

JOIN NEWLY SIGNED TENANTS



PVOLVE



raphael's bakery



RETAIL SPACE FOR LEASE

HEIGHTS CROSSING

346 HEIGHTS ROAD, DARIEN, CT

DELIVERY Q2 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.

• • • •

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.

• • • •

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

• • • •

All uses considered, including restaurant

• • • •

Delivery Q2 2025



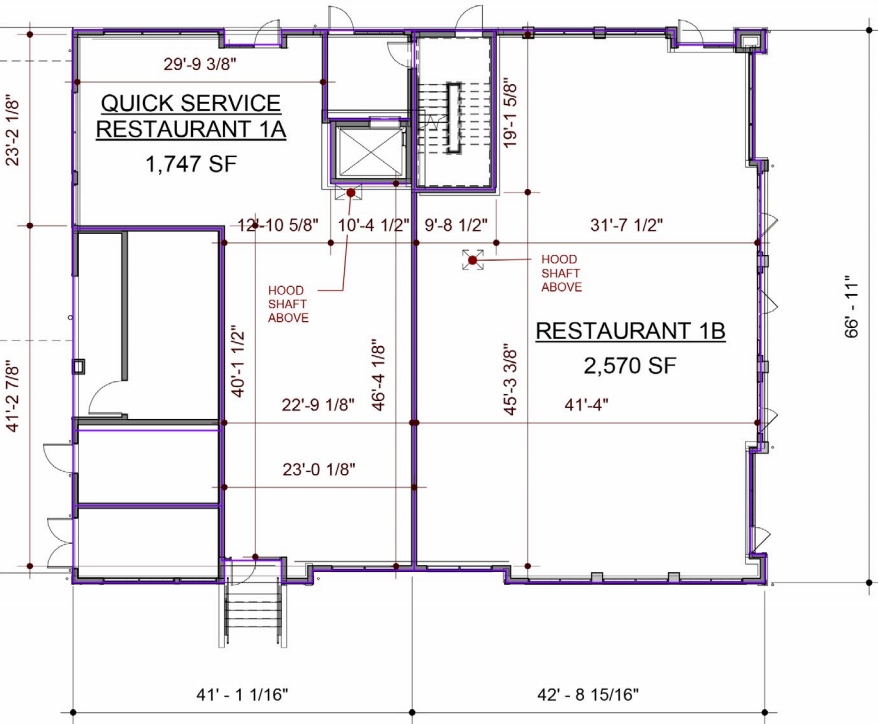
SITE PLAN



TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
	The Goddard School	11,417
1A	Available (can be combined with 1B)	1,747
1B	Available (can be combined with 1A)	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

