

GUILFORD COMMONS

1919 BOSTON POST ROAD | GUILFORD, CT 06437

100% LEASED

ANCHORED BY



PROPERTY INFORMATION

- CT Premier shoreline property – 123,000 SF anchored by Fresh Market, TJ Maxx, Ulta, Old Navy, Petco, and more
- High end lifestyle tenants including Pure Barre, Spavia, Ivy Rehab, and Playa Bowls
- Great exposure to I-95 and Route 1

SPACE DETAILS

100% Leased

AREA DEMOGRAPHICS

| 2025 DEMOGRAPHICS | 5 MILE | 7 MILE | 10 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 40,342 | 69,509 | 169,681 |
| MEDIAN HH INC | \$140,174 | \$131,902 | \$107,700 |
| AVERAGE HH INC | \$194,042 | \$182,732 | \$143,833 |



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www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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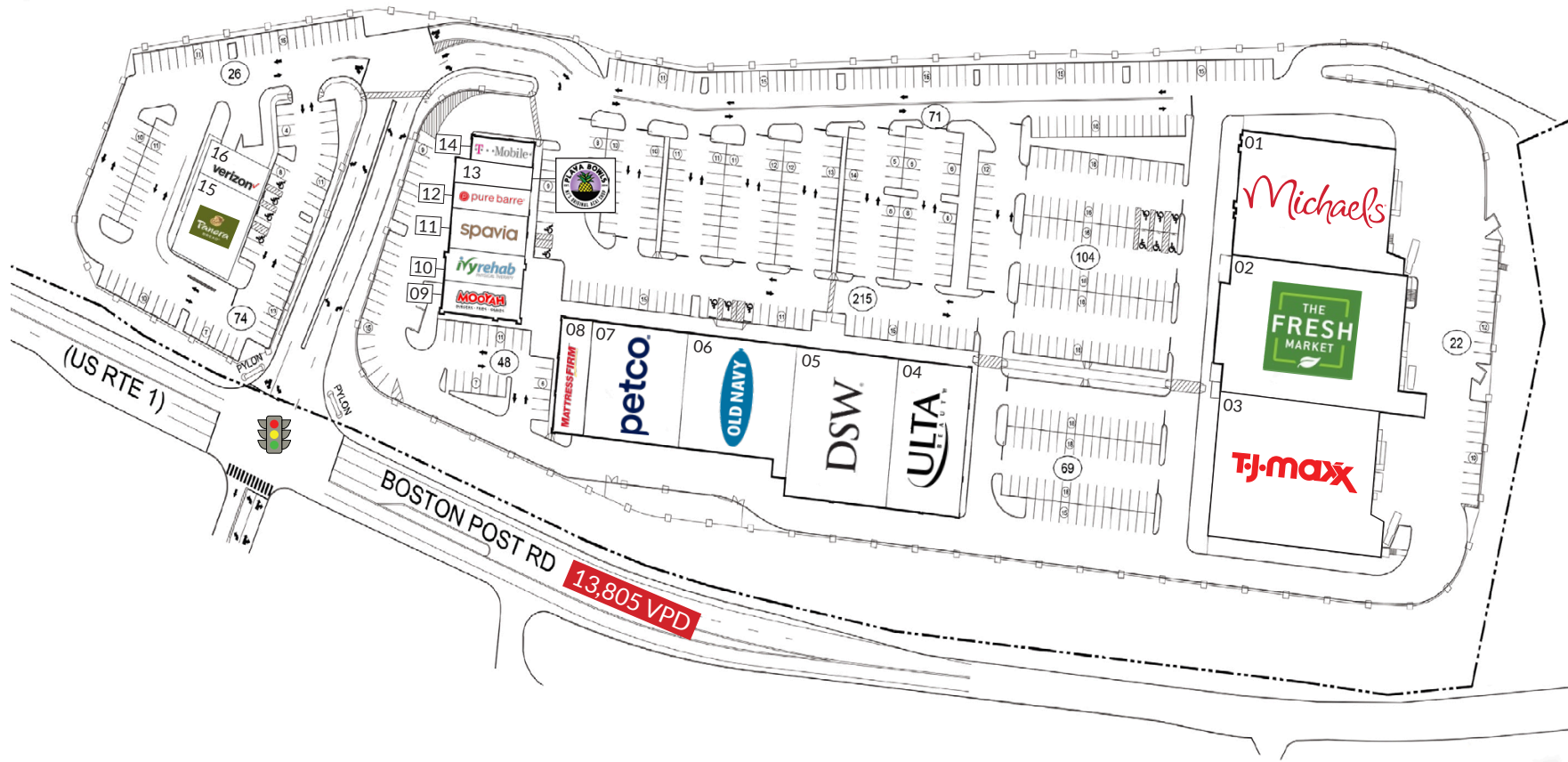
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TENANTS / AVAILABILITY

