

RETAIL SPACE FOR LEASE

HEIGHTS CROSSING

346 HEIGHTS ROAD, DARIEN, CT

DELIVERY Q1 2025



HEIGHTS CROSSING

PROPERTY INFORMATION

Construction is underway at Darien's newest mixed-use project, directly across the street from the Norton Heights Train Station which services 300,000+ passengers annually and is less than an hour from New York City.

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Traffic to the site is further enhanced by the adjacent Palmer's Market, as well Federal Realty's Darien Commons, comprised of 122 new residential units and over 110,000sf of retail and restaurant space.

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When completed, Heights Crossing will consist of 65 luxury residential apartments, 27,000sf of commercial space, and access to approximately 335 parking spaces for the commercial tenants.

SPACE DETAILS

Available 2,484sf – 2,791sf plus outdoor patio

-Multiple sizes and configurations

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All uses considered, including restaurant

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Delivery Q1 2025



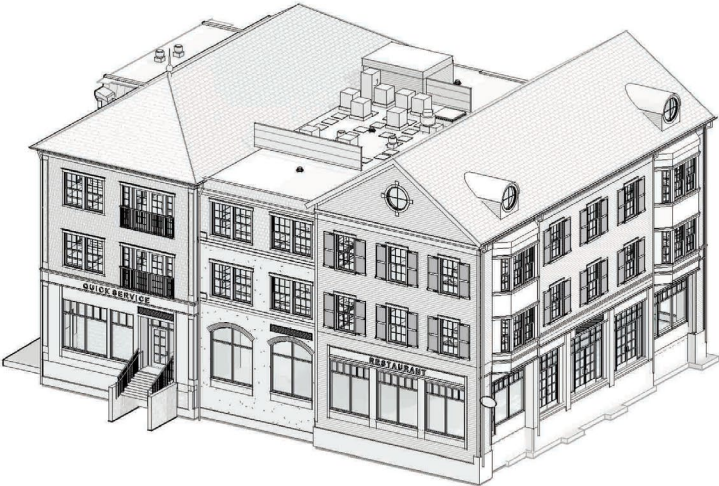
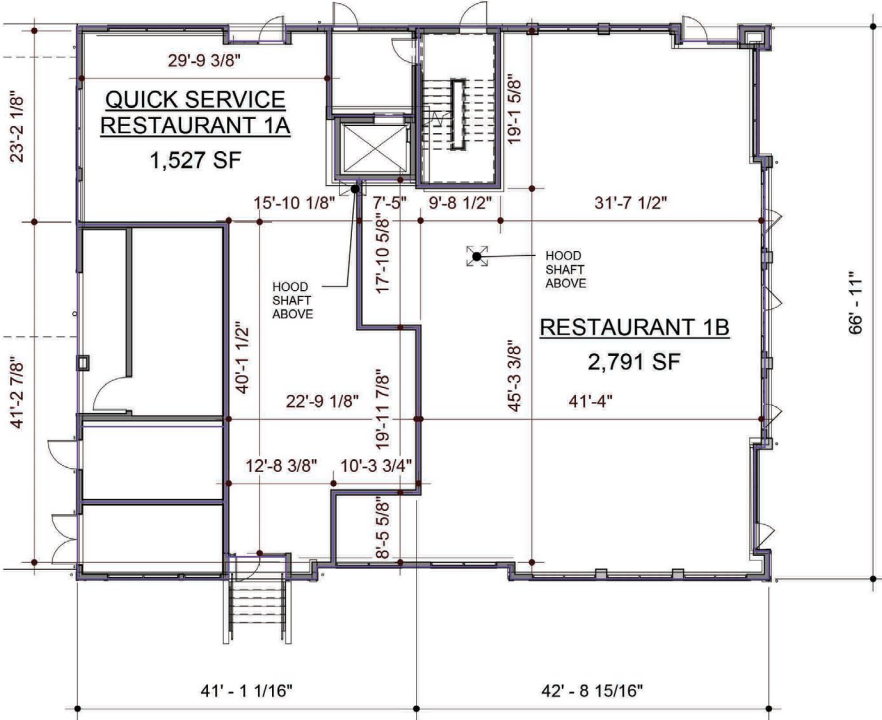
SITE PLAN



