



PVOLVE



raphael's bakery



RETAIL SPACE FOR LEASE

HEIGHTS CROSSING

346 HEIGHTS ROAD, DARIEN, CT



HEIGHTS CROSSING

PROPERTY INFORMATION

Construction is underway at Darien's newest mixed-use project, directly across the street from the Noroton 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

100% Leased



SITE PLAN



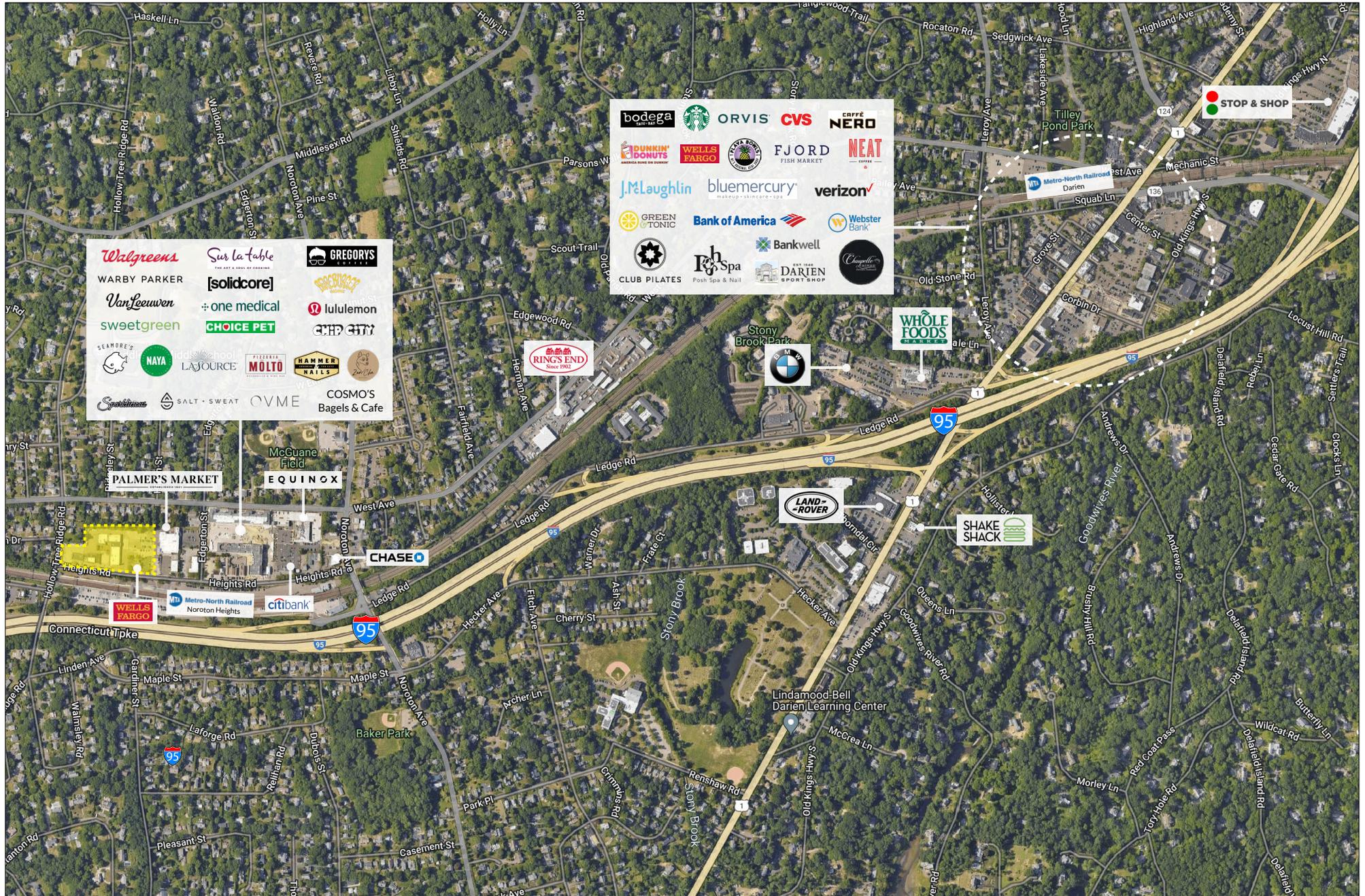
TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
	The Goddard School	11,417
1A	Milkshake Factory	1,747
1B	Romanacci	2,570
2A	Liquor Store	2,223
2B	Raphael's Bakery	2,484
2C	Sharkey's Cuts for Kids	999
2D	Garden Catering	1,457
2E	Chipotle - Signed Lease	2,388
2F	Pvolve	1,911