| # | TENANT | # | TENANT | # | TENANT |
|----|------------------|----|---------------|----|-------------|
| 01 | Michael's | 06 | Old Navy | 12 | Pure Barre |
| 02 | The Fresh Market | 07 | Petco | 13 | Playa Bowls |
| 03 | TJ Maxx | 08 | Mattress Firm | 14 | T Mobile |
| 04 | Ulta | 09 | Mooyah | 15 | Panera |
| 05 | DSW | 10 | Ivy Rehab | 16 | Verizon |
| | | 11 | Spavia | | |



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TRADE AREA DEMOGRAPHICS

5 MILE RADIUS:



Total Population: **40,342**

Households: **16,538**

Daytime Population: **35,187**

Median Age: **47.2**



Average Household Income: **\$194,042**

Median Household Income: **\$140,174**

7 MILE RADIUS:



Total Population: **69,509**

Households: **29,505**

Daytime Population: **57,021**

Median Age: **47.3**



Average Household Income: **\$182,732**

Median Household Income: **\$131,902**

10 MILE RADIUS:



Total Population: **169,681**

Households: **70,658**

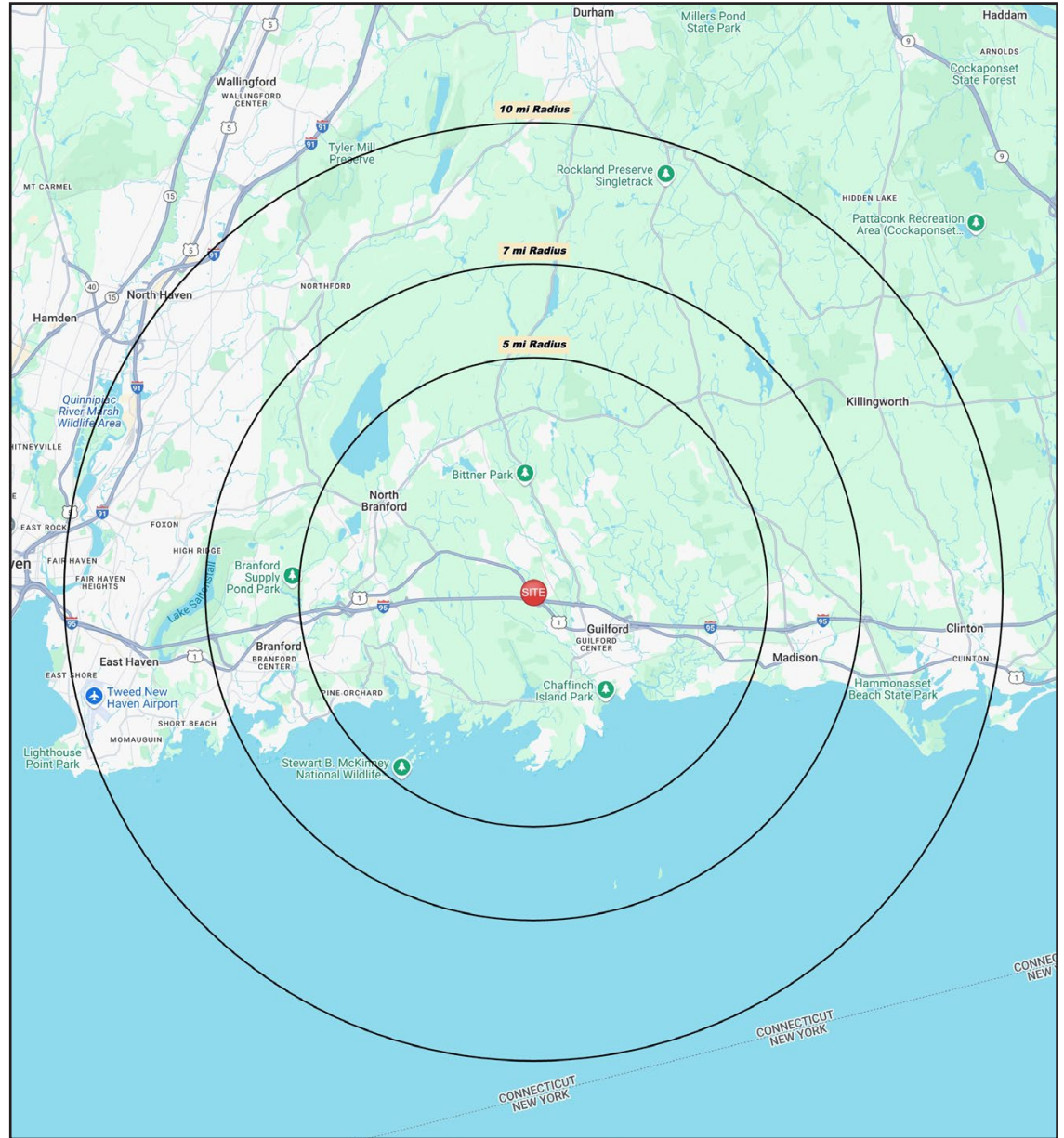
Daytime Population: **121,106**

Median Age: **45.3**



Average Household Income: **\$143,833**

Median Household Income: **\$107,700**



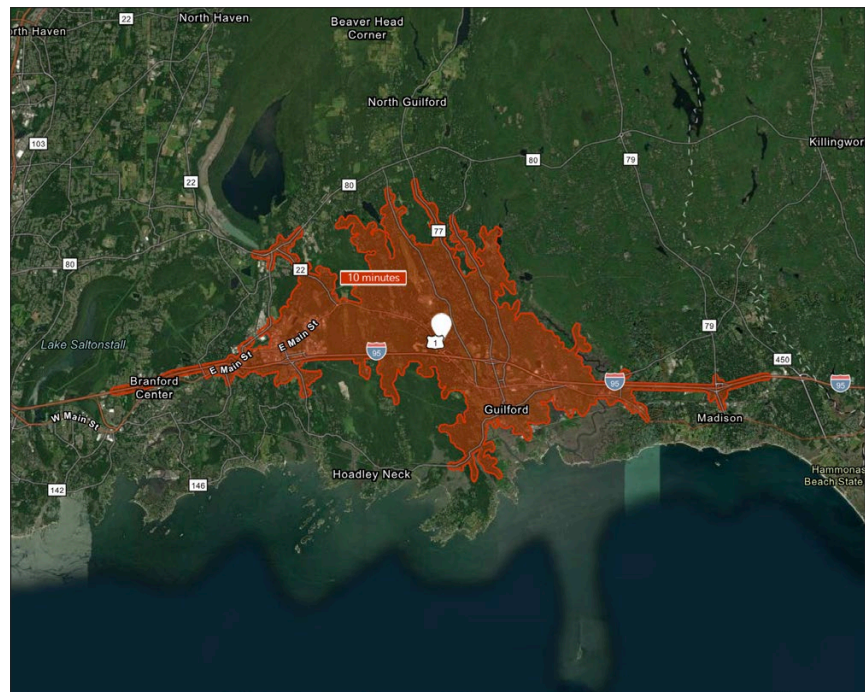
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10 MINUTE DRIVE TIME



KEY FACTS

12,918

Population

\$116,281

Median Household Income

50.9

Median Age

20,712

Daytime Population

TAPESTRY SEGMENTS

Burbs and Beyond

2,487 households

Socioeconomic Traits

Predominantly in the West, these affluent, older communities feature married couples without children, high self-employment, and second homes near nature. Many homes exceed \$500K, with seasonal vacancies and multiple vehicles.

Household Types

Married couples with no kids

Typical Housing

Single Family

Savvy Suburbanites

1,576 households

Socioeconomic Traits

Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.

