

RETAIL SPACE FOR LEASE

# HEIGHTS CROSSING

346 HEIGHTS ROAD, DARIEN, CT

DELIVERY Q4 2024



# 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 993sf – 4,318sf plus outdoor patio

-Multiple sizes and configurations

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All uses considered, including restaurant

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Delivery Q4 2024



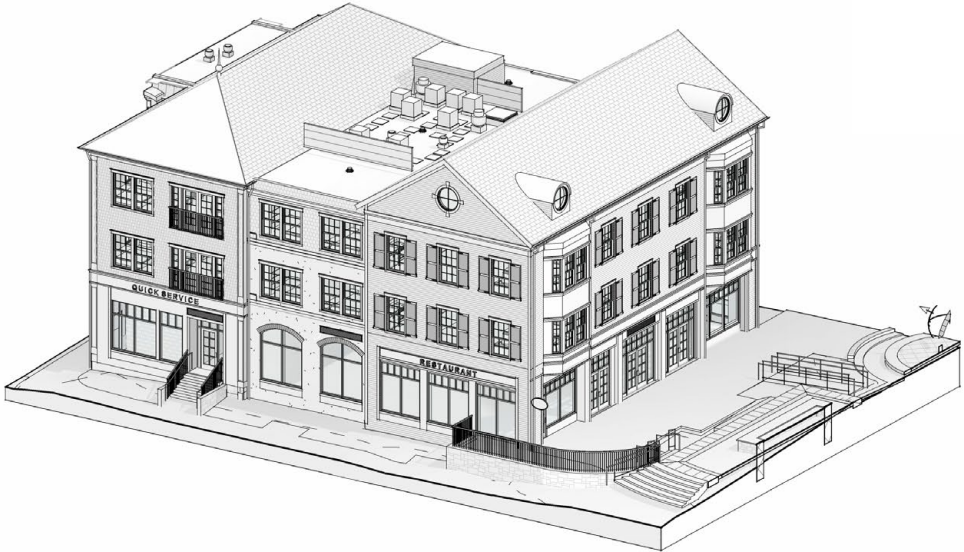
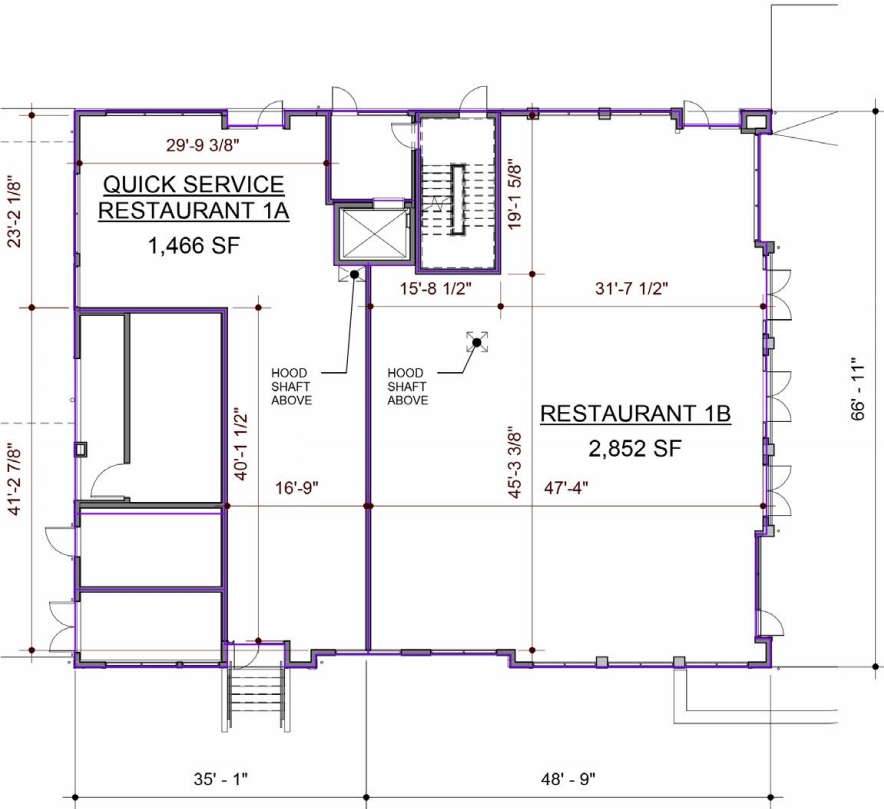
# SITE PLAN



