

# MEADOW COMMONS

3333 BERLIN TURNPIKE | NEWINGTON, CT 06111

AVAILABLE 2,583 SF - 3,298 SF

ANCHORED BY



CLUB PILATES



## PROPERTY INFORMATION

- JUST SIGNED Market32 & Wonder. Shake Shack, CAVA, Club Pilates and more now open.
- Just over 24 acres, Meadow Commons is 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: 2,583 SF- 3,298 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

FOR MORE INFORMATION CONTACT:

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[www.grossmanre.com](http://www.grossmanre.com)



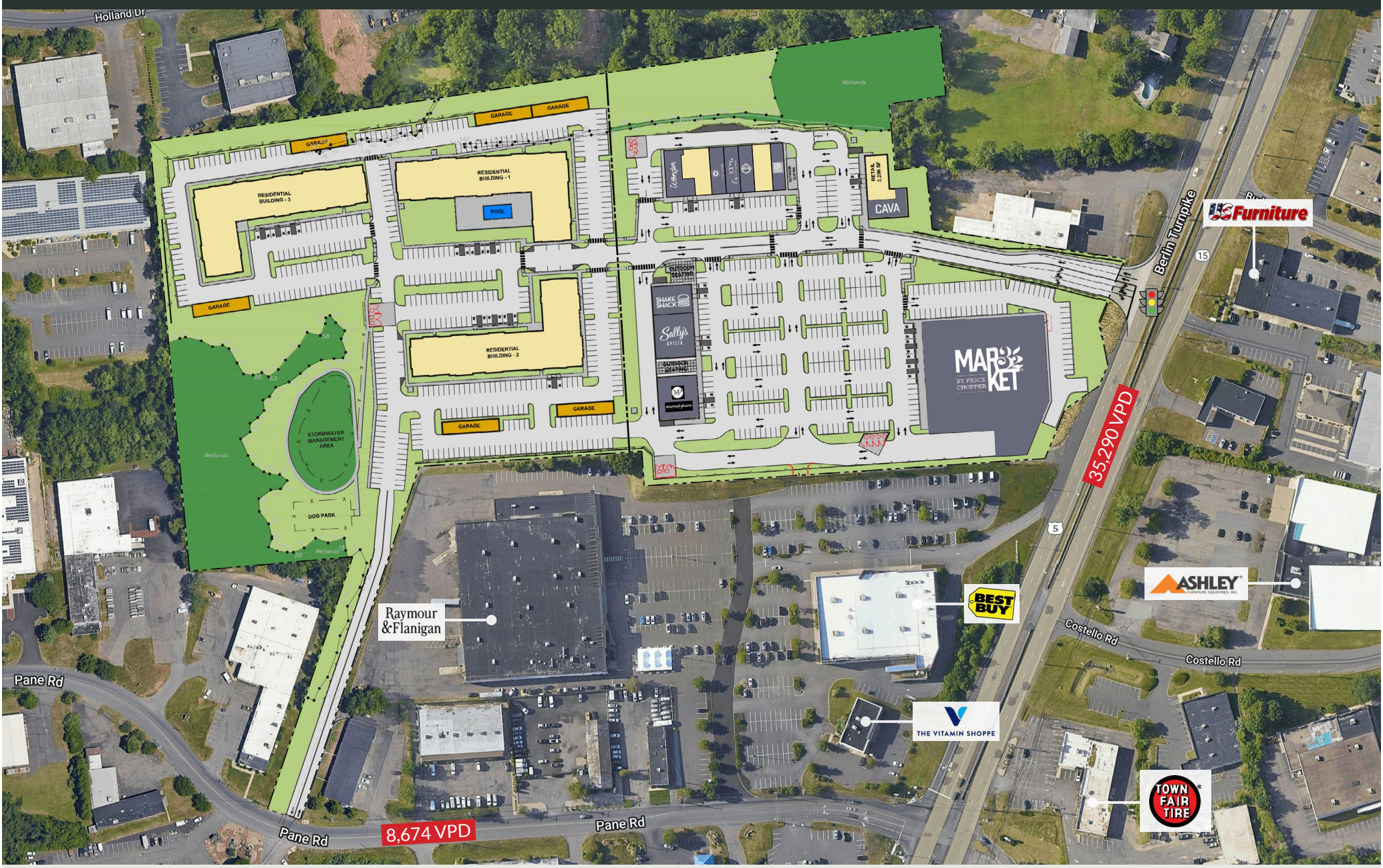
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OVERALL SITE PLAN