Household Types

Married couples

Typical Housing

Single Family

Retirement Communities

867 households

Socioeconomic Traits

Nationwide suburban neighborhoods with many seniors and single households. Residents rely on retirement, investments, and wages, working in professional fields. Homes vary, with above-average net worth and higher-than-average rent prices.

Household Types

Singles living alone; married couples with no kids

Typical Housing

Multi-Units

TOTAL RETAIL SALES

Includes F&B



\$154,205,118

EDUCATION

Bachelor's Degree
or Higher



54%

OWNER OCCUPIED HOME VALUE

Average



\$628,357

ANNUAL HOUSEHOLD SPENDING

\$5,576

Eating
Out

\$3,278

Apparel &
Services

\$9,862

Groceries

\$311

Computer &
Hardware

\$10,797

Health
Care

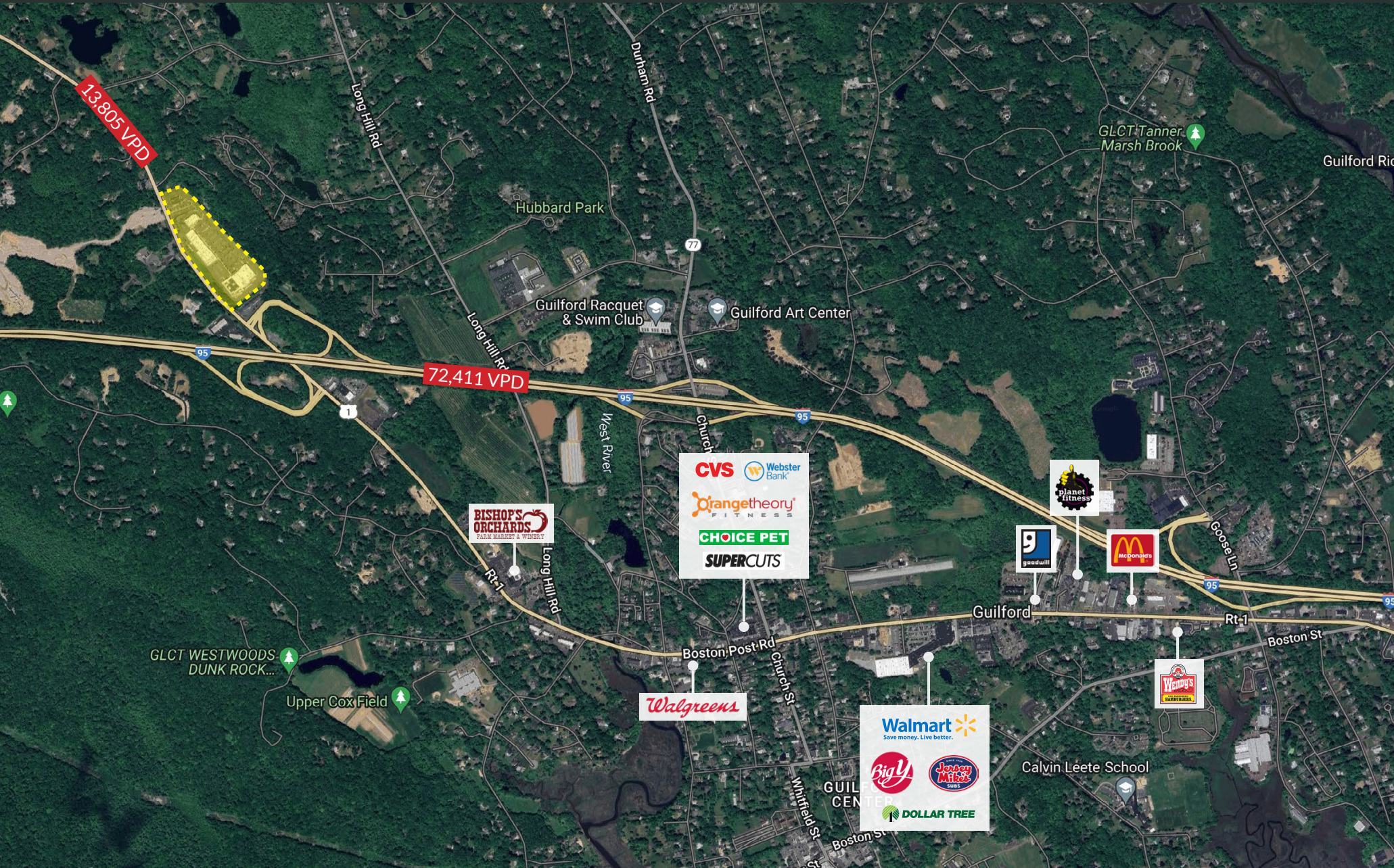


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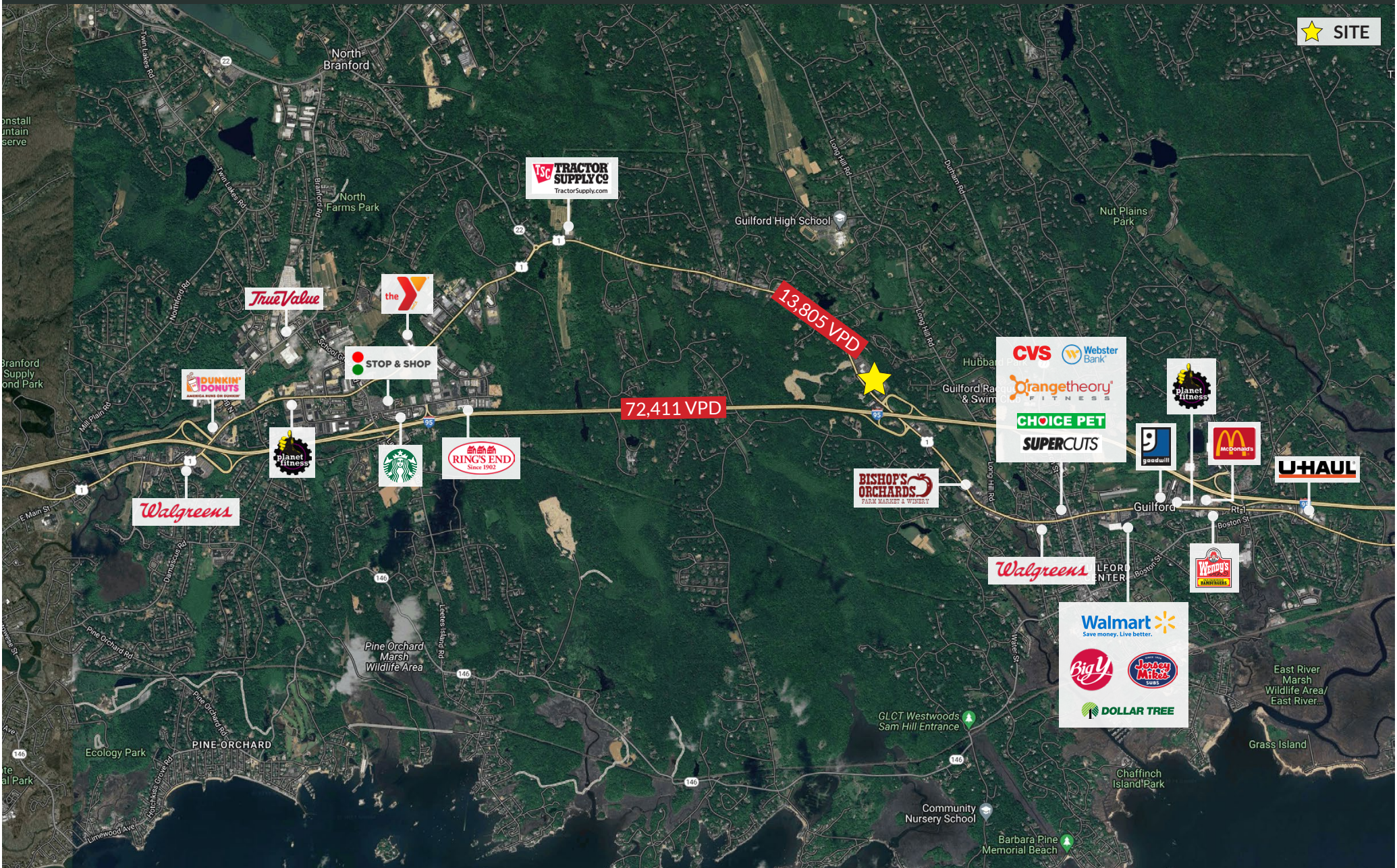
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