

# 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
- New Deals with TJ Maxx, Old Navy
- Also join Michael's, Petco, Ulta and Pure Barre
- Great I-95 exposure

## SPACE DETAILS

100% Leased

## AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	39,844	68,654	168,350
MEDIAN HH INC	\$137,576	\$129,679	\$105,917
AVERAGE HH INC	\$202,161	\$188,926	\$149,670



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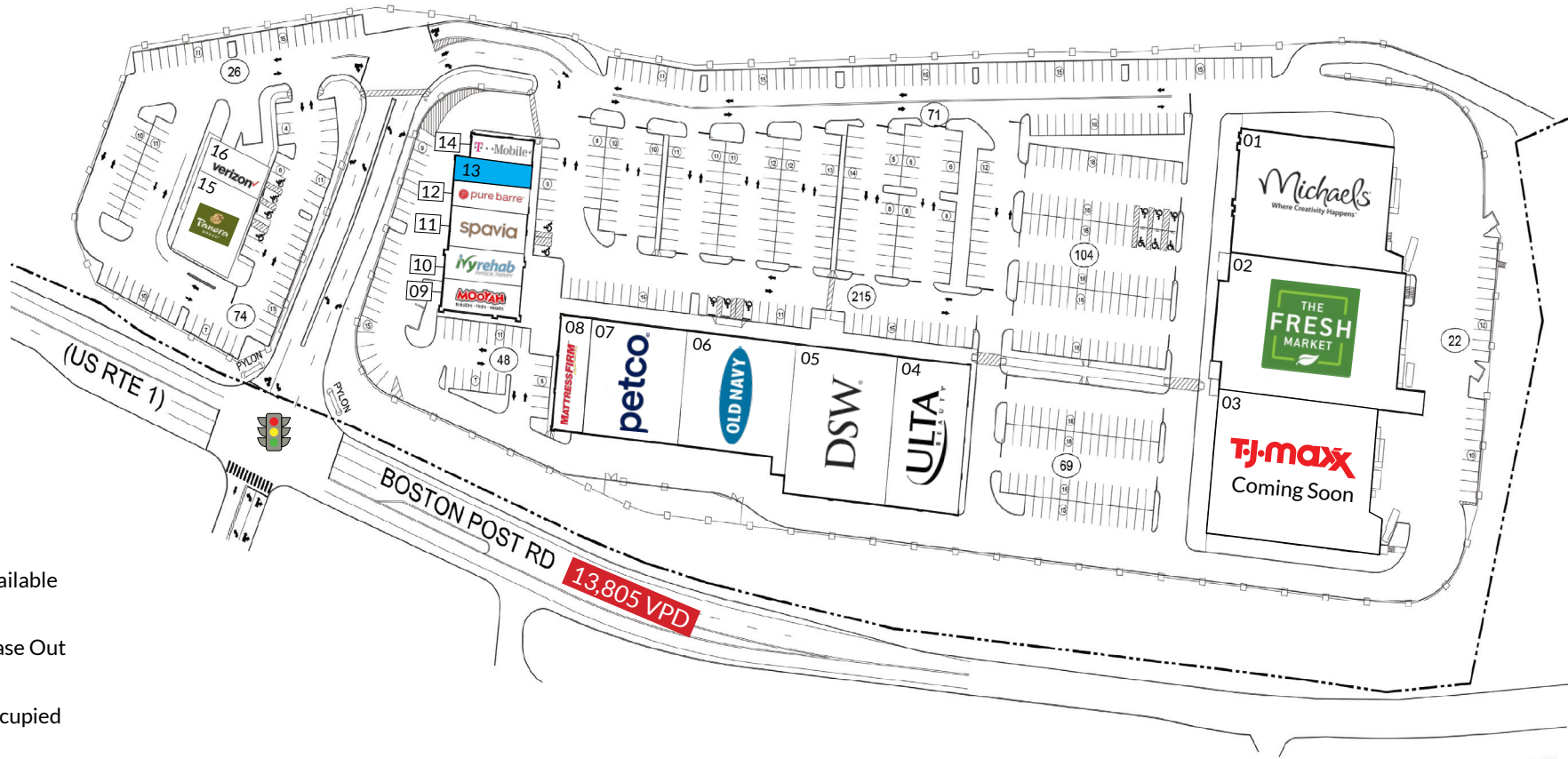
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## TENANTS / AVAILABILITY