AERIAL



SURROUNDING RETAIL



DEMOGRAPHICS - 1, 3, 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **11,228**

Households: **3,882**

Daytime Population: **8,672**

Median Age: **41.2**



Average Household Income: **\$298,781**

Median Household Income: **\$214,982**

3 MILE RADIUS:



Total Population: **115,553**

Households: **46,922**

Daytime Population: **120,208**

Median Age: **36.7**



Average Household Income: **\$192,949**

Median Household Income: **\$133,766**

5 MILE RADIUS:



Total Population: **219,885**

Households: **85,489**

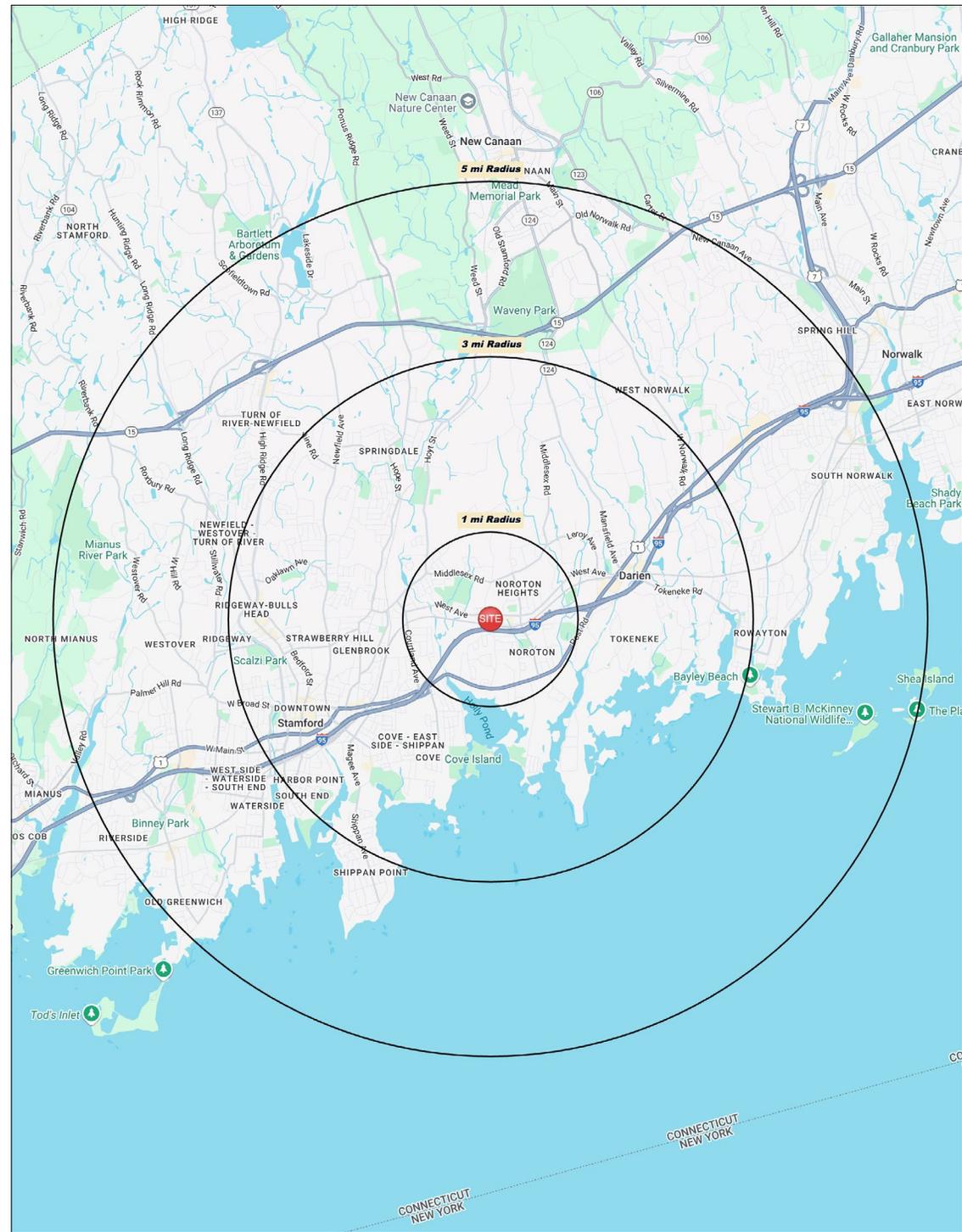
Daytime Population: **209,950**

Median Age: **38.0**

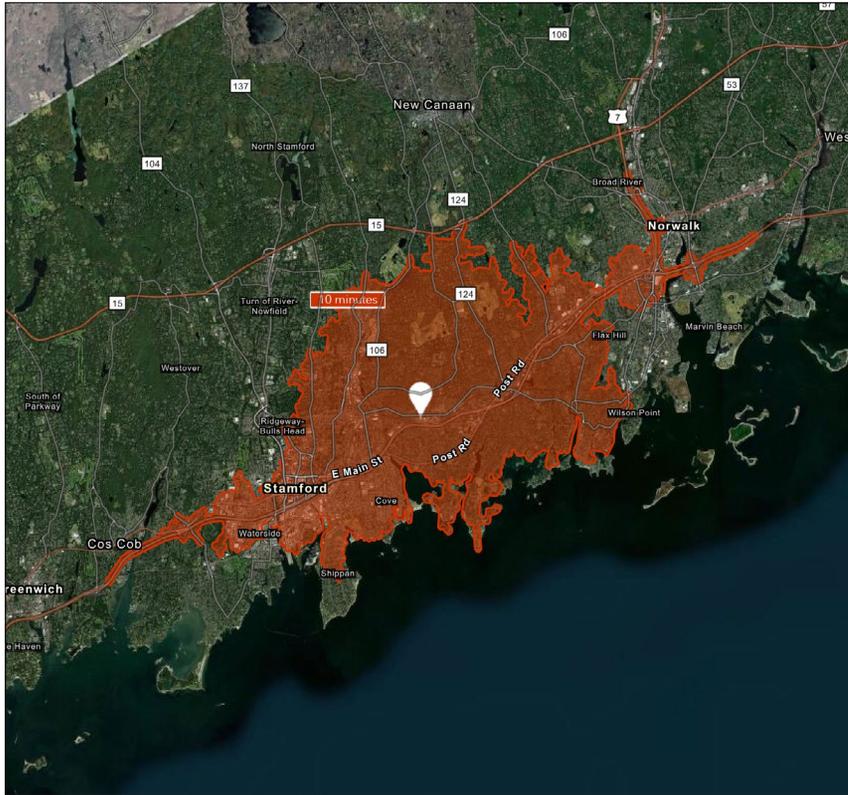


Average Household Income: **\$205,944**

Median Household Income: **\$138,458**



10 MINUTE DRIVE TIME



KEY FACTS

113,613

Population

37.1

Median Age

\$105,112

Average Household Income

121,865

Daytime Population

TAPESTRY SEGMENTS

Metro Renters <i>0,000 households</i>	Top Tier <i>0,000 households</i>	Uptown Lights <i>0,000 households</i>
<p>Socioeconomic Traits</p> <p>These vibrant urban neighborhoods house educated young professionals, many foreign-born, who rent in high-rise buildings. They earn upper-tier incomes, often work remotely, and commute by walking, ridesharing, or public transit.</p>	<p>Socioeconomic Traits</p> <p>Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.</p>	<p>Socioeconomic Traits</p> <p>Found in coastal metros like NYC and LA, these diverse, educated neighborhoods include families and singles. Residents earn middle incomes, work in varied fields, often rent older homes, and commute long distances.</p>
<p>Household Types</p> <p>Singles living alone</p>	<p>Household Types</p> <p>Married couples</p>	<p>Household Types</p> <p>Married couples; singles living alone</p>
<p>Typical Housing</p> <p>High Rises</p>	<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Single Family</p>

TOTAL RETAIL SALES

Includes F&B



\$908,132,555

EDUCATION

Bachelor's Degree or Higher



56%

OWNER OCCUPIED HOME VALUE

Average



\$926,087

ANNUAL HOUSEHOLD SPENDING

\$6,914

Eating Out

\$4,055

Apparel & Services

\$11,837

Groceries

\$378

Computer & Hardware

\$10,864

Health Care

HEIGHTS CROSSING



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