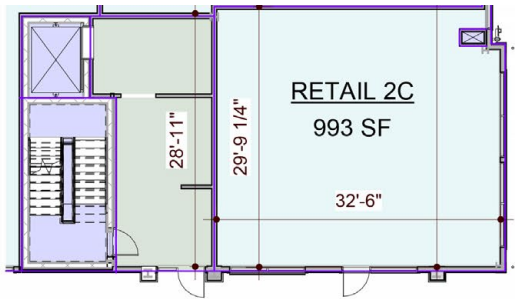
## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
	The Goddard School - Coming Soon	11,417
1A	Available (can be combined with 1B)	1,466
1B	Available (can be combined with 1A)	2,852
2A	Leased - Liquor Store	2,223
2B	Available	2,484
2C	Available	999
2D	Leased - Grounds Donut House	1,457
2E	At Lease - Restaurant Use	4,299

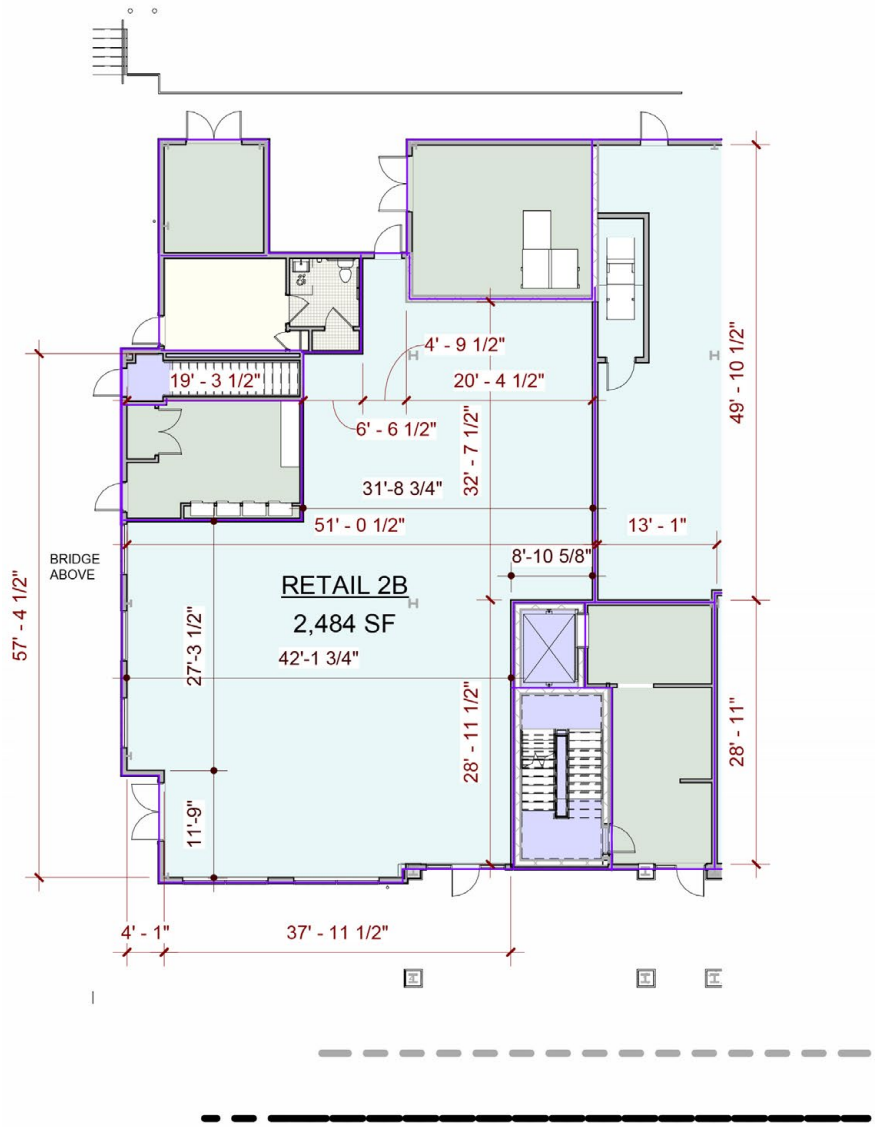
# FLOOR PLANS 1A & 1B



# FLOOR PLAN 2C



# 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**

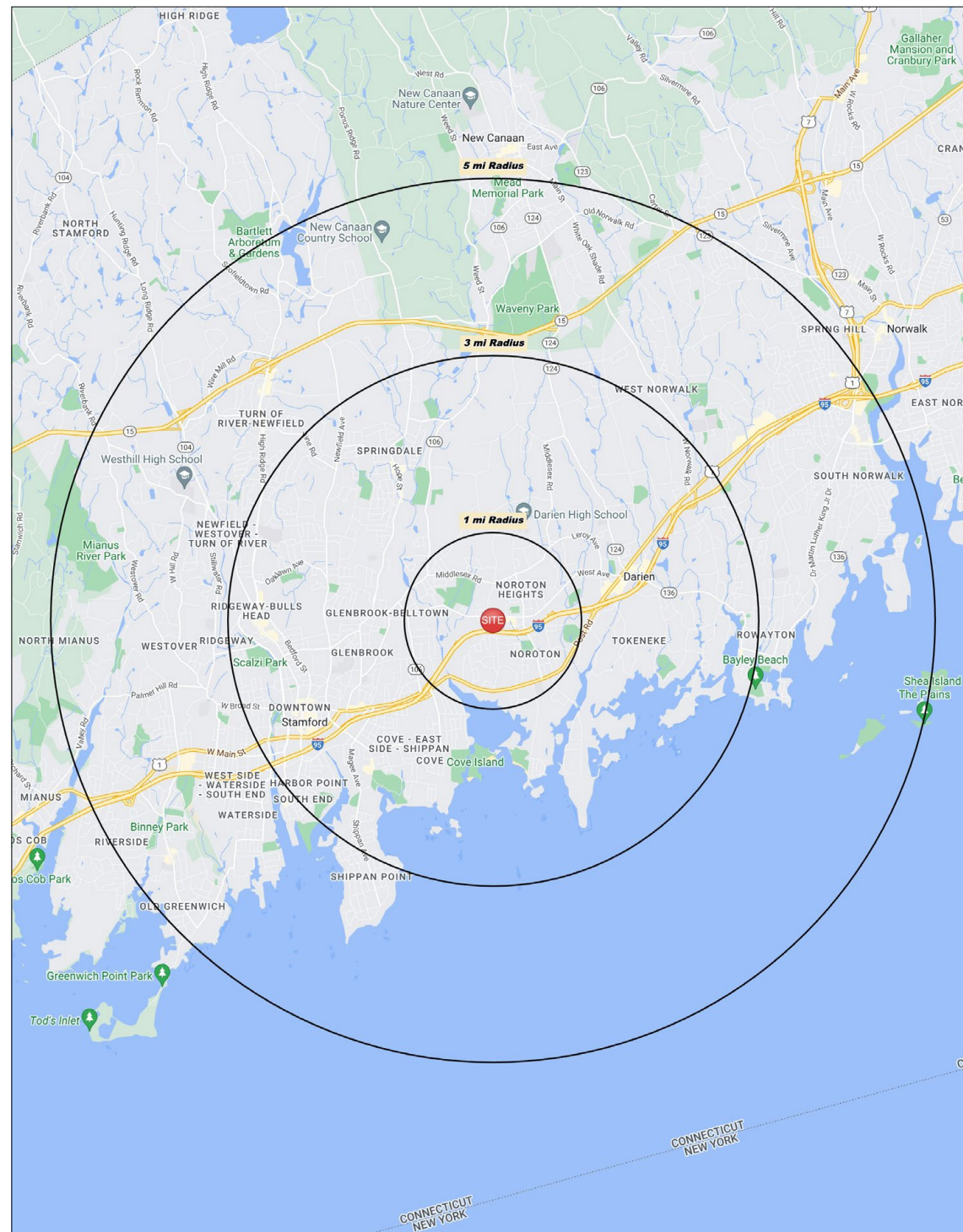
## 5 MILE RADIUS:



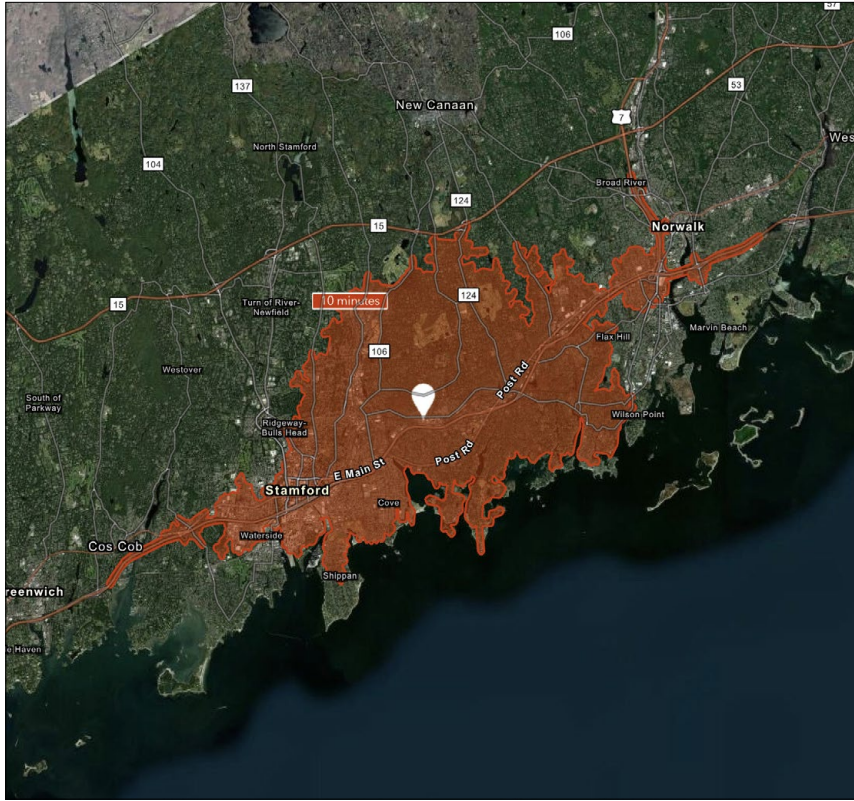
Total Population: **215,281**  
Households: **83,851**  
Daytime Population: **216,567**  
Median Age: **38.4**



Average Household Income: **\$201,835**  
Median Household Income: **\$136,841**






# 10 MINUTE DRIVE TIME



KEY FACTS	
<b>121,937</b> Population	<b>37.8</b> Median Age
<b>\$101,299</b> Average Household Income	<b>137,052</b> Daytime Population

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

<p><b>TOTAL RETAIL SALES</b></p> <p>Includes F&amp;B</p>  <p><b>\$1,727,261,421</b></p>	<p><b>EDUCATION</b></p> <p>Bachelor's Degree or Higher</p>  <p><b>56%</b></p>	<p><b>OWNER OCCUPIED HOME VALUE</b></p> <p>Average</p>  <p><b>\$781,961</b></p>
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ANNUAL HOUSEHOLD SPENDING				
<b>\$5,692</b>	<b>\$3,466</b>	<b>\$10,325</b>	<b>\$413</b>	<b>\$9,682</b>
Eating Out	Apparel & Services	Groceries	Computer & Hardware	Health Care

# HEIGHTS CROSSING



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