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LEASING PLAN

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Wonder	3,000
02A	Available	3,298
02B	Club Pilates	1,964
03	100% chiropractic	1,964
04	Playa Bowls	1,964
05	Available	2,583
06	PJS Coffee	1,602
07	Available	3,296
08	Cava	2,504
09	Shake Shack	3,287
10	Sally's Apizza	5,250
11	Market Place	5,250
12	Market 32	43,078

	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**

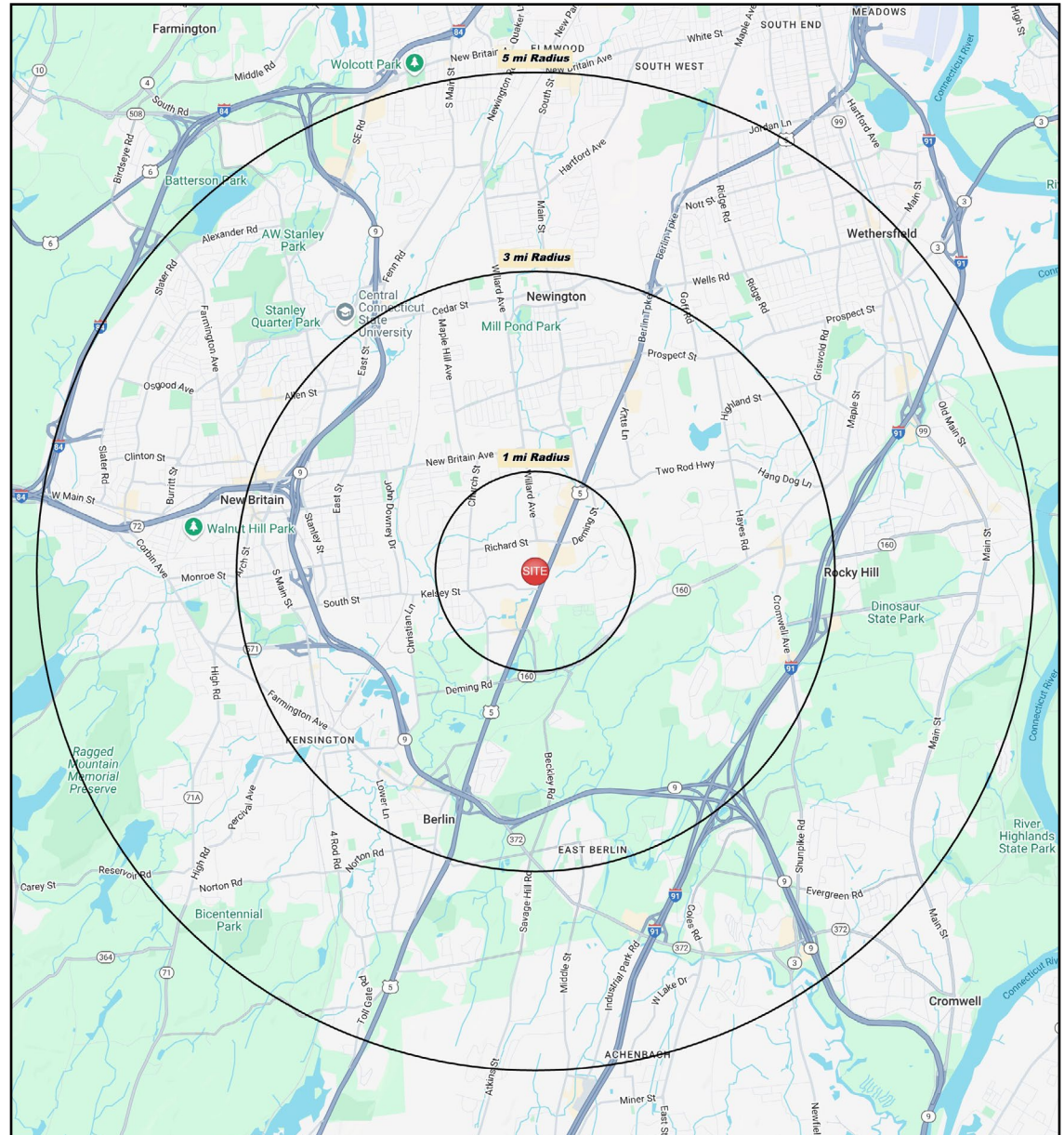
Daytime Population: **155,045**

Median Age: **38.8**



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

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



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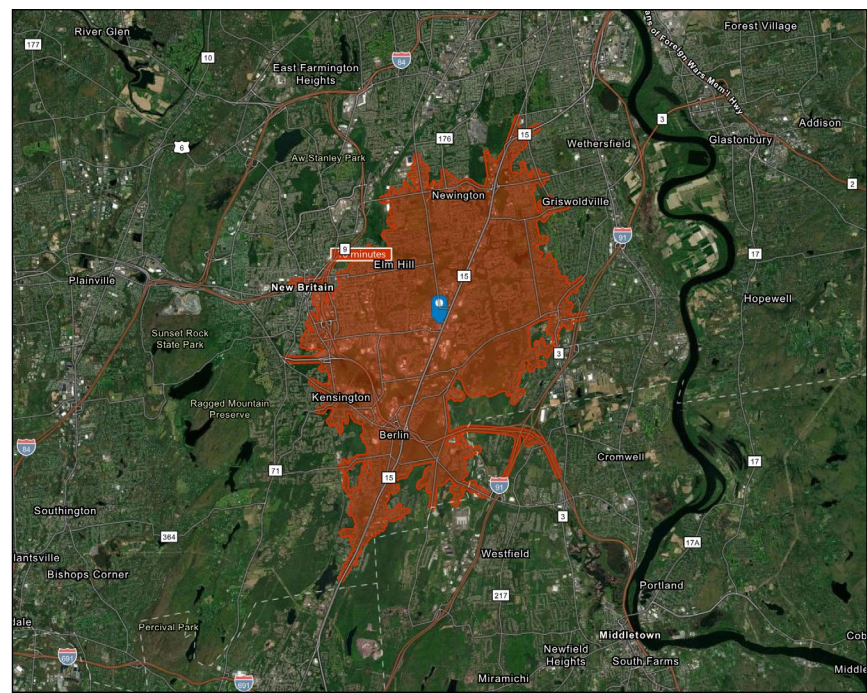
Grossman Development Group, LLC



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10 MINUTE DRIVE TIME



## KEY FACTS

59,395

Population

\$92,732

Median Household Income

42.5

Median Age

61,541

Daytime Population

## TAPESTRY SEGMENTS

Fresh Ambitions

3,787 households

### Socioeconomic Traits

Found in the Mid-Atlantic and Pacific regions, these urban communities include large families and young children. Residents work service jobs, earn modest incomes, and often face high rental burdens despite lower-than-average rents.

### Household Types

Single parents and married or cohabiting couples

### Typical Housing

Multi-Units

Savvy Suburbanites

3,712 households

### Socioeconomic Traits

Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.

### Household Types

Married couples

### Typical Housing

Single Family

Loyal Locals

2,369 households

### Socioeconomic Traits

These low-density neighborhoods, mostly in the Midwest and South, are home to older adults in affordable, older single-family homes. Residents have short commutes, limited transit access, and stable community growth.

