

WESTRIDGE SHOPS

314-324 WEST MAIN STREET | AVON, CT 06854

AVAILABLE 8,050 SF

AREA TENANTS



PROPERTY INFORMATION

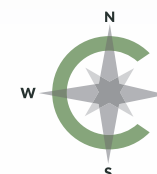
- Former Hardware Store For Lease in prime strip center along Rt. 44 (24,634 VPD)
- Stoplight access along prime Hartford County retail corridor
- Top retailers in the market include Athleta, Ulta, Whole Foods, Raising Canes, Shake Shack & more
- Shared stoplight access with grocery anchored Fresh Market, Home Goods shopping center

AVAILABLE SPACE

- Available 8,050 SF

AREA DEMOGRAPHICS

| 2025 DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 25,087 | 54,393 | 113,678 |
| MEDIAN HH INC | \$160,340 | \$158,128 | \$157,721 |
| AVERAGE HH INC | \$224,799 | \$212,019 | \$204,458 |



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FOR MORE INFORMATION CONTACT:

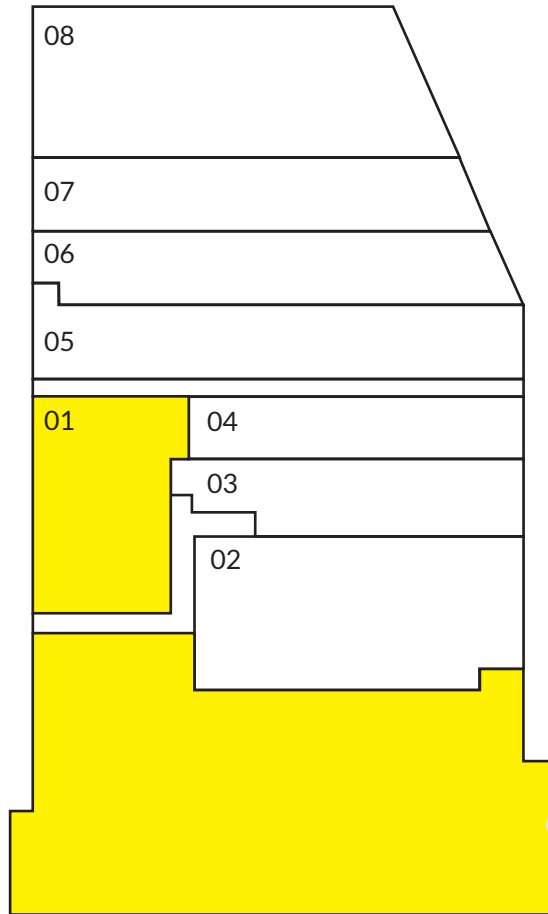
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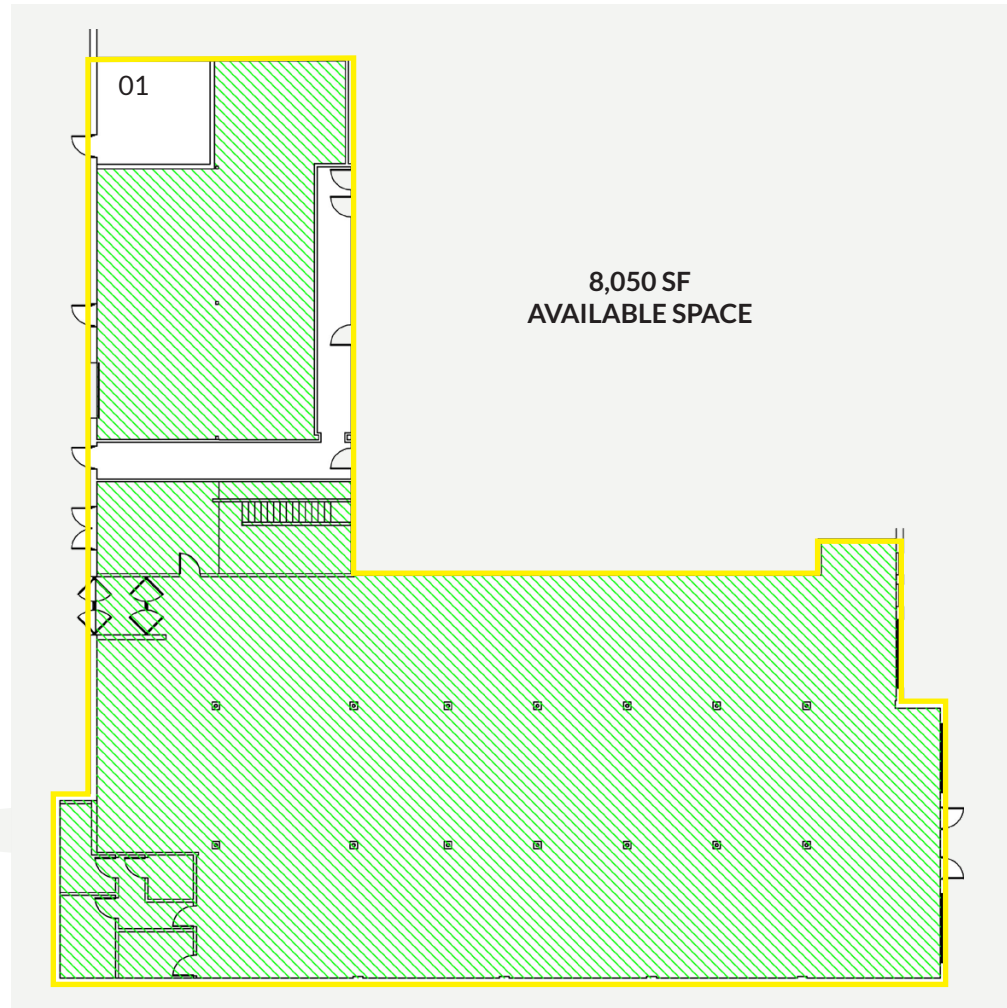
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SITE PLAN



FLOOR PLAN



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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: **25,087**

Households: **9,836**

Daytime Population: **21,851**

Median Age: **44.5**



Average Household Income: **\$224,799**

Median Household Income: **\$160,340**

5 MILE RADIUS:



Total Population: **54,393**

Households: **21,938**

Daytime Population: **40,593**

Median Age: **44.5**



Average Household Income: **\$212,019**

Median Household Income: **\$158,128**

7 MILE RADIUS:



Total Population: **113,678**

Households: **45,784**

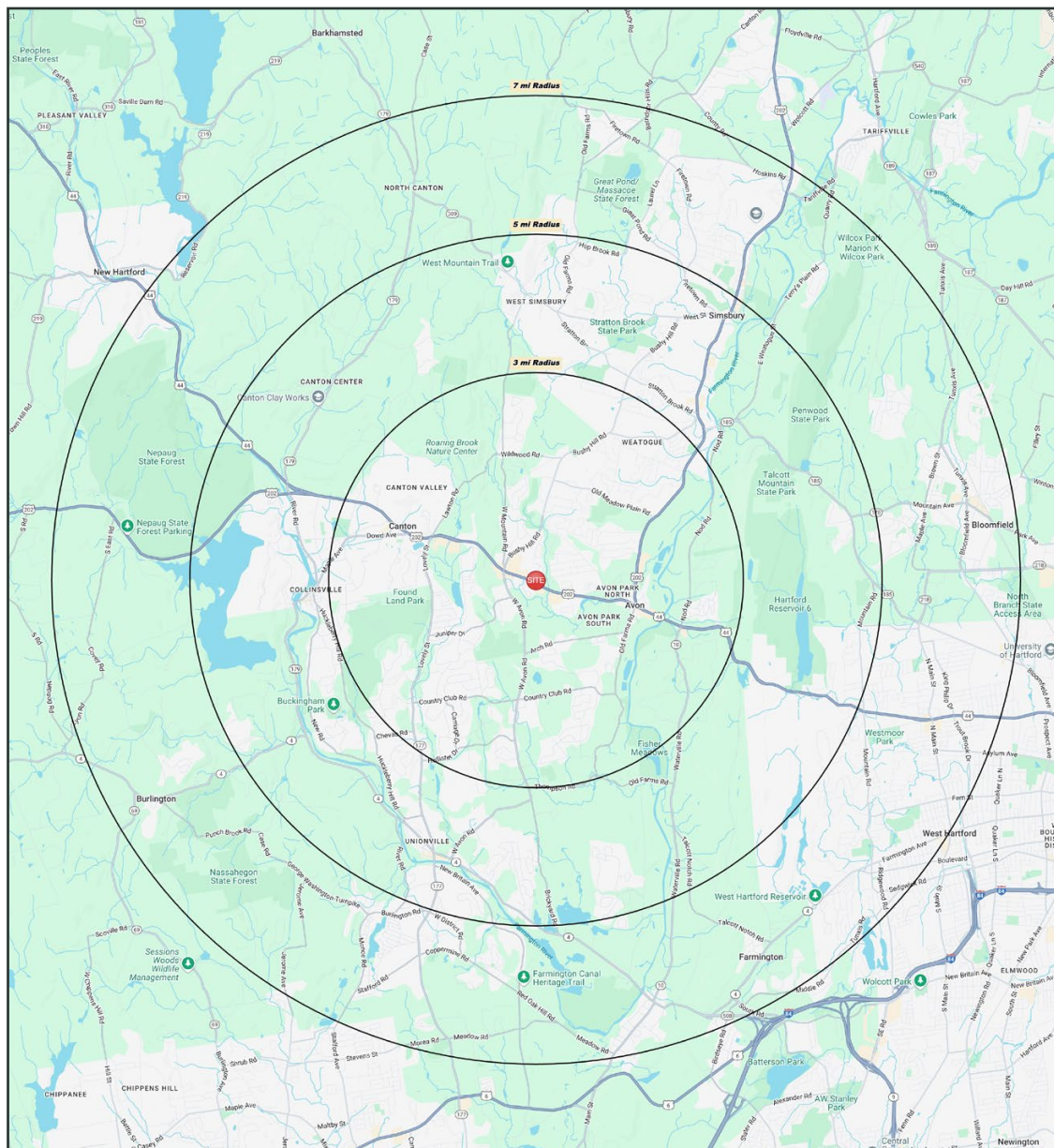
Daytime Population: **84,463**

Median Age: **43.5**



Average Household Income: **\$204,458**

Median Household Income: **\$157,721**



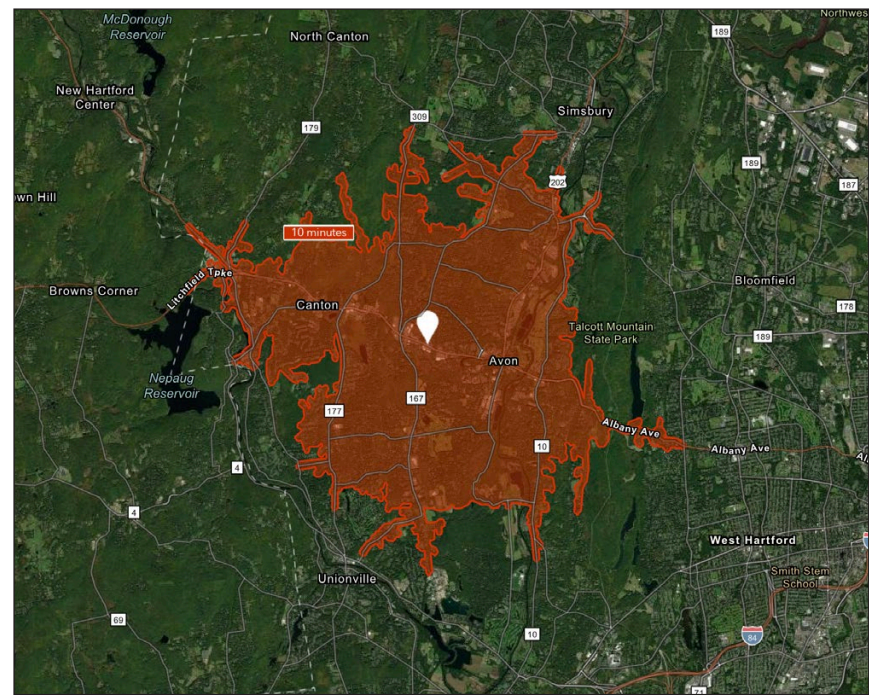
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10 MINUTE DRIVE TIME



KEY FACTS

27,449

Population

\$127,176

Median Household Income

46.8

Median Age

30,974

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites

3,178 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

2,639 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

Professional Pride

1,992 Households

Socioeconomic Traits

Residents highly qualified in the science, technology, law, or finance fields; Their annual household income runs at more than twice the US level.

Household Types

Families are mostly married couples (almost 80% of households), and nearly half of these families have kids.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$403,366,969

EDUCATION

Bachelor's Degree
or Higher



68%

OWNER OCCUPIED HOME VALUE

Average



\$455,609

ANNUAL HOUSEHOLD SPENDING

\$5,906

Eating
Out

\$3,530

Apparel &
Services

\$10,685

Groceries

\$408

Computer &
Hardware

\$11,678

Health
Care



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