FLOOR PLANS 1A & 1B



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**

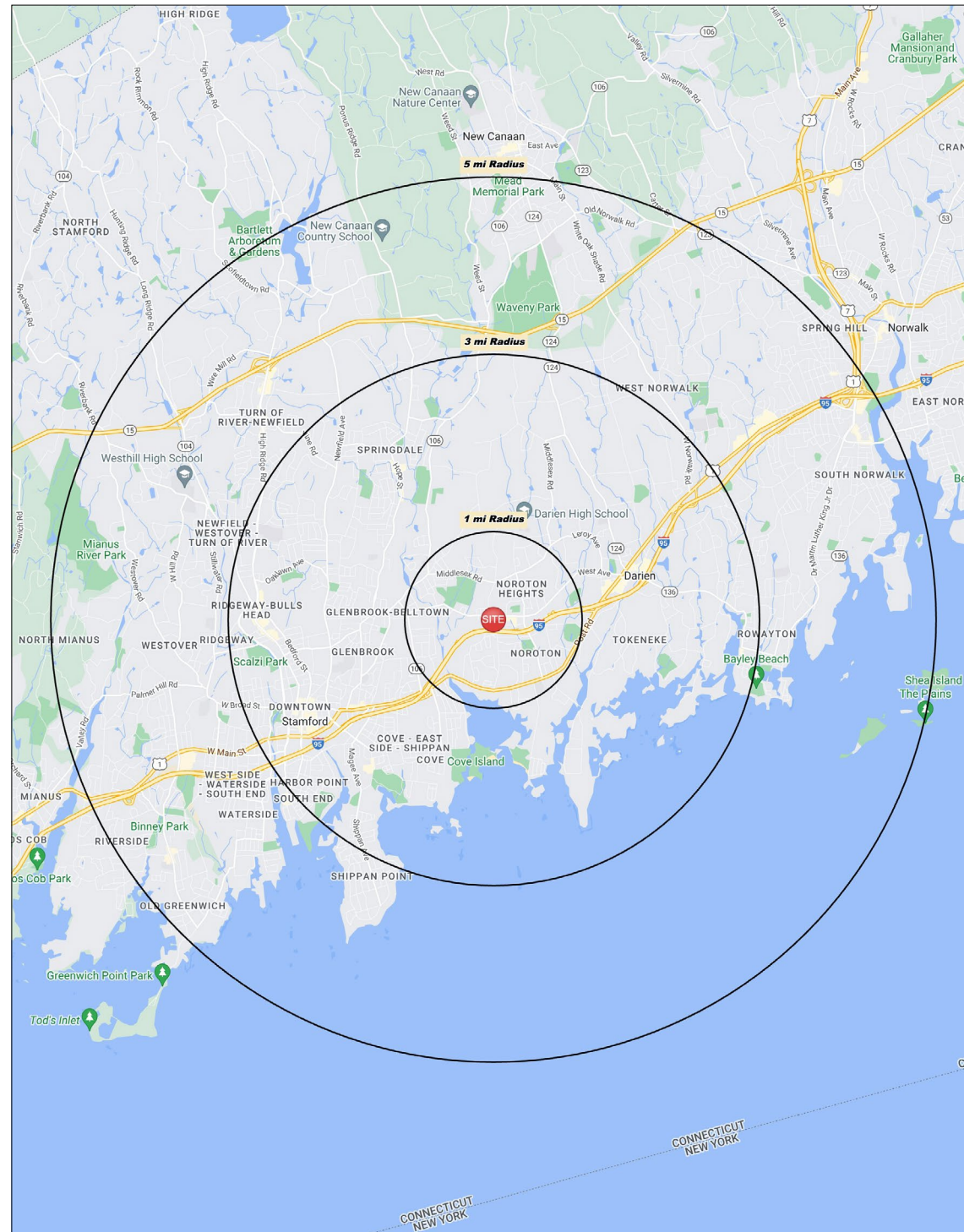
Daytime Population: **216,567**

Median Age: **38.4**

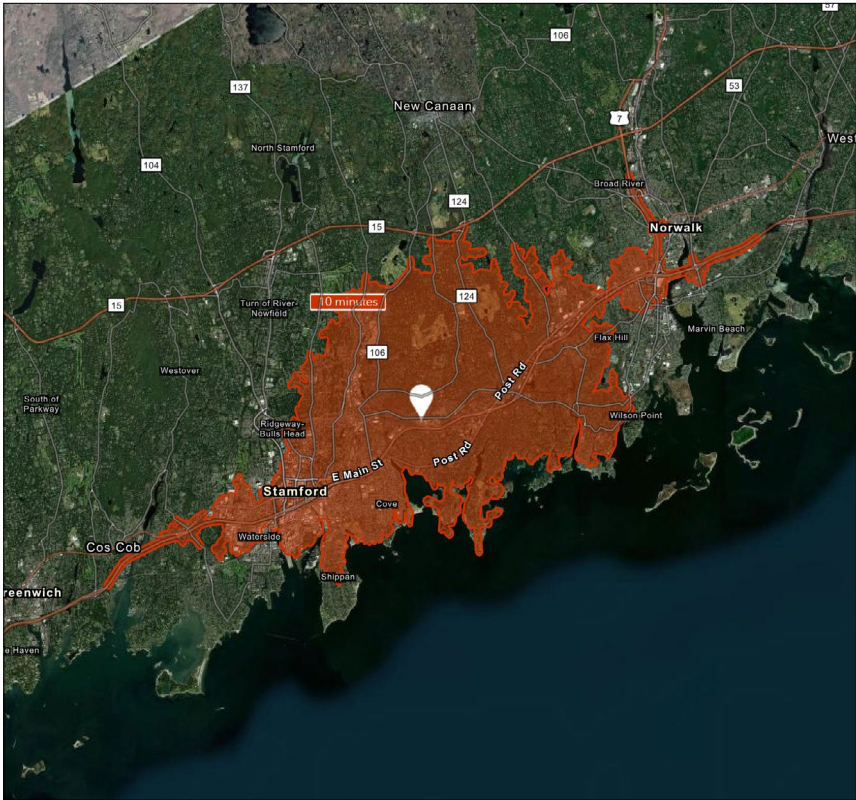


Average Household Income: **\$201,835**

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



10 MINUTE DRIVE TIME



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>
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%.	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.	Socioeconomic Traits Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.
Household Types Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.	Household Types Married couples without children or married couples with older children.	Household Types Families, both married couples and single parents, as well as singles.
Typical Housing High-Density Apartments; Single Family	Typical Housing Single Family	Typical Housing 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



CHARTER REALTY

Peter H. Levine | (203) 683-1567 | Peter@CharterRealty.com

www.CharterRealty.com

346 Heights Road, Darien, CT

CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.