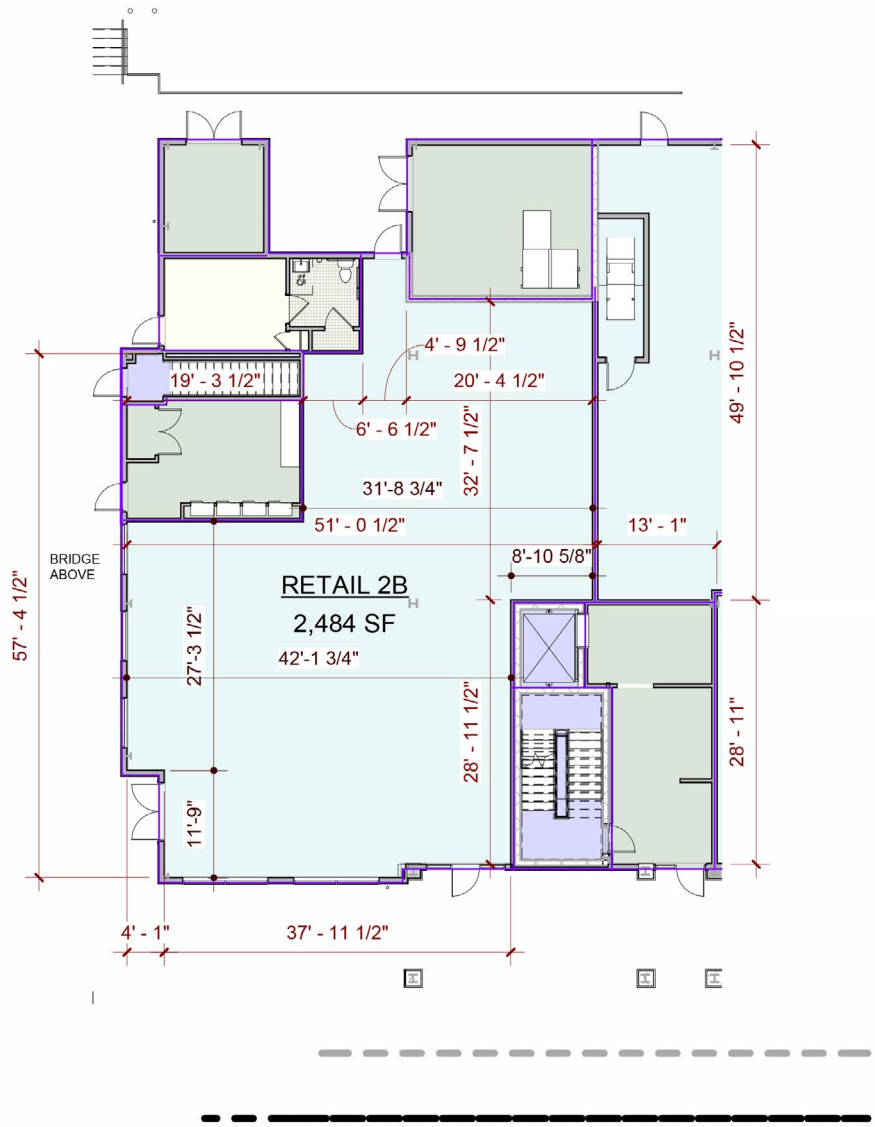
TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
	The Goddard School - Coming Soon	11,417
1A	Lease Out	1,527
1B	Available	2,791
2A	Liquor Store	2,223
2B	Available	2,484
2C	Sharkey's Cuts for Kids	999
2D	Grounds Donut House	1,457
2E	Lease Out	2,388
2F	Lease Out	1,911

FLOOR PLANS 1A & 1B



FLOOR PLAN 2B



AERIAL



SURROUNDING RETAIL



DEMOGRAPHICS - 1, 3, 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **11,095**

