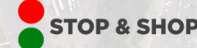


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AVAILABLE PAD SITES APPROX 1+ ACRES EACH OR 1 PAD APPROX 2+ ACRES

AREA TENANTS



PROPERTY INFORMATION

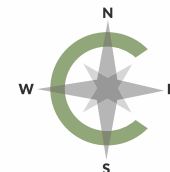
- Ground lease or build to suit
- (2) Pad Sites of approx. 1+ acre each or (1) Pad site of approx. 2+ acres
- Great Retail, Medical & Commercial location
- Located at exit 25A Interstate 84 with full east/west interchange access
- Interstate 84 visibility
- Local ownership/management

SPACE DETAILS

- Available pad sites approx 1+ acres each or 1 pad approx 2+ acres

AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,761	47,879	156,520
MEDIAN HH INC	\$70,042	\$83,478	\$82,732
AVERAGE HH INC	\$80,275	\$99,979	\$104,532



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www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

ROB ORIS | 203.641.7579 | Rob@CharterRealty.com

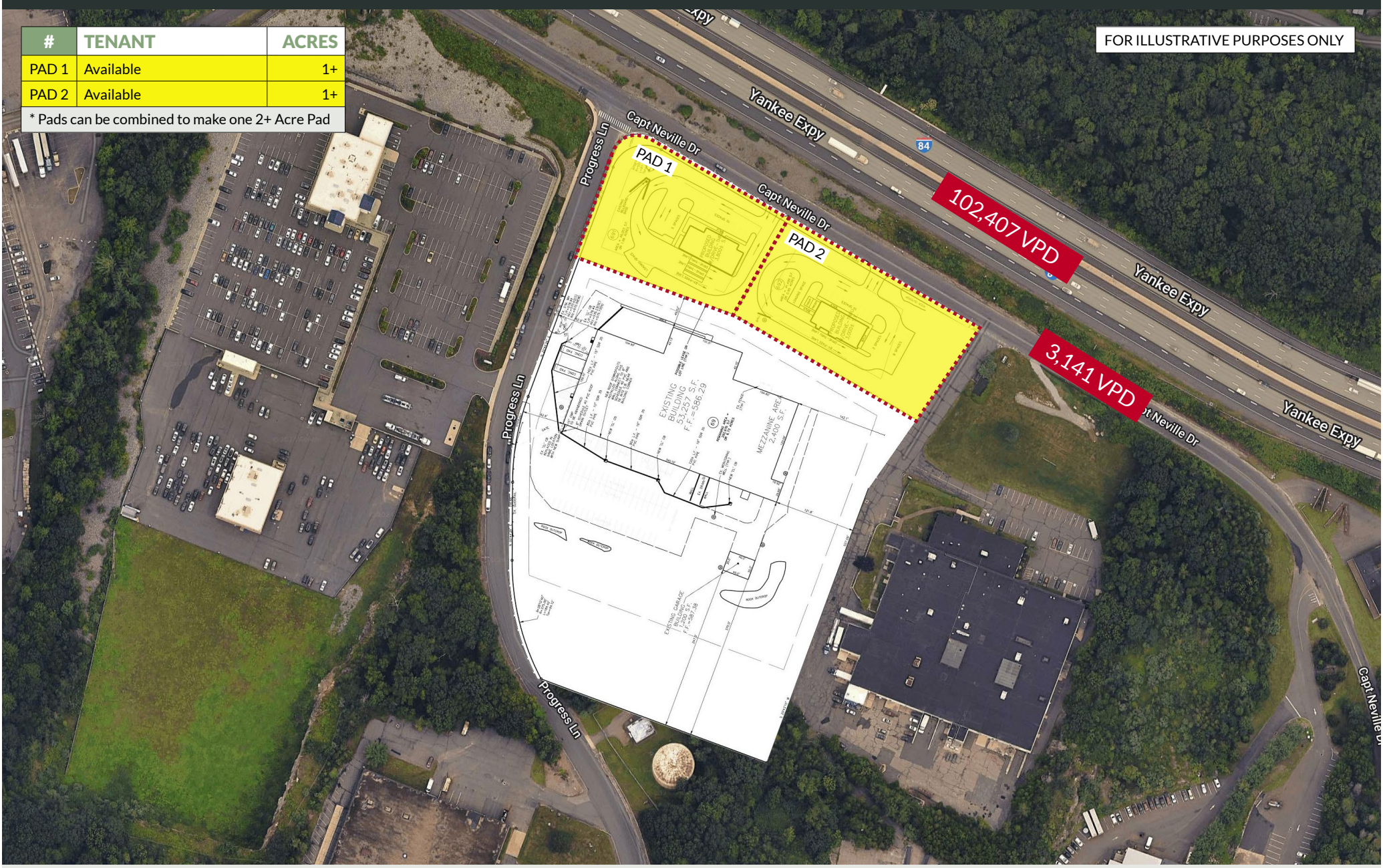
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#	TENANT	ACRES
PAD 1	Available	1+
PAD 2	Available	1+

