

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 1,747sf – 4,317sf plus outdoor patio

-Multiple sizes and configurations

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All uses considered, including restaurant

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Delivery Q1 2025



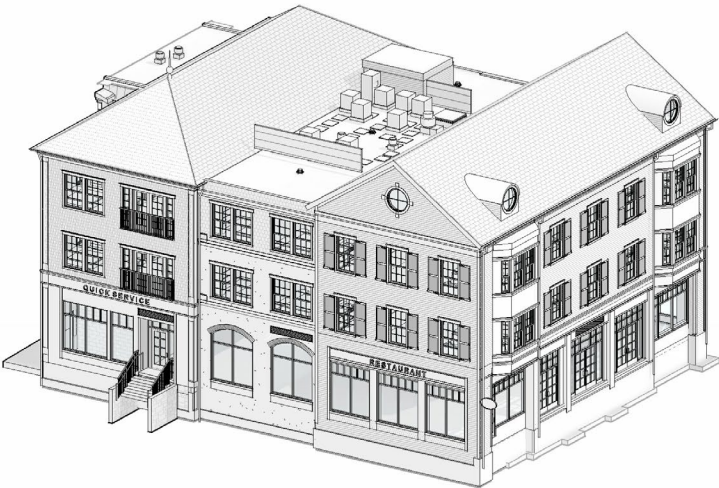
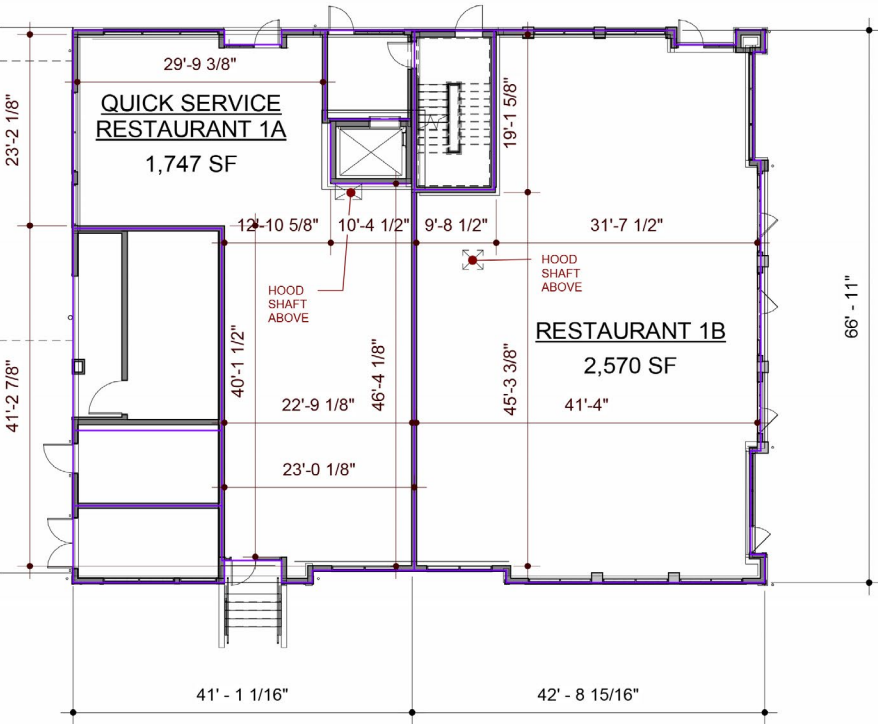


