

JOIN NEWLY SIGNED TENANTS



PVOLVE



raphael's bakery



RETAIL SPACE FOR LEASE

# HEIGHTS CROSSING

346 HEIGHTS ROAD, DARIEN, CT

IMMEDIATE DELIVERY





# 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 2,570 sf plus Outdoor Patio

-Multiple sizes and configurations

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All uses considered, including restaurant

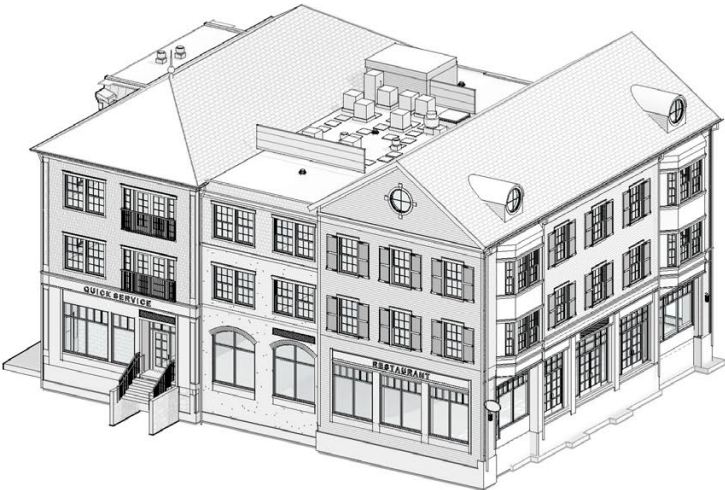
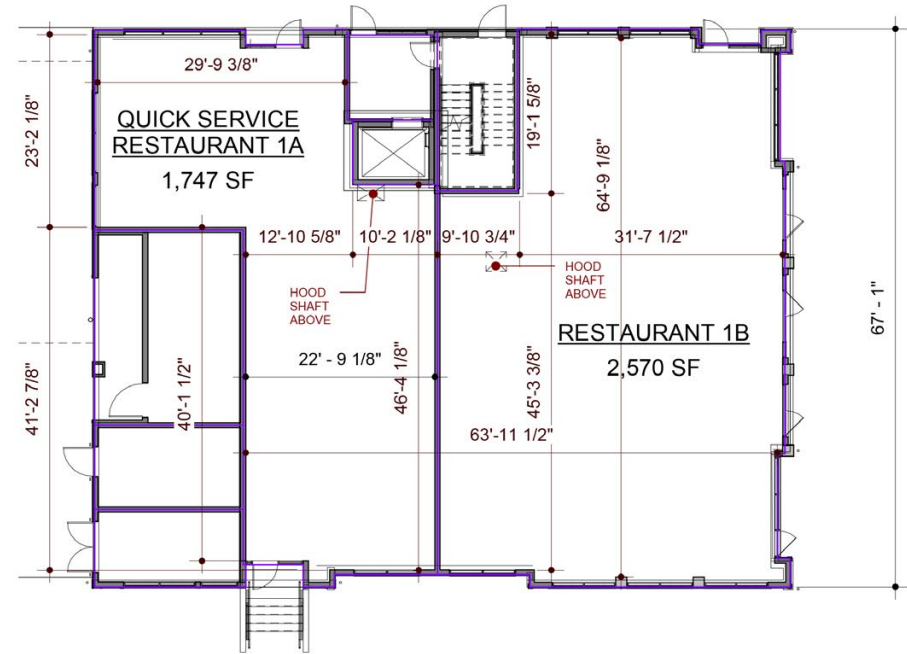
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Delivery Q2 2025