* Pads can be combined to make one 2+ Acre Pad

FOR ILLUSTRATIVE PURPOSES ONLY



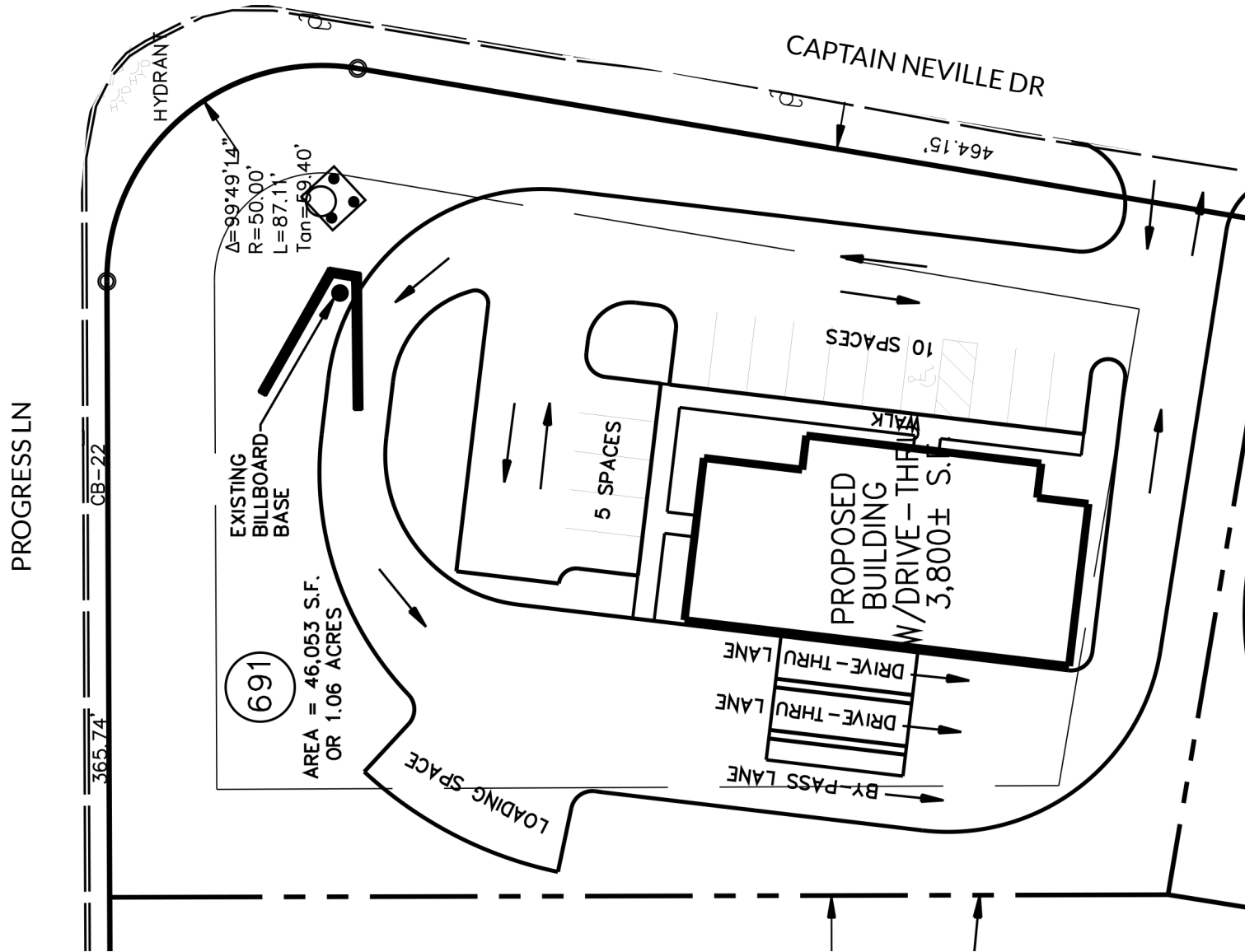
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