### Household Types

Married couples;  
Singles living alone

### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$647,705,549

## EDUCATION

Bachelor's Degree  
or Higher



38%

## OWNER OCCUPIED HOME VALUE

Average



\$425,922

## ANNUAL HOUSEHOLD SPENDING

\$4,142

Eating  
Out

\$2,510

Apparel &  
Services

\$7,578

Groceries

\$233

Computer &  
Hardware

\$7,784

Health  
Care



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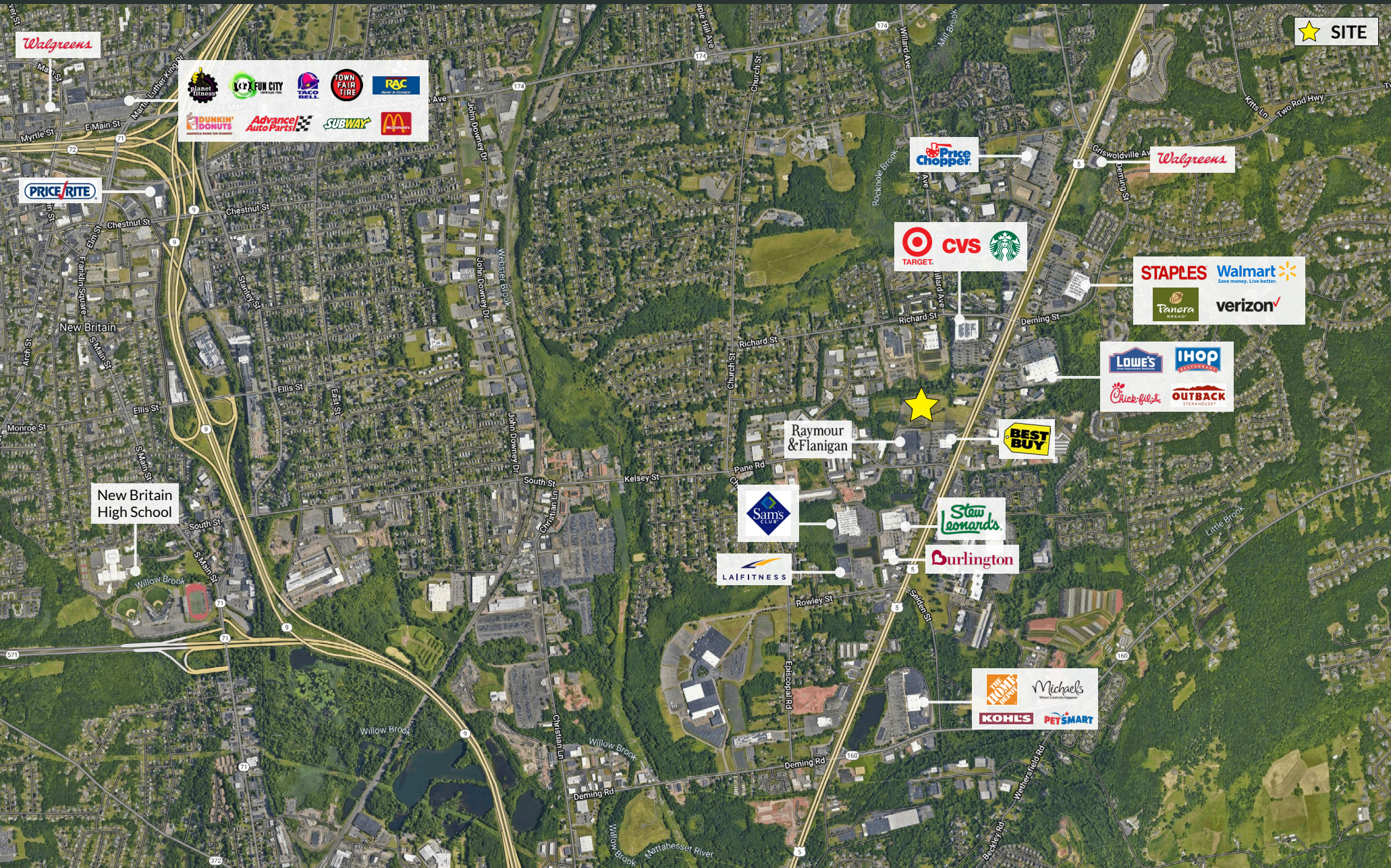
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