# SITE PLAN



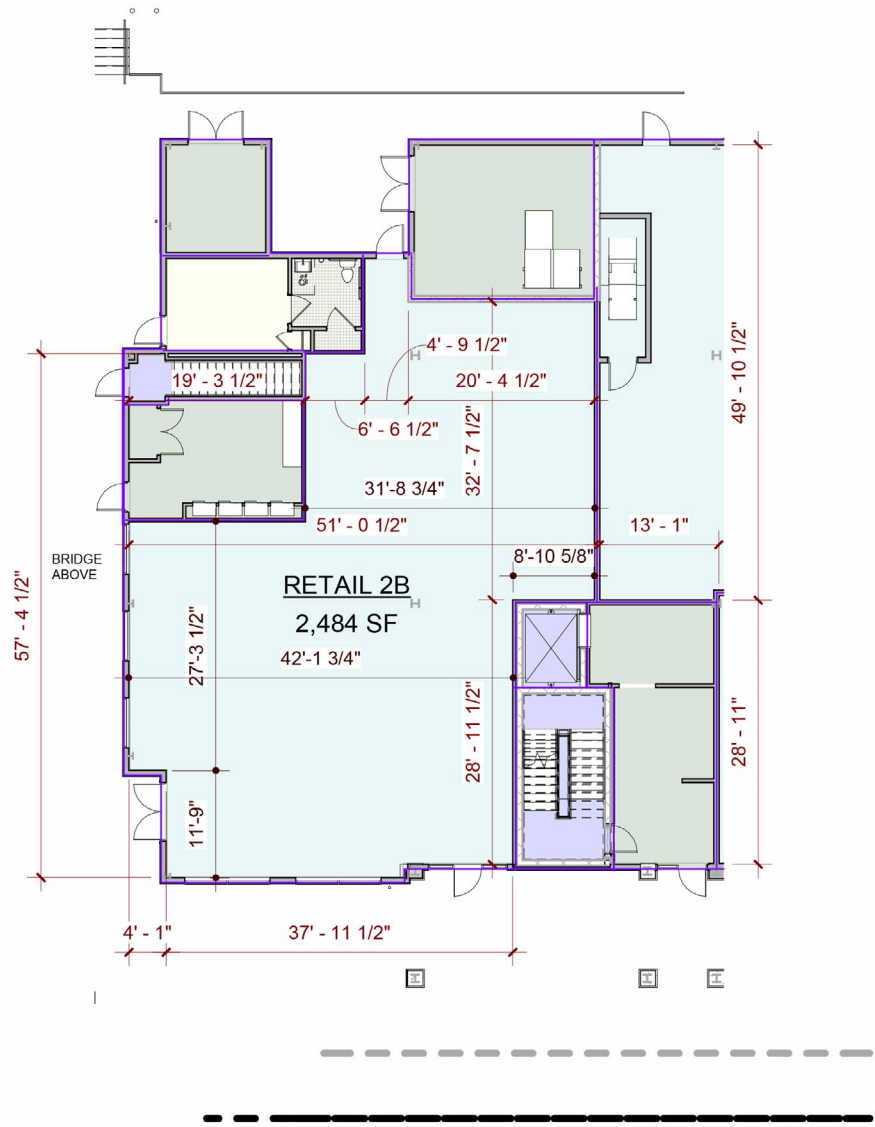


# FLOOR PLANS 1A & 1B





# FLOOR PLAN 2B





**Proposed Development Site:** 8,158 VPD (outlined in yellow)

**Surrounding Area:**

- Streets:** West Ave, Heights Rd, Edgerton St, Levitt St, Norton Ave, Connecticut Tpke, Linden Ave, Wainwright Rd, Lillian Terrace, Maple St, Ridgeley St, William St, Hollow Tree Ridge Rd, Patton St, Allen O'Neill Dr, Palmer Ln.
- Businesses:** Walgreens, Sur la table, GREGORY'S, SEAMORE'S, LASOURCE, HAMMER NAILS, WARBY PARKER, [solidcore], FRECHURCH, one medical, lululemon, NAYA, OVME, MOLTO, sweetgreen, CHOICE PET, Zui-Li, SALT + SWEAT, COSMO'S Bagels & Cafe.
- Other Landmarks:** PALMER'S MARKET, Fresh Green Light Driving School, CHASE, EQUINOX, citibank.
- Transportation:** Metro-North Railroad Norton Heights, I-95, Connecticut Tpke.
- Other:** GODDARD SCHOOL.

**Additional Traffic Volume Data:**

- 6,415 VPD (Heights Rd)
- 140,029 VPD (Connecticut Tpke)



# 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**

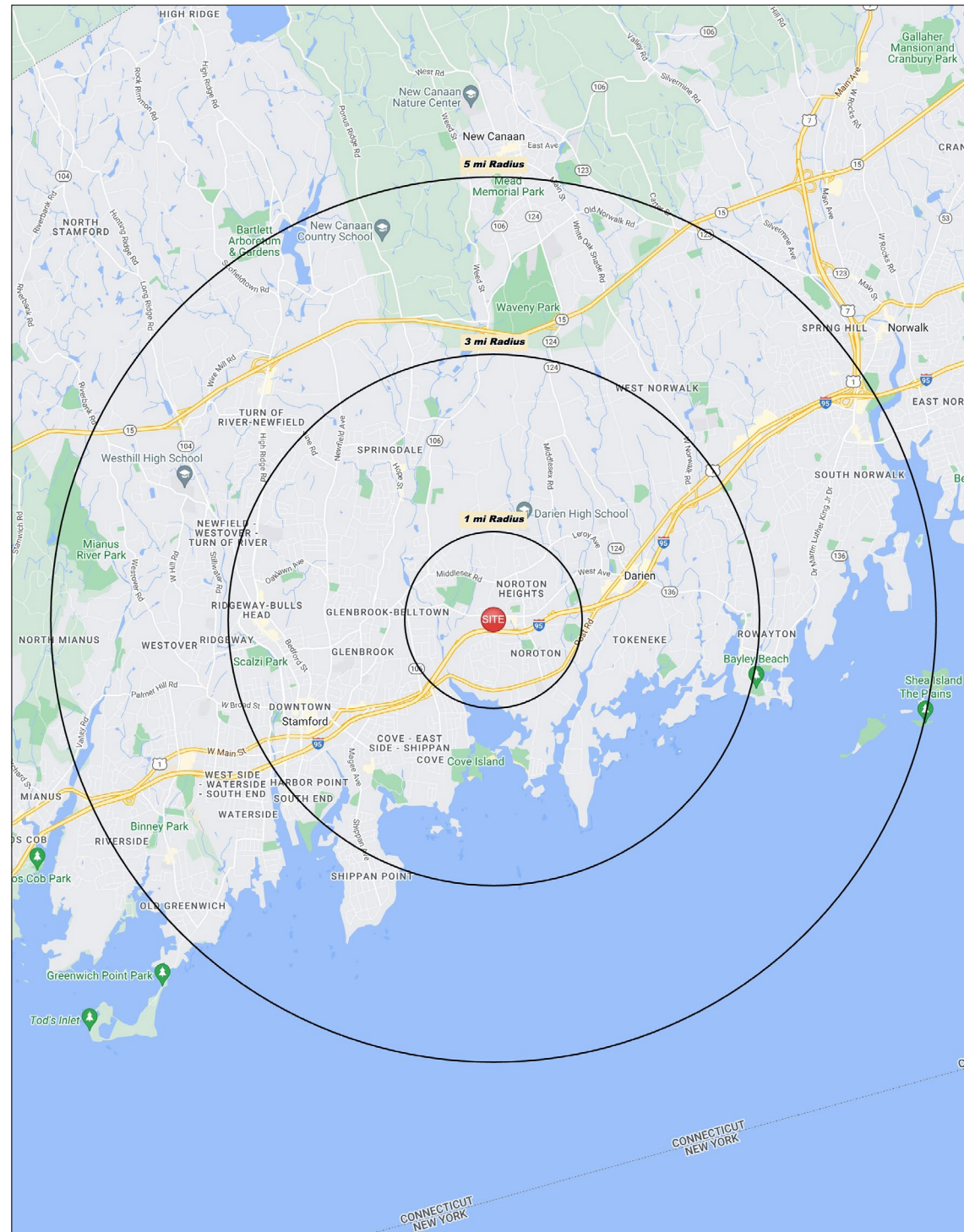
Daytime Population: **216,567**

Median Age: **38.4**



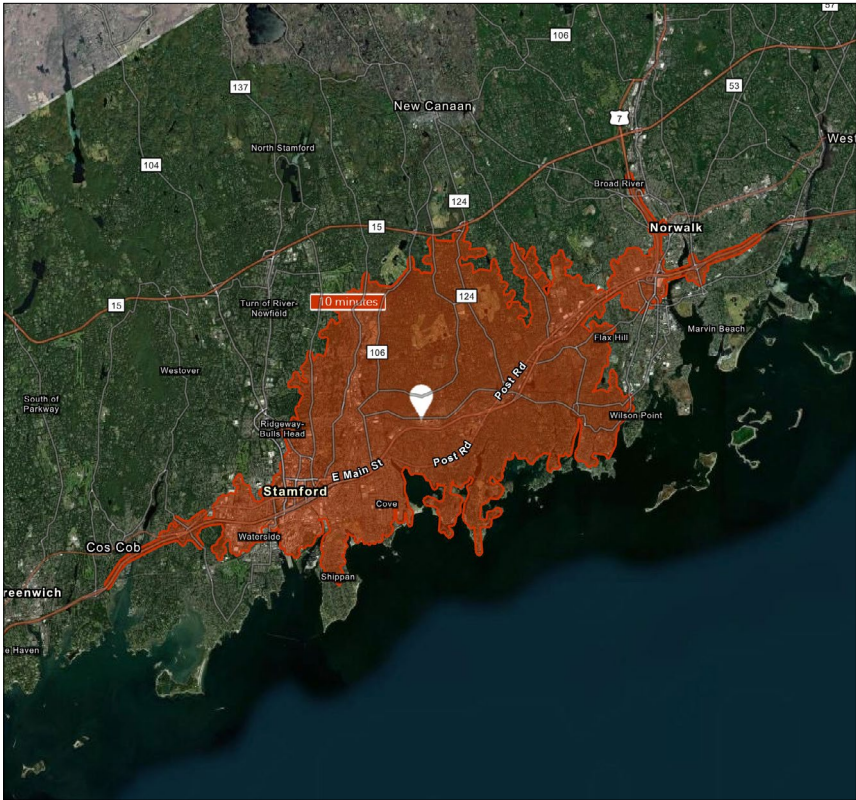
Average Household Income: **\$201,835**

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





# 10 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



\$1,727,261,421

## EDUCATION

Bachelor's Degree  
or Higher



56%

## OWNER OCCUPIED HOME VALUE

Average



\$781,961

## KEY FACTS

121,937

Population

37.8

Median Age

\$101,299

Average Household Income

137,052

Daytime Population

## TAPESTRY SEGMENTS

Diverse Convergence <i>14,051 households</i>	Top Tier <i>7,350 households</i>	City Lights <i>6,448 households</i>
<b>Socioeconomic Traits</b> 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%.	<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.
<b>Household Types</b> Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.	<b>Household Types</b> Married couples without children or married couples with older children.	<b>Household Types</b> Families, both married couples and single parents, as well as singles.
<b>Typical Housing</b> High-Density Apartments; Single Family	<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Multi Units; Single Family

## 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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