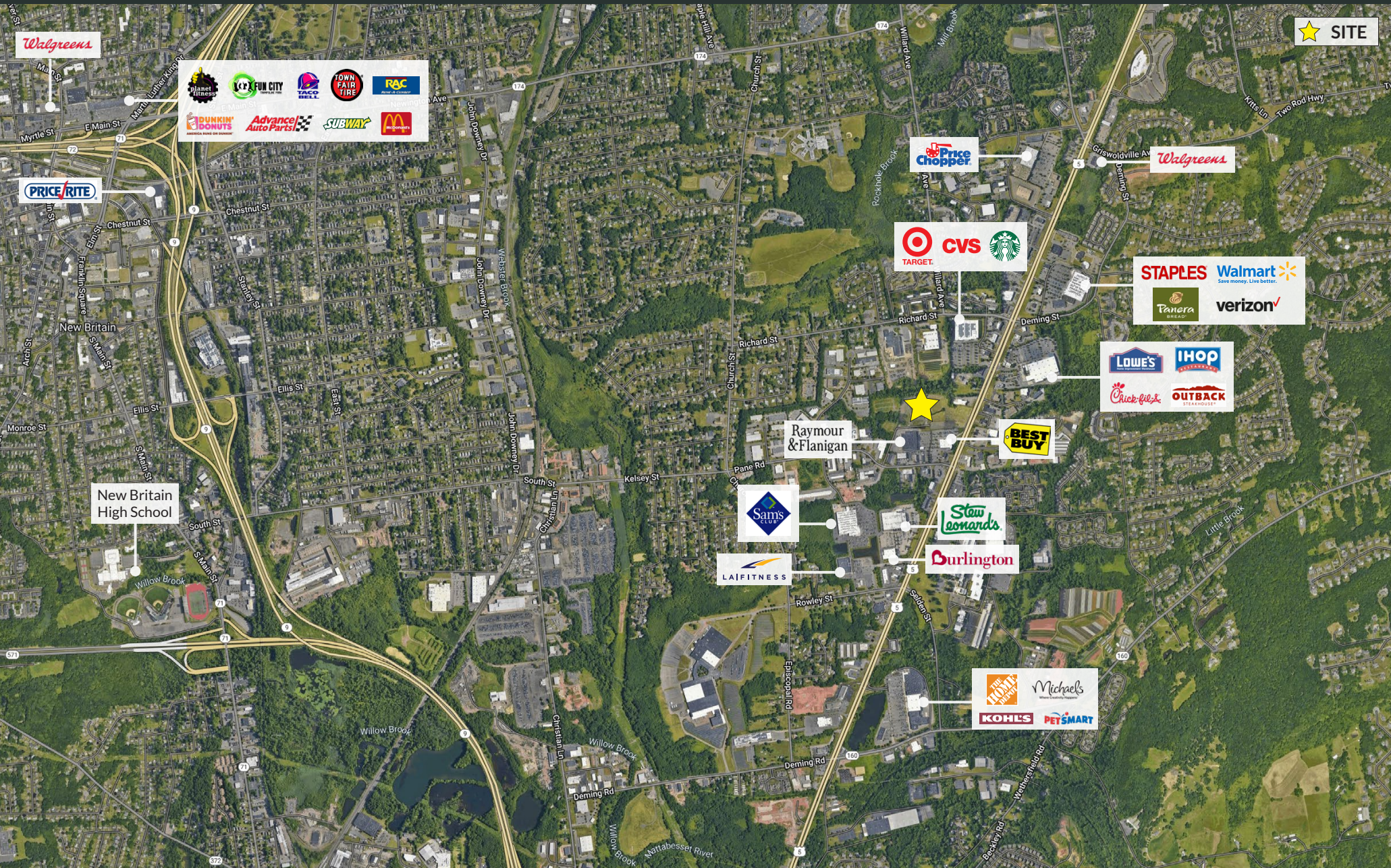


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