

WALMART PLAZA

225 WEST MAIN STREET | AVON, CT 06001

AVAILABLE 1,600 SF - 2,378 SF

ANCHORED BY



SUPERCUTS



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

Space 2: 1,600 sf

Space 4: 2,378 sf

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



**CHARTER
REALTY**

www.CharterRealty.com



FOR MORE INFORMATION CONTACT:

DAN ZELSON | 203.227.2922 | Dan@CharterRealty.com
ASHER ZELSON | 203.653.8186 | Asher@CharterRealty.com
EVERETT ZELSON | 203.614.1109 | Everett@CharterRealty.com