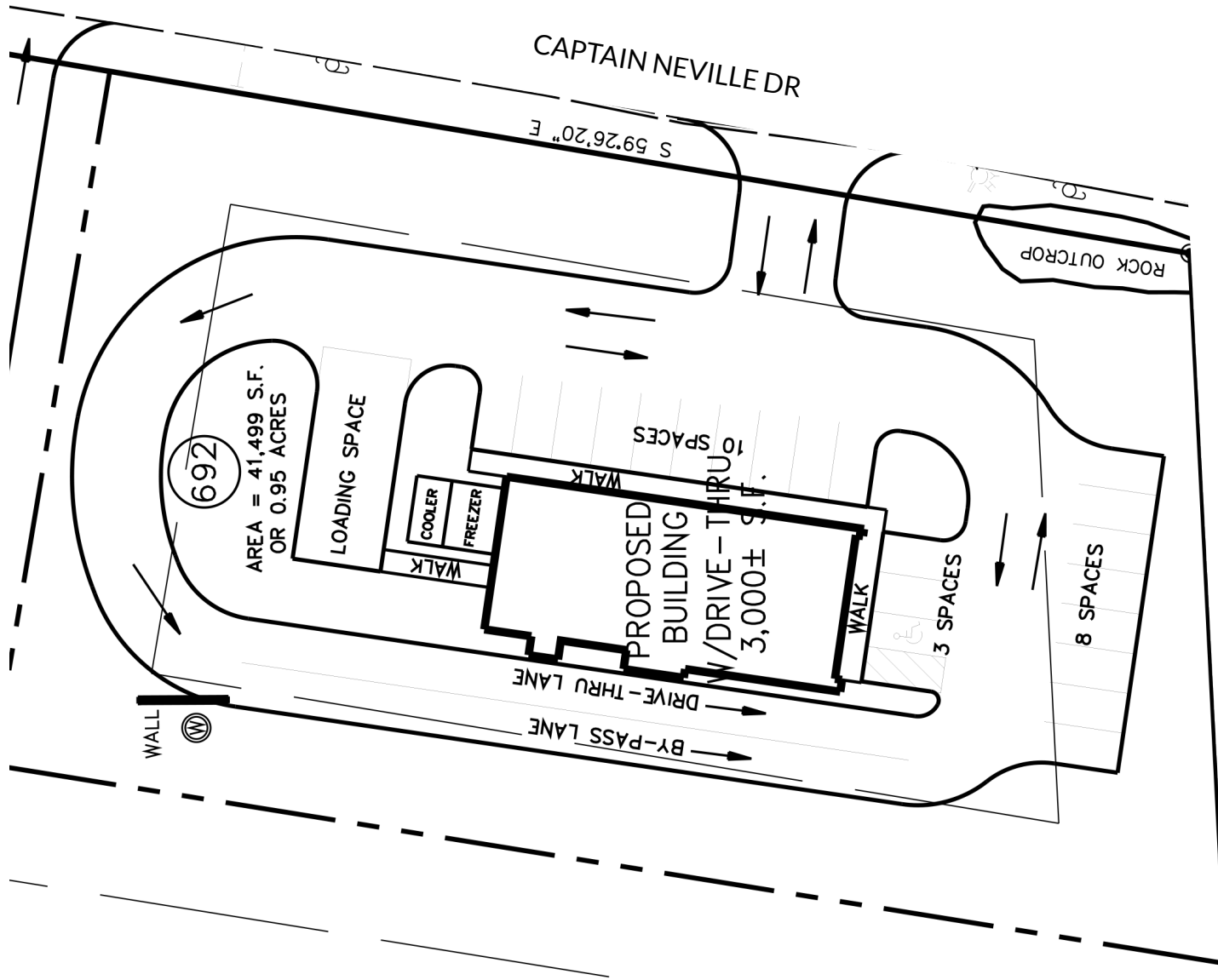
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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **6,761**