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



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## TRADE AREA DEMOGRAPHICS

### 5 MILE RADIUS:



Total Population: **39,844**  
Households: **16,342**  
Daytime Population: **35,107**  
Median Age: **50.2**



Average Household Income: **\$202,161**  
Median Household Income: **\$137,576**

### 7 MILE RADIUS:



Total Population: **68,654**  
Households: **29,049**  
Daytime Population: **56,462**  
Median Age: **50.0**



Average Household Income: **\$188,926**  
Median Household Income: **\$129,679**

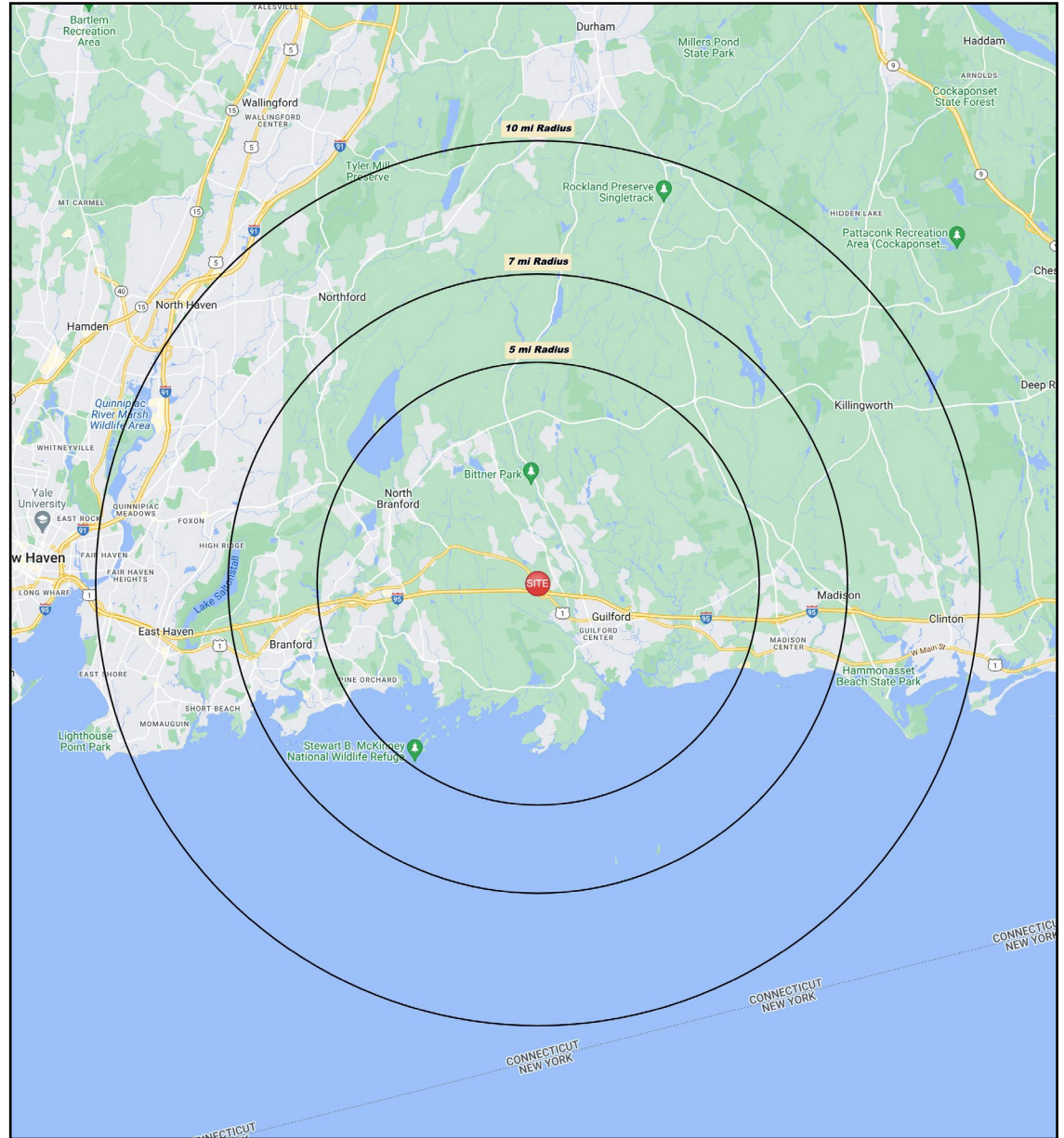
### 10 MILE RADIUS:



Total Population: **168,350**  
Households: **69,773**  
Daytime Population: **119,854**  
Median Age: **45.9**



Average Household Income: **\$149,670**  
Median Household Income: **\$105,917**



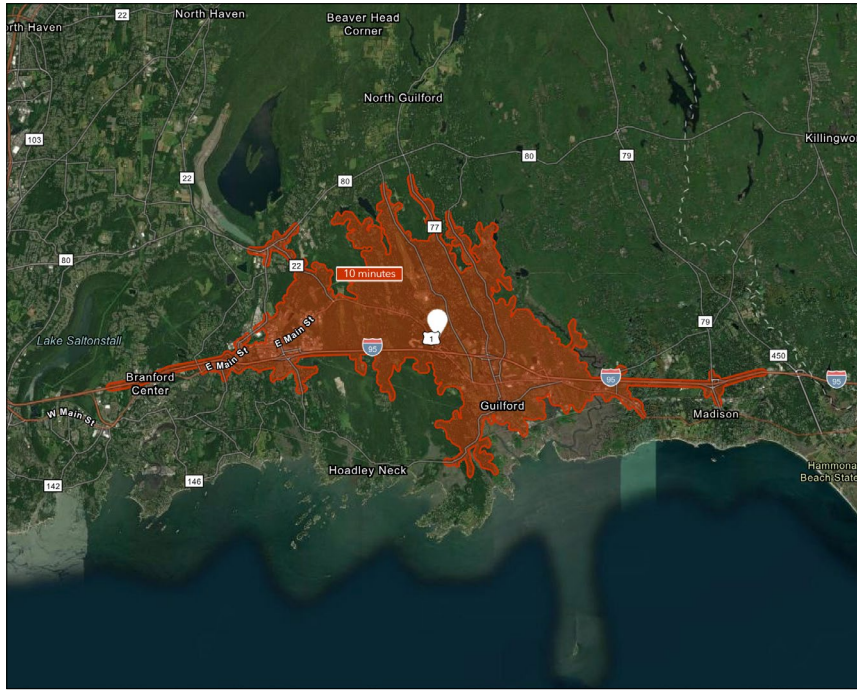
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**10 MINUTE DRIVE TIME**



## KEY FACTS

**10,534**

Population

**\$107,056**

Median Household Income

**50.9**

Median Age

**17,839**

Daytime Population

## TAPESTRY SEGMENTS

**Exurbanites**

1,496 Households

### Socioeconomic Traits

This labor force is beginning to retire. Participation has declined to less than 60%. Residents are college educated; nearly 81% have some college education.

### Household Types

A larger market of empty nesters, married couples with no children; average household size is 2.50.

### Typical Housing

Single Family

**Savvy Suburbanites**

1,417 Households

### Socioeconomic Traits

Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

### Household Types

Married couples with no children or older children; average household size is 2.85.

### Typical Housing

Single Family

**Golden Years**

580 Households

### Socioeconomic Traits

Independent, active seniors nearing the end of their careers or already in retirement. Older market w/ Median age of 52. Nearly 32% of residents aged 65 or older.

### Household Types

Single-person households and married-couple families w/ no children.

