

WESTRIDGE SHOPS

314-324 WEST MAIN STREET | AVON, CT 06854

AVAILABLE 1,568 SF - 8,050 SF

AREA TENANTS



PROPERTY INFORMATION

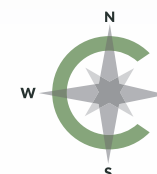
- Hardware store and 2nd generation restaurant space for lease in prime strip center along Rt. 44 (24,634 VPD)
- Stoplight access along prime Hartford County retail corridor
- Top retailers in the market include Athleta, Ulta, Whole Foods, Raising Canes, Shake Shack & more
- Shared stoplight access with grocery anchored Fresh Market, Home Goods shopping center

AVAILABLE SPACE

- Available 1,568 sf - 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



**CHARTER
REALTY**

www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

WILLIAM CAFERO | 203.683.1566 | William@CharterRealty.com

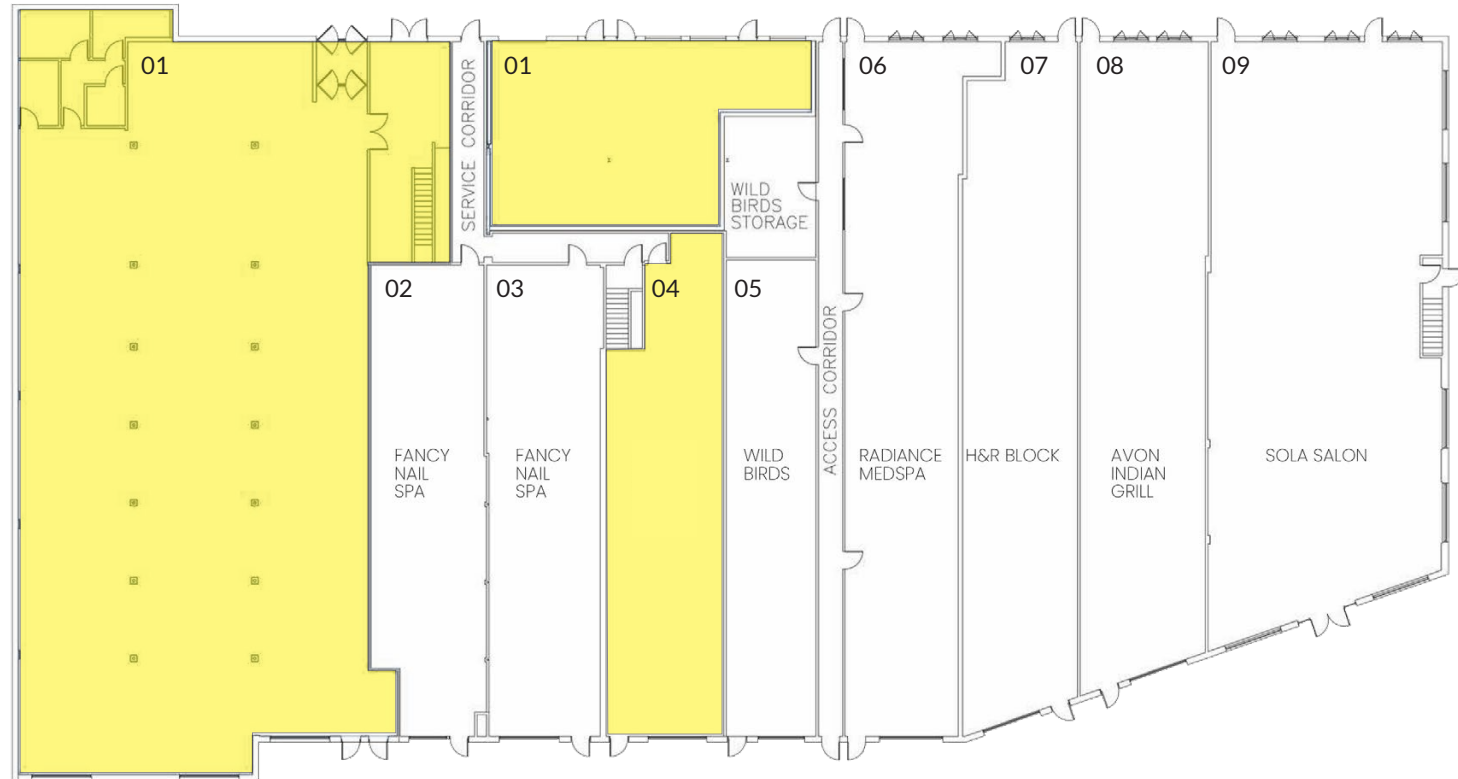
ASHER ZELSON | 203.653.8186 | Asher@CharterRealty.com