Households: **2,914**

Daytime Population: **5,363**

Median Age: **38.9**



Average Household Income: **\$80,275**

Median Household Income: **\$70,042**

3 MILE RADIUS:



Total Population: **47,879**

Households: **19,235**

Daytime Population: **32,614**

Median Age: **38.8**



Average Household Income: **\$99,979**

Median Household Income: **\$83,478**

5 MILE RADIUS:



Total Population: **156,520**

Households: **61,164**

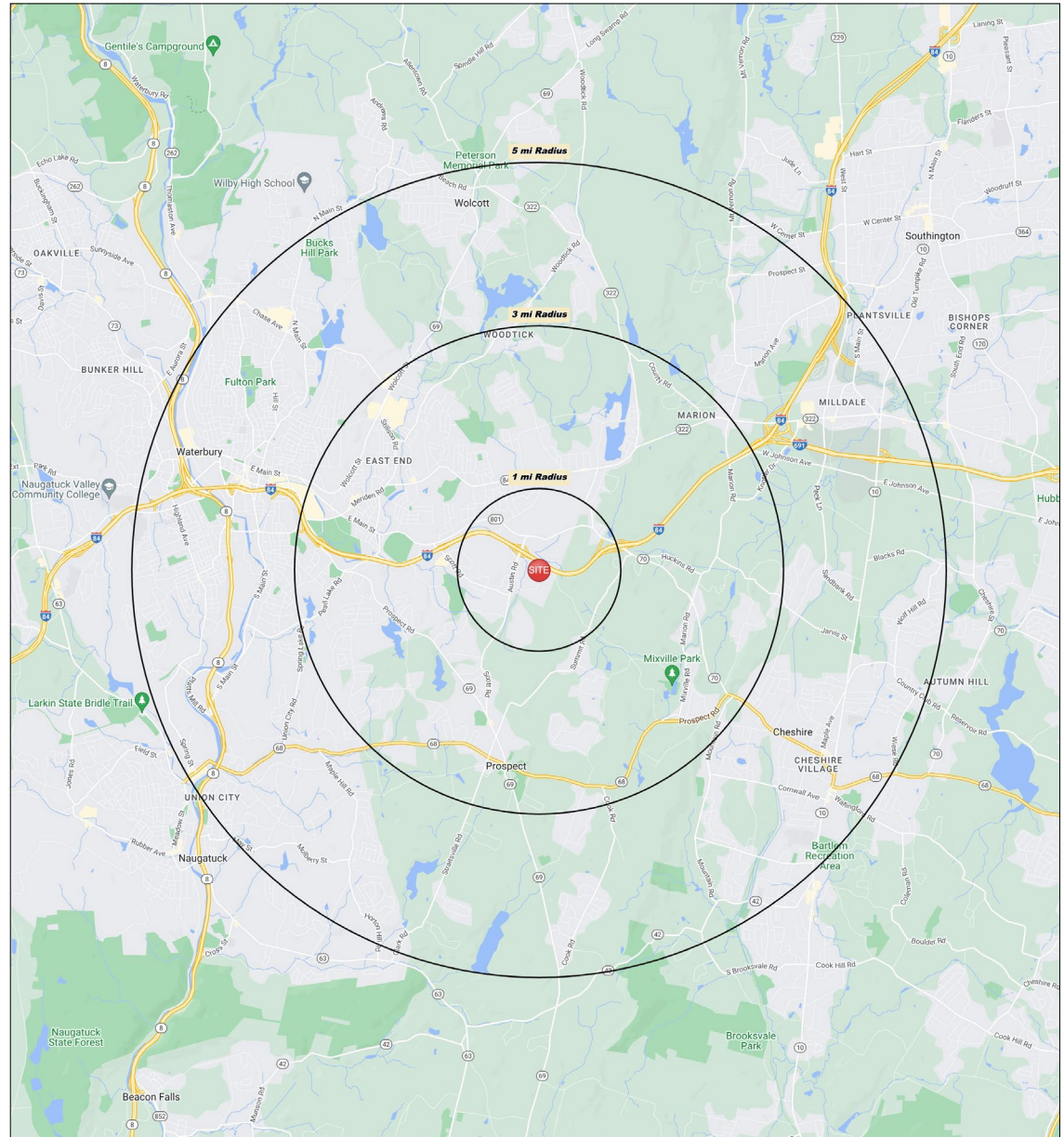
Daytime Population: **116,873**

Median Age: **39.3**



Average Household Income: **\$104,532**

Median Household Income: **\$82,732**



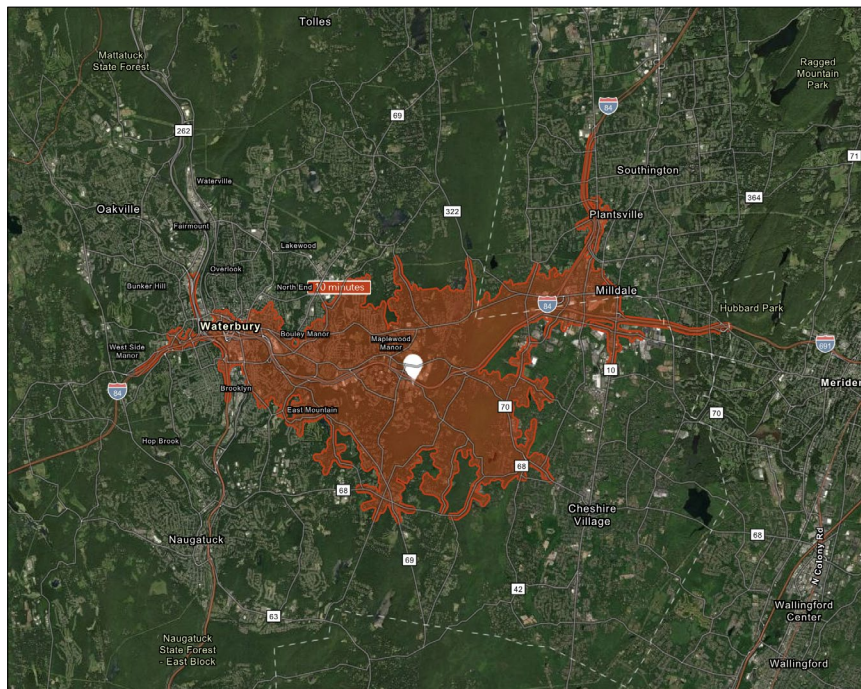
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10 MINUTE DRIVE TIME



KEY FACTS

50,174

Population

\$53,587

Median Household Income

38.0

Median Age

53,404

Daytime Population

TAPESTRY SEGMENTS

Front Porches

6,763 households

Socioeconomic Traits

Composed of a blue-collar workforce with a strong labor force participation rate.

Household Types

Young families w/ children, single parent families, singles living alone.

Typical Housing

Single Family; Multi-units

Fresh Ambitions

3,514 Households

Socioeconomic Traits

Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

Household Types

More single-parent than married-couple families.

Typical Housing

Multi-unit Rentals; Single Family

Metro Fusion

1,339 households

Socioeconomic Traits