Households: **3,848**

Daytime Population: **8,816**

Median Age: **40.1**



Average Household Income: **\$317,133**

Median Household Income: **\$207,492**

3 MILE RADIUS:



Total Population: **113,337**

Households: **45,914**

Daytime Population: **130,752**

Median Age: **37.3**



Average Household Income: **\$190,999**

Median Household Income: **\$131,678**

5 MILE RADIUS:



Total Population: **215,281**

Households: **83,851**

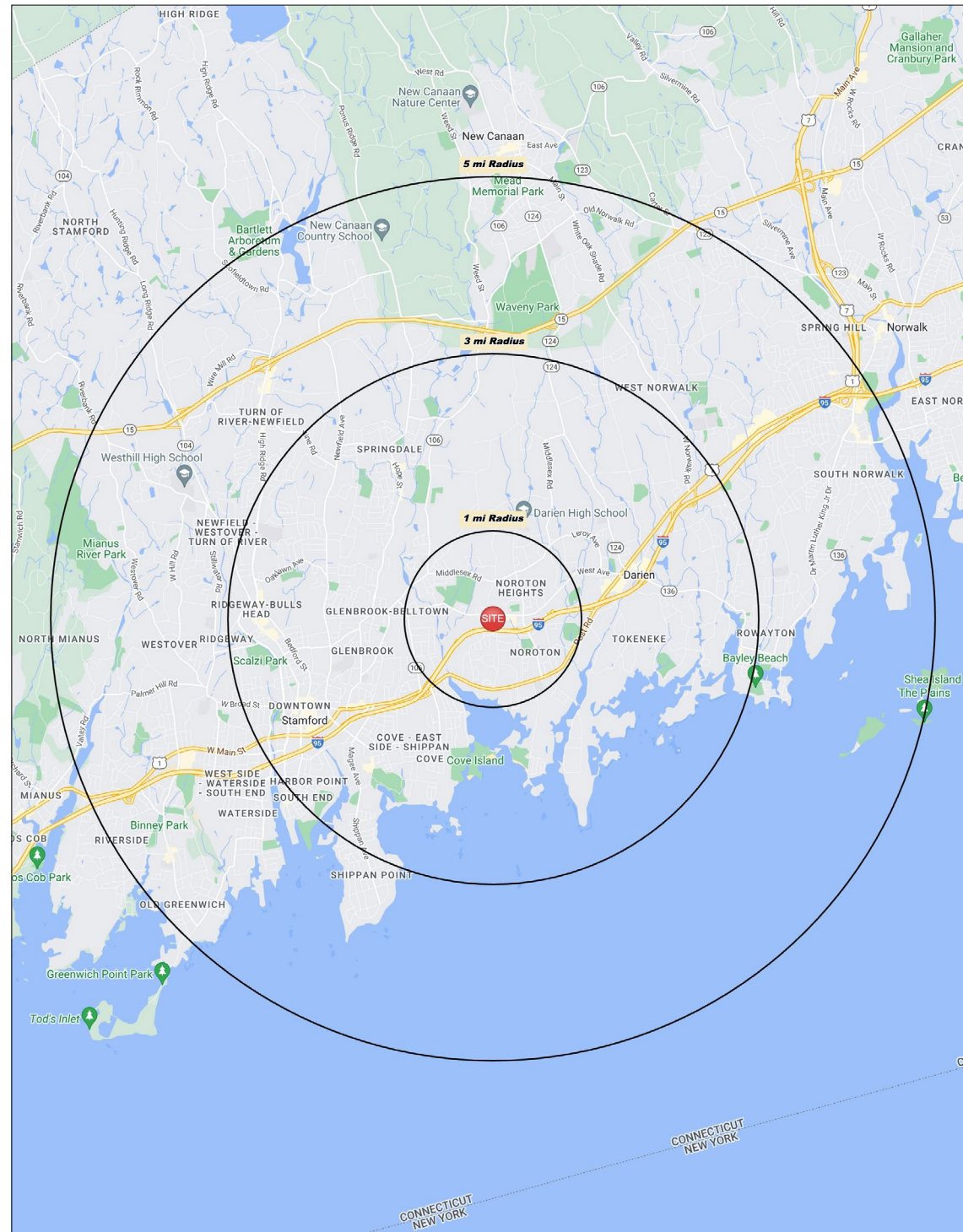
Daytime Population: **216,567**

Median Age: **38.4**

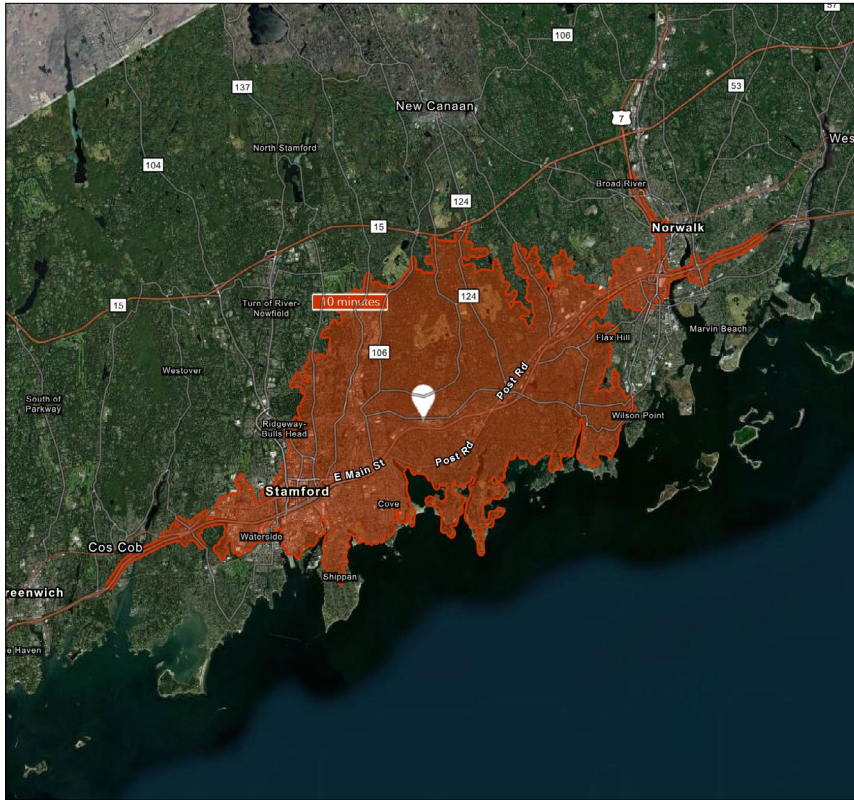


Average Household Income: **\$201,835**

Median Household Income: **\$136,841**



10 MINUTE DRIVE TIME



KEY FACTS

121,937

Population

37.8

Median Age

\$101,299

Average Household Income

137,052

Daytime Population

TAPESTRY SEGMENTS

Diverse Convergence

14,051 households

Socioeconomic Traits

Almost 40% of the population were born abroad; almost one of five households has residents who do not speak English. Labor force participation rate is 67%.

Household Types

Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.

Typical Housing

High-Density Apartments; Single Family

Top Tier

7,350 households

Socioeconomic Traits

Highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income.

Household Types

Married couples without children or married couples with older children.

Typical Housing

Single Family

City Lights

6,448 households

Socioeconomic Traits

Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.

Household Types

Families, both married couples and single parents, as well as singles.

Typical Housing

Multi Units; Single Family

TOTAL RETAIL SALES

Includes F&B



\$1,727,261,421

EDUCATION

Bachelor's Degree or Higher



56%

OWNER OCCUPIED HOME VALUE

Average



\$781,961

ANNUAL HOUSEHOLD SPENDING

\$5,692

Eating Out

\$3,466

Apparel & Services

\$10,325

Groceries

\$413

Computer & Hardware

\$9,682

Health Care

HEIGHTS CROSSING



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