### Typical Housing

Single Family; Multi-units

## TOTAL RETAIL SALES

Includes F&B



**\$154,205,118**

## EDUCATION

Bachelor's Degree or Higher



**57%**

## OWNER OCCUPIED HOME VALUE

Average



**\$506,865**

## ANNUAL HOUSEHOLD SPENDING

**\$5,306**

Eating Out

**\$3,146**

Apparel & Services

**\$9,724**

Groceries

**\$368**

Computer & Hardware

**\$10,865**

Health Care

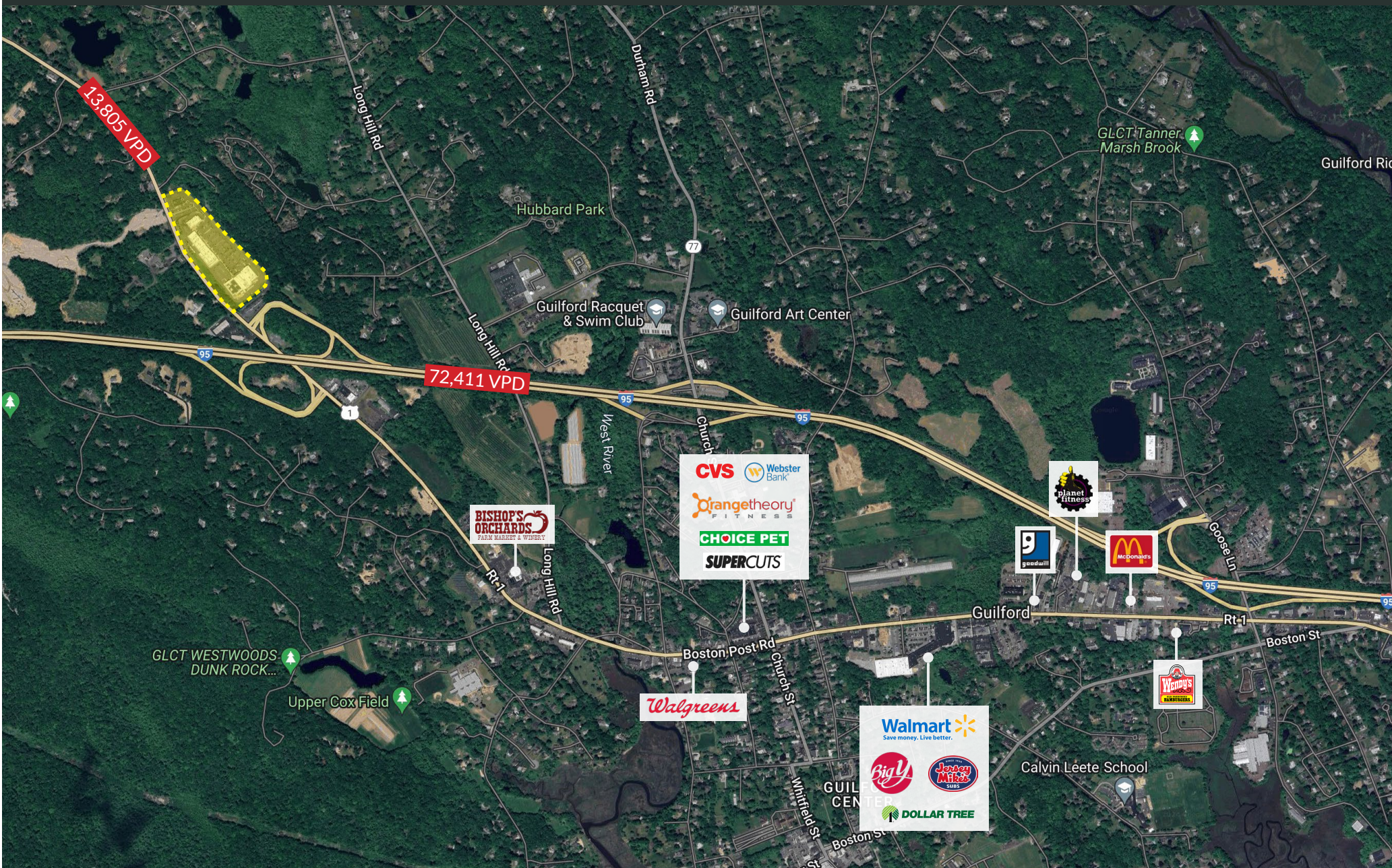


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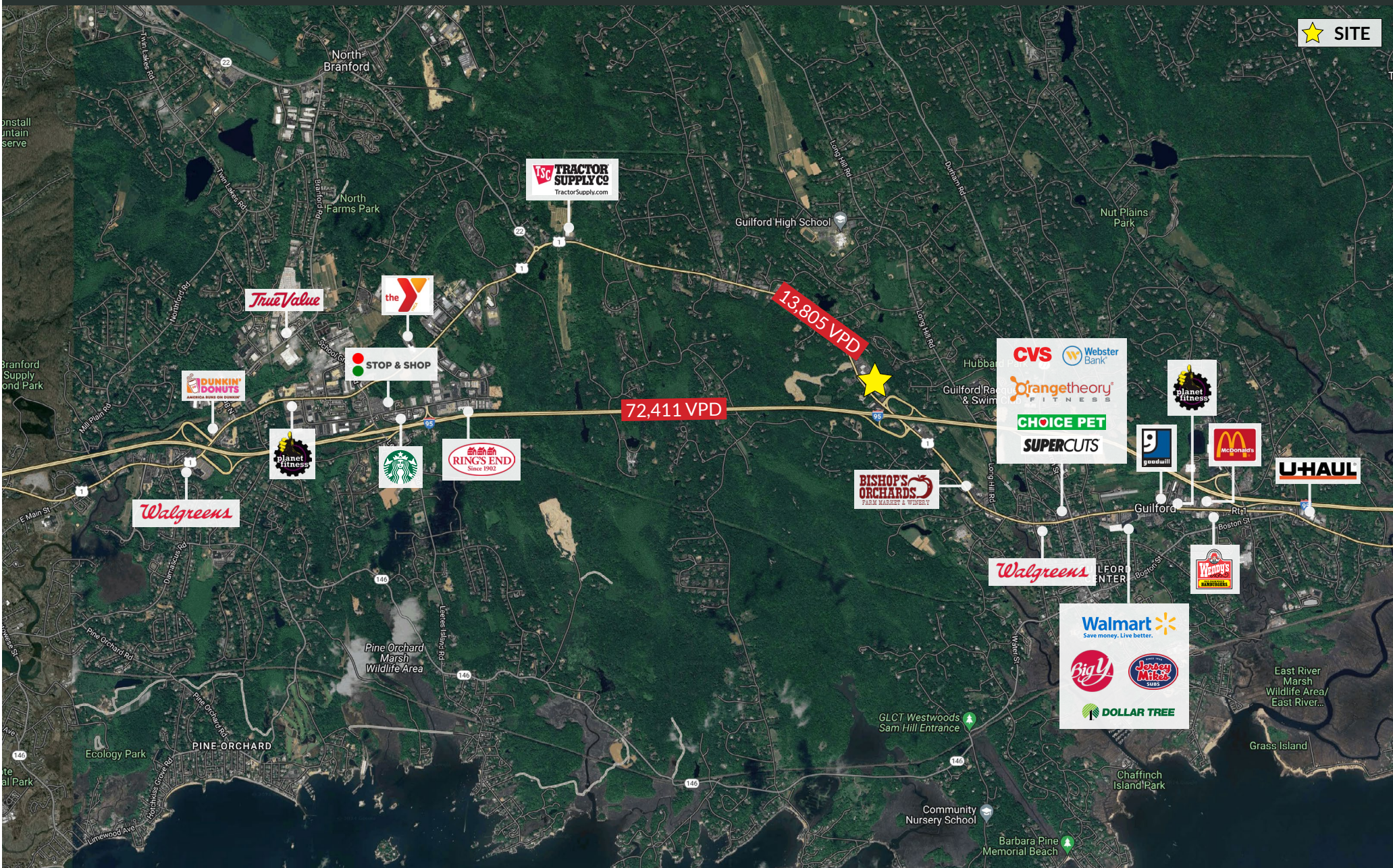
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★ SITE



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