Many residents do not speak English fluently and have moved into their homes recently. They work hard to advance in their professions, including working weekends.

Household Types

Single-parent and single person households make up over half of all households.

Typical Housing

Multi-unit Rentals; Single Family

TOTAL RETAIL SALES

Includes F&B



\$357,483,767

EDUCATION

Bachelor's Degree or Higher



24%

OWNER OCCUPIED HOME VALUE

Average



\$258,242

ANNUAL HOUSEHOLD SPENDING

\$2,816

Eating Out

\$1,710

Apparel & Services

\$5,267

Groceries

\$202

Computer & Hardware

\$5,193

Health Care



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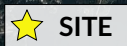


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TJ-maxx **petco**
Michaels **ULTA**
BARNES & NOBLE **FIVE BELOW**
McDonald's **chili's**

STOP & SHOP **PETSMART** **Walmart** **STOP & SHOP** **Wendy's**
TACO BELL **MATTRESS FIRM** **GameStop** **goodwill** **STAPLES** **BOB'S STORES**
BIG LOTS! **CITITRENDS** **planet fitness** **Party City** **CRUNCH FITNESS** **OLIE'S Bargain OUTLET**
HARBOR FREIGHT TOOLS **DOLLAR TREE** **Rainbow** **verizon** **Queen Street JOB LOT** **Jackson MESS LUBS**
ConnectiCare **PORTER AND CHESTER INSTITUTE** **US Furniture** **AAA**

ALDI **CVS** **BJS** **STOP & SHOP**
TACO BELL **McDonald's** **FIVE GUYS** **BURGER KING**

Brass Mill Center Shopping Mall
Burlington JCPenney
ASHLEY **Famous Footwear**
IHOP **GameStop**
LENSCRAFTERS

102,407 VPD

KOHL'S

COSTCO WHOLESALE



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