WESTRIDGE SHOPS

314-324 WEST MAIN STREET | AVON, CT 06854

TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Available	8,050
02	Fancy Nail Spa	Occupied
03	Fancy Nail Spa	Occupied
04	Available	1,568
05	Wild Birds	Occupied
06	Radiance Medspa	Occupied
07	H&R Block	Occupied
08	Avon Indian Grill	Occupied
09	Sola Salon	Occupied



CHARTER REALTY

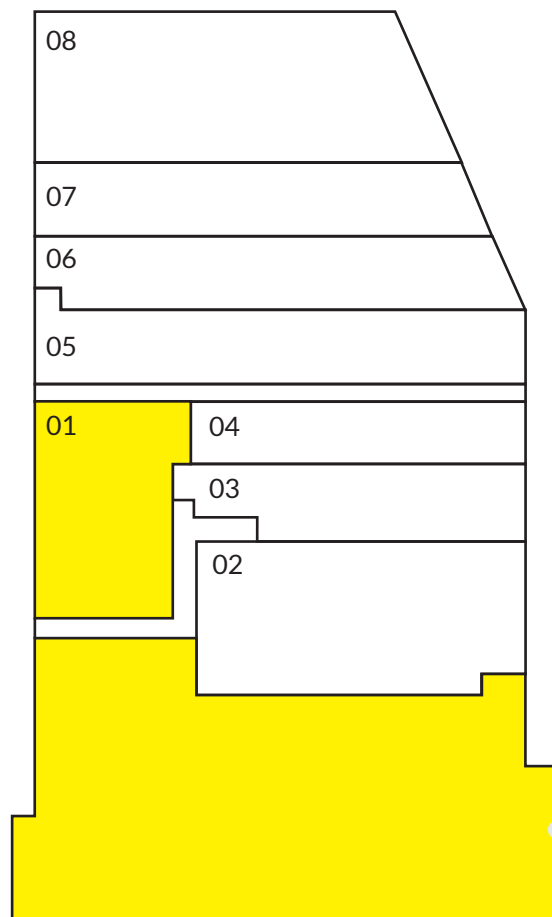
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

WESTRIDGE SHOPS

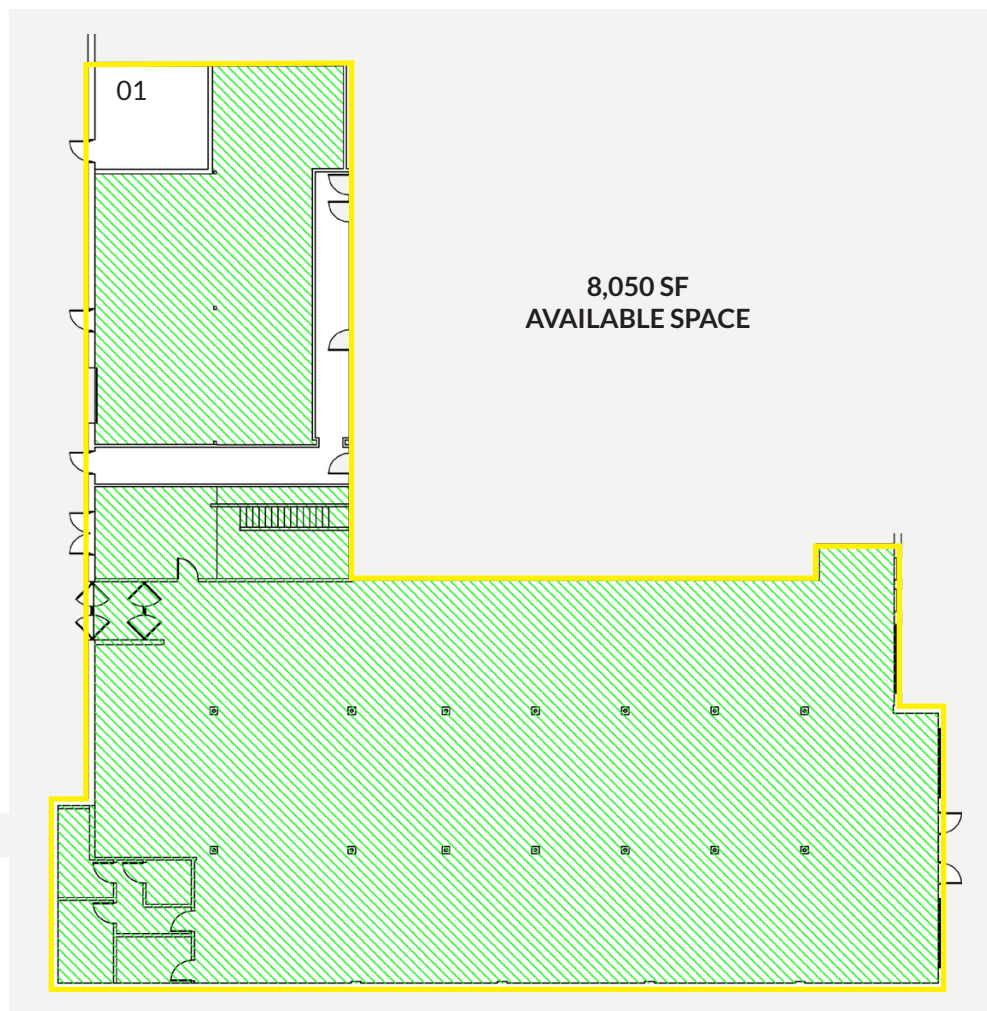
314-324 WEST MAIN STREET | AVON, CT 06854

HARDWARE SPACE VACANCY

SITE PLAN



FLOOR PLAN



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

WESTRIDGE SHOPS

314-324 WEST MAIN STREET | AVON, CT 06854

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**

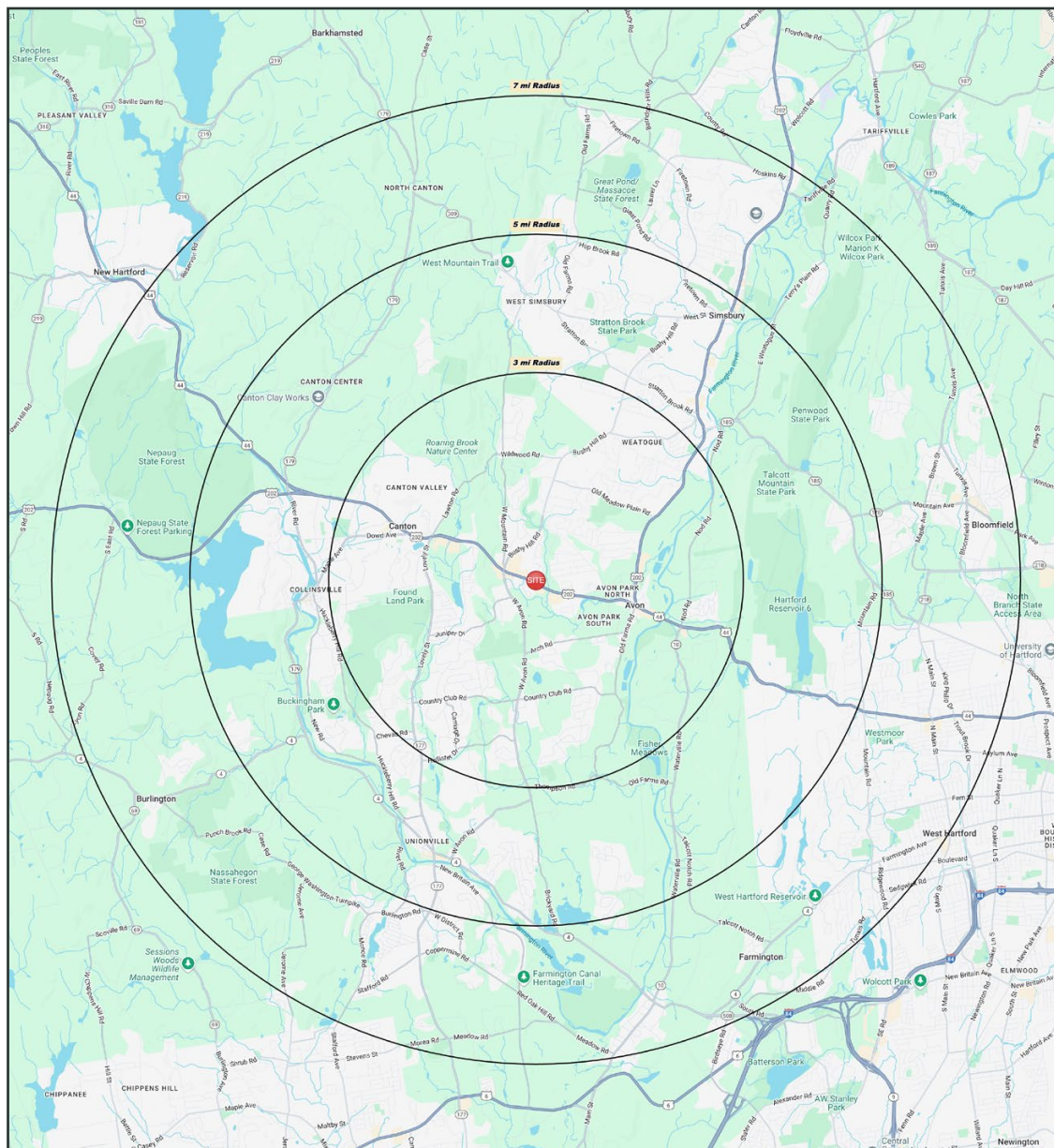
Daytime Population: **84,463**

Median Age: **43.5**



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

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



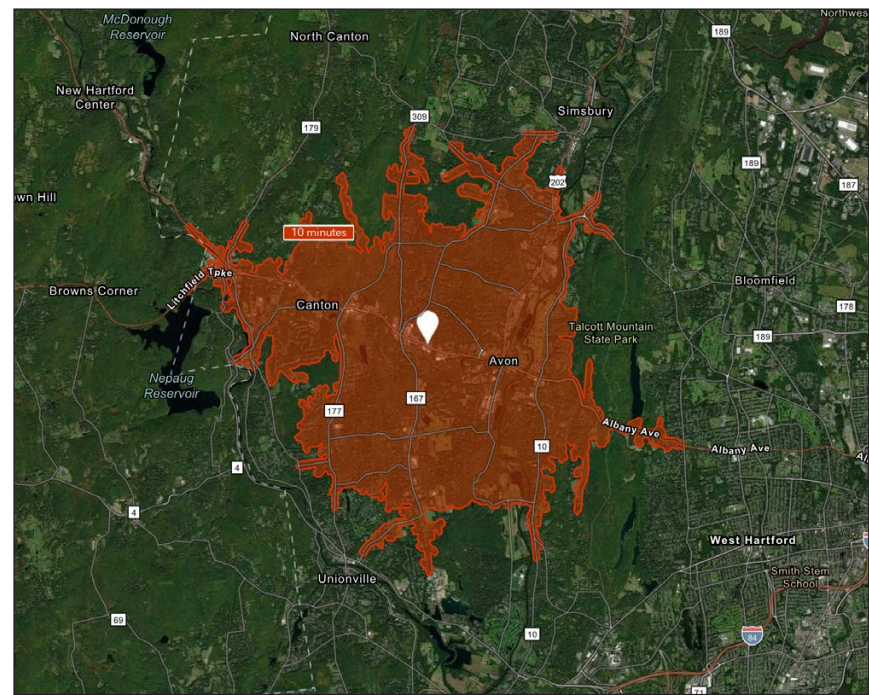
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

WESTRIDGE SHOPS

314-324 WEST MAIN STREET | AVON, CT 06854

10 MINUTE DRIVE TIME



KEY FACTS

27,514

Population

\$141,103

Median Household Income

44.9

Median Age

30,756

Daytime Population

TAPESTRY SEGMENTS

Urban Chic

3,123 households

Savvy Suburbanites

2,709 households

Burbs and Beyond

2,209 households

Socioeconomic Traits

Primarily in coastal suburbs, these affluent, educated families—often with young children—work in professional fields. Many own high-value homes, earn additional investment income, and have strong net worth and retirement savings.

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.

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;
singles living alone

Household Types

Married couples

Household Types

Married couples with no kids

Typical Housing

Single Family

Typical Housing

Single Family

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$433,585,217

EDUCATION

Bachelor's Degree
or Higher



70%

OWNER OCCUPIED HOME VALUE

Average



\$559,893

ANNUAL HOUSEHOLD SPENDING

\$6,333

Eating
Out

\$3,709

Apparel &
Services

\$10,997

Groceries

\$350

Computer &
Hardware

\$11,613

Health
Care

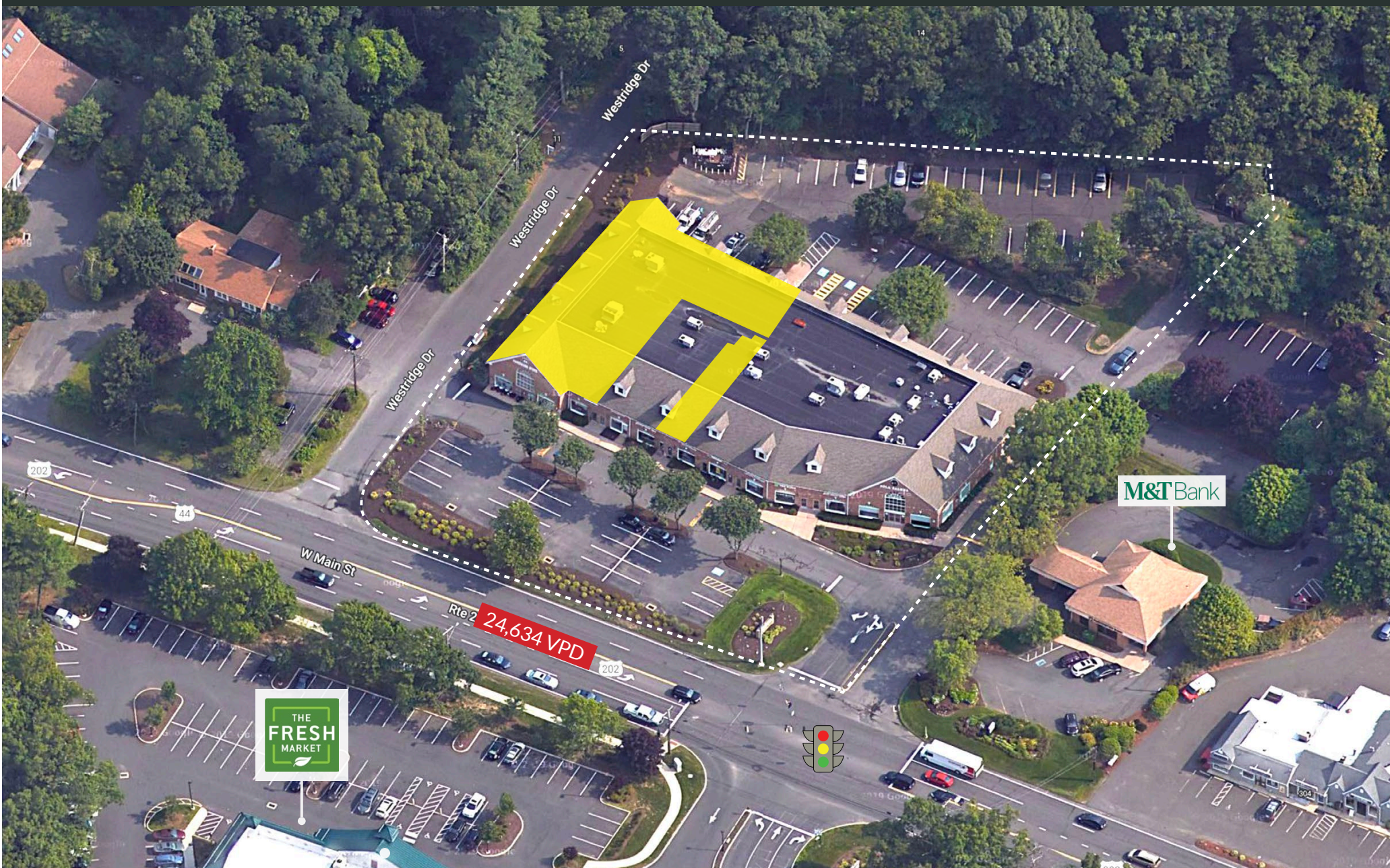


CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

WESTRIDGE SHOPS

314-324 WEST MAIN STREET | AVON, CT 06854



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

WESTRIDGE SHOPS

314-324 WEST MAIN STREET | AVON, CT 06854



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

WESTRIDGE SHOPS

314-324 WEST MAIN STREET | AVON, CT 06854



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.