

SILVER LANE RETAIL

249 & 257 SILVER LANE | EAST HARTFORD, CT 06118

AVAILABLE 2,200 SF END CAP & 0.8 ACRE PAD SITE

AREA TENANTS



BIG LOTS!

Burlington

Cabela's

Aaron's



PROPERTY INFORMATION

249 Silver Lane

- Brand new Sunoco gas/7-11 convenience store.
- 2,200+ sf end cap with drive thru available for lease

257 Silver Lane

- Pad site of approx .8 acres with all utilities stubbed into site with main access road built. Shares access to Silver Lane with new gas convenience store at 249 Silver Lane.

Area employers/users:

- Pratt and Whitney has a huge presence in the immediate area
- Many multi-family apartments
- Numerous East Hartford schools
- The sites are extremely well located along very busy Silver Lane with easy access to Route 15 and Interstate 84.

AVAILABLE SPACE

- Space 01: Approx 2,200 sf end cap w/ drive thru
- Space 02: 0.8 acre pad site

AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,087	96,975	251,398
MEDIAN HH INC	\$60,254	\$61,928	\$74,703
AVERAGE HH INC	\$69,139	\$78,170	\$95,635



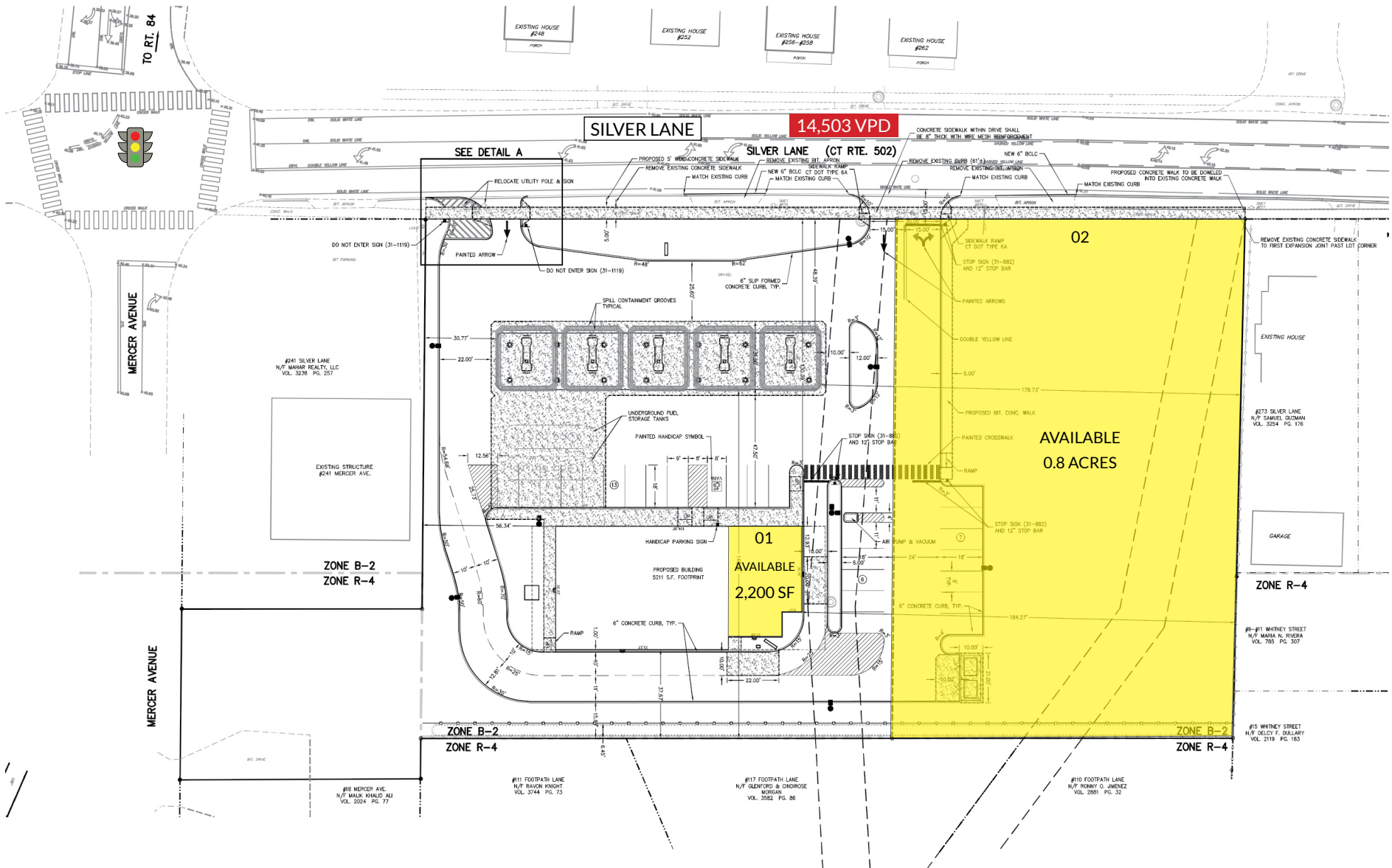
www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

ROB ORIS | 203.641.7579 | Rob@CharterRealty.com

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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **9,087**

Households: **3,695**

Daytime Population: **9,925**

Median Age: **36.2**



Average Household Income: **\$69,139**

Median Household Income: **\$60,254**

3 MILE RADIUS:



Total Population: **96,975**

Households: **39,325**

Daytime Population: **130,194**

Median Age: **34.1**



Average Household Income: **\$78,170**

Median Household Income: **\$61,928**

5 MILE RADIUS:



Total Population: **251,398**

Households: **102,550**

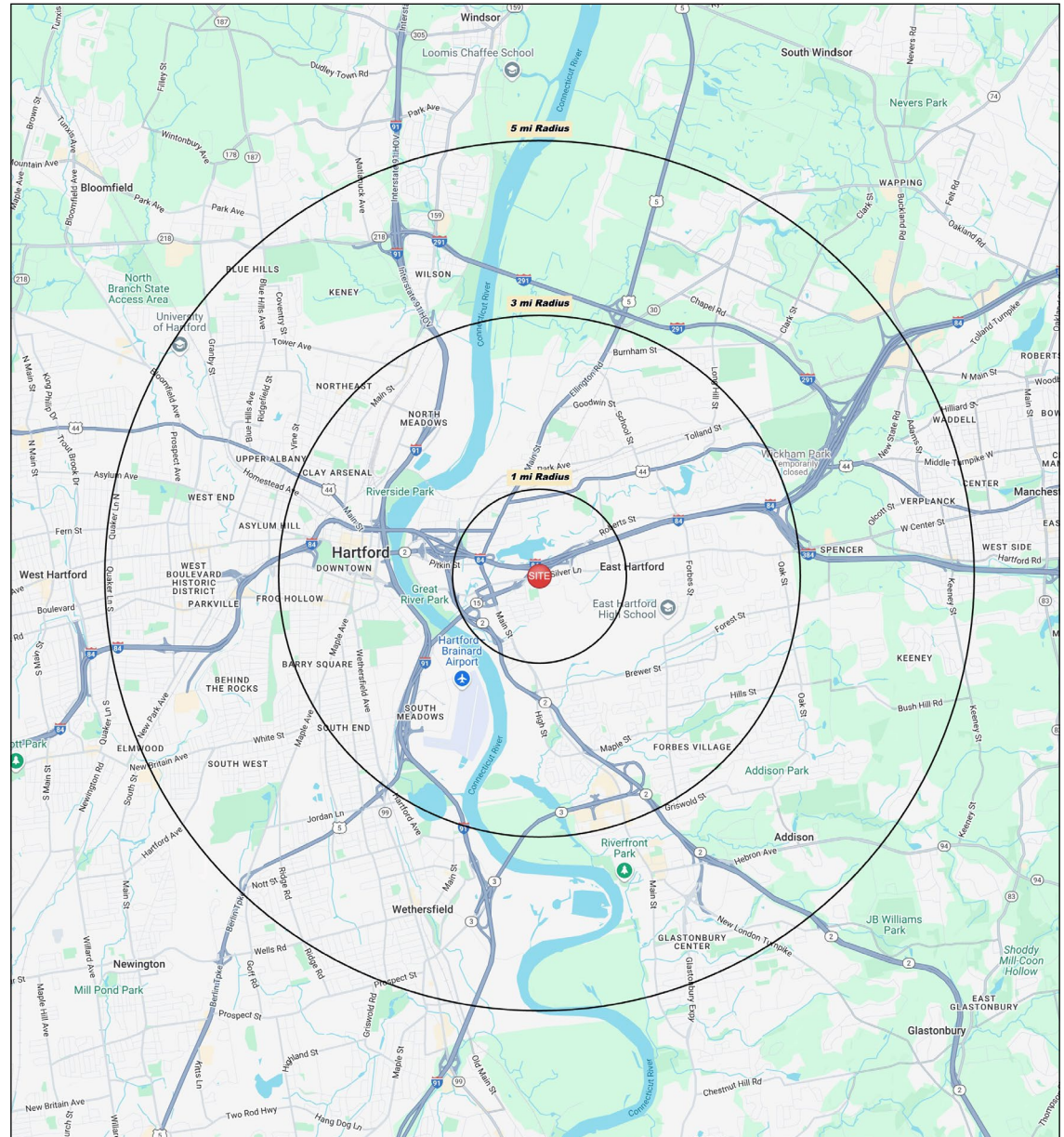
Daytime Population: **248,456**

Median Age: **35.7**



Average Household Income: **\$95,635**

Median Household Income: **\$74,703**



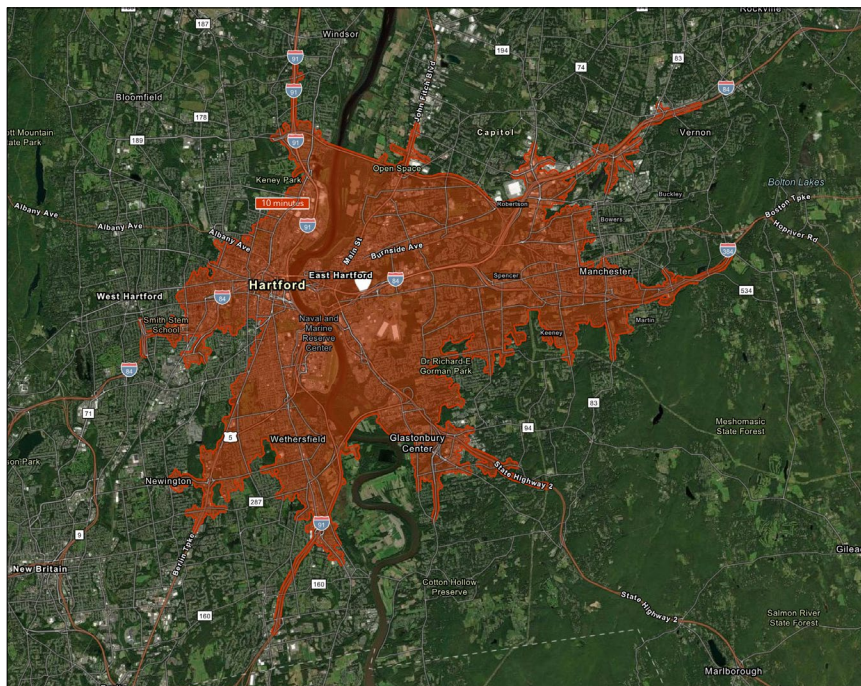
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10 MINUTE DRIVE TIME



KEY FACTS

182,950

Population

36.8

Median Age

\$54,824

Median Household Income

251,852

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions

18,130 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

Multiunit Rentals; Single Family

Front Porches

10,185 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

Parks & Rec

9,834 households

Socioeconomic Traits

More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

Household Types

Married couples, approaching retirement age.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$1,373,846,627

EDUCATION

Bachelor's Degree or Higher



29%

OWNER OCCUPIED HOME VALUE

Average



\$257,171

ANNUAL HOUSEHOLD SPENDING

\$2,826

Eating Out

\$1,739

Apparel & Services

\$5,280

Groceries

\$203

Computer & Hardware

\$5,062

Health Care



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249 SILVER LANE PICTURES



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257 SILVER LANE PICTURES



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