

# WALMART PLAZA

225 WEST MAIN STREET | AVON, CT 06001

100% LEASED

ANCHORED BY



## PROPERTY INFORMATION

- Walmart Plaza is a strategically located plaza along a highly trafficked Route 44 corridor.
- The plaza is nestled between Routes 10 and 202, and 167 - all major interchanges for the Avon, Simsbury, Farmington, Canton, and West Hartford communities.
- Extremely strong anchor tenants
- Traffic light entrance

## SPACE DETAILS

100% Leased

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,441	23,288	57,604
MEDIAN HH INC	\$116,028	\$158,807	\$159,694
AVERAGE HH INC	\$149,036	\$222,729	\$213,842



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## FOR MORE INFORMATION CONTACT:

- DAN ZELSON | 203.227.2922 | [Dan@CharterRealty.com](mailto:Dan@CharterRealty.com)  
ASHER ZELSON | 203.653.8186 | [Asher@CharterRealty.com](mailto:Asher@CharterRealty.com)  
EVERETT ZELSON | 203.614.1109 | [Everett@CharterRealty.com](mailto:Everett@CharterRealty.com)

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## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Big Y	57,845
02	Wok Spot	1,600
03	Supercuts	1,300
04	Jefferson Fry Co	2,378
05	Walmart	92,480
06	TD Bank	2,500

- Available
- Lease Out
- Occupied



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **3,441**

Households: **1,482**

Daytime Population: **5,976**

Median Age: **45.5**



Average Household Income: **\$149,036**

Median Household Income: **\$116,028**

### 3 MILE RADIUS:



Total Population: **23,288**

Households: **9,153**

Daytime Population: **21,028**

Median Age: **44.5**



Average Household Income: **\$222,729**

Median Household Income: **\$158,807**

### 5 MILE RADIUS:



Total Population: **57,604**

Households: **23,257**

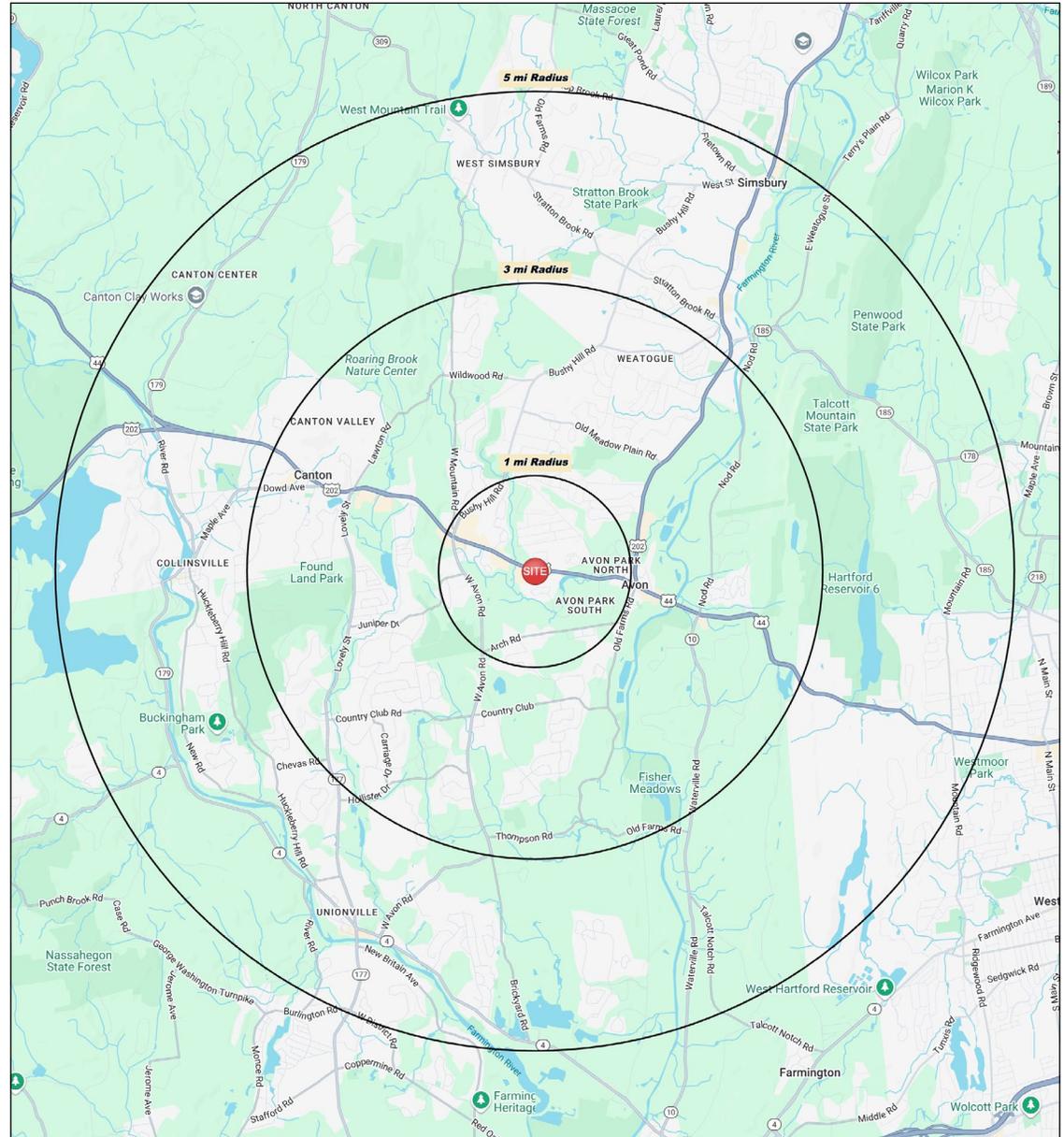
Daytime Population: **42,228**

Median Age: **44.4**



Average Household Income: **\$213,842**

Median Household Income: **\$159,694**



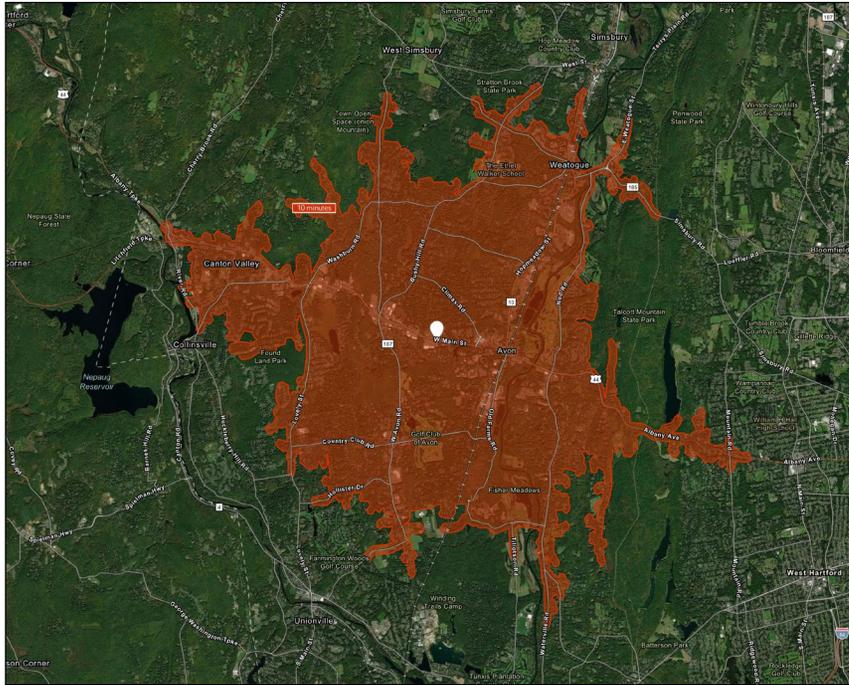
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10 MINUTE DRIVE TIME



## KEY FACTS

22,701

Population

\$143,656

Median Household Income

44.8

Median Age

26,192

Daytime Population

## TAPESTRY SEGMENTS

Urban Chic

3,123 households

Burbs and Beyond

2,030 households

Savvy Suburbanites

1,977 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.

### Household Types

Married couples; singles living alone

### Typical Housing

Single Family

### 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

### 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

## TOTAL RETAIL SALES

Includes F&B



\$367,251,193

## EDUCATION

Bachelor's Degree or Higher



73%

## OWNER OCCUPIED HOME VALUE

Average



\$565,306

## ANNUAL HOUSEHOLD SPENDING

\$6,495

Eating Out

\$3,787

Apparel & Services

\$11,212

Groceries

\$357

Computer & Hardware

\$11,790

Health Care



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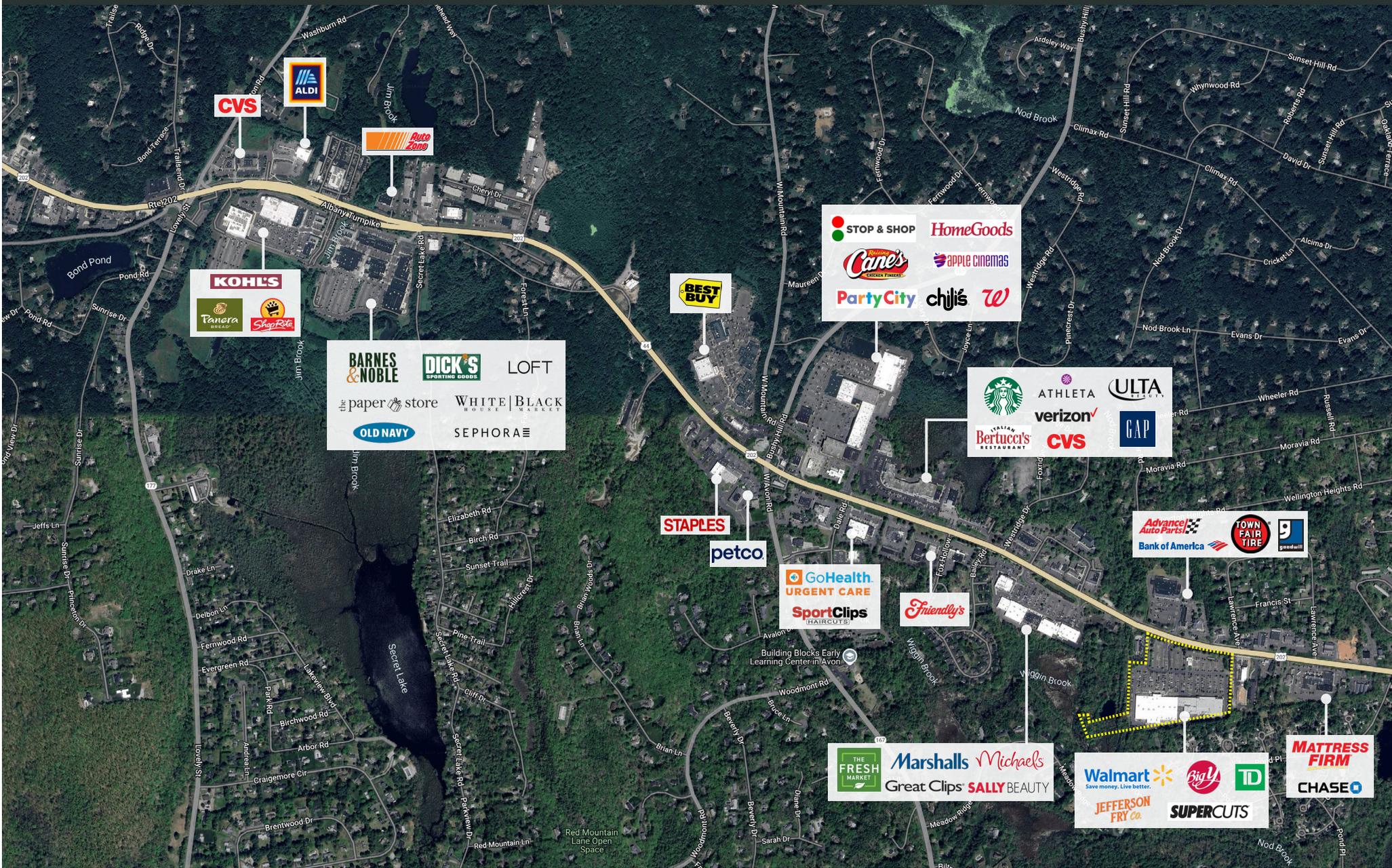


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