# SITE PLAN



# FLOOR PLANS 1A & 1B



# 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**

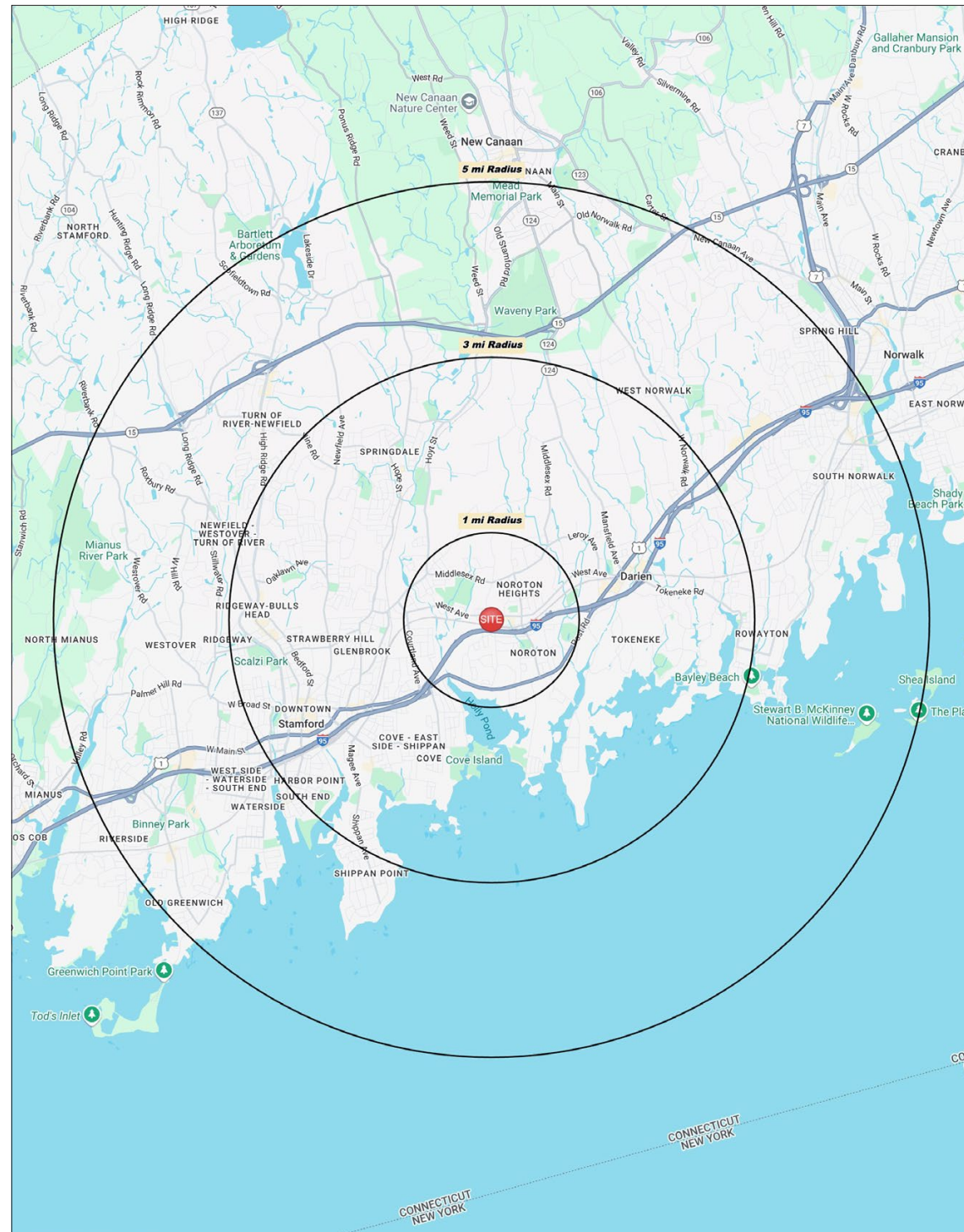
Daytime Population: **209,950**

Median Age: **38.0**

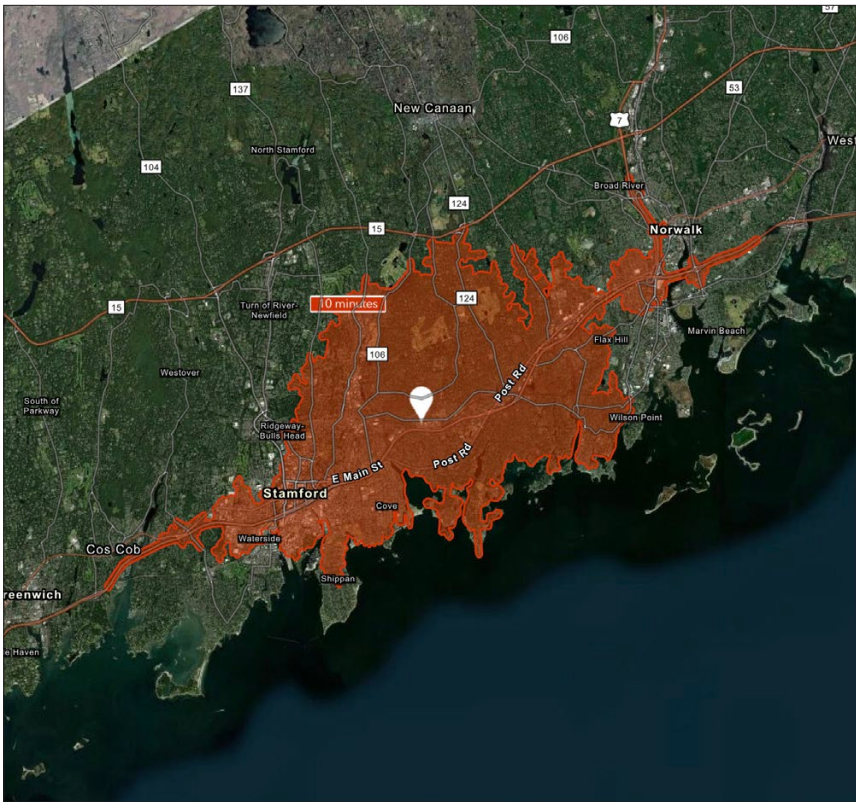


Average Household Income: **\$205,944**

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



# 10 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



\$1,929,657,711

## EDUCATION

Bachelor's Degree  
or Higher



56%

## OWNER OCCUPIED HOME VALUE

Average



\$926,087

## KEY FACTS

113,613

Population

37.1

Median Age

\$105,112

Average Household Income

121,865

Daytime Population

## TAPESTRY SEGMENTS

| Metro Renters<br><i>0,000 households</i>                                                                                                                                                                                                                            | Top Tier<br><i>0,000 households</i>                                                                                                                                                                                                                                  | Uptown Lights<br><i>0,000 households</i>                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Socioeconomic Traits</b><br>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. | <b>Socioeconomic Traits</b><br>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. | <b>Socioeconomic Traits</b><br>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. |
| <b>Household Types</b><br>Singles living alone                                                                                                                                                                                                                      | <b>Household Types</b><br>Married couples                                                                                                                                                                                                                            | <b>Household Types</b><br>Married couples;<br>singles living alone                                                                                                                                                                                    |
| <b>Typical Housing</b><br>High Rises                                                                                                                                                                                                                                | <b>Typical Housing</b><br>Single Family                                                                                                                                                                                                                              | <b>Typical Housing</b><br>Single Family                                                                                                                                                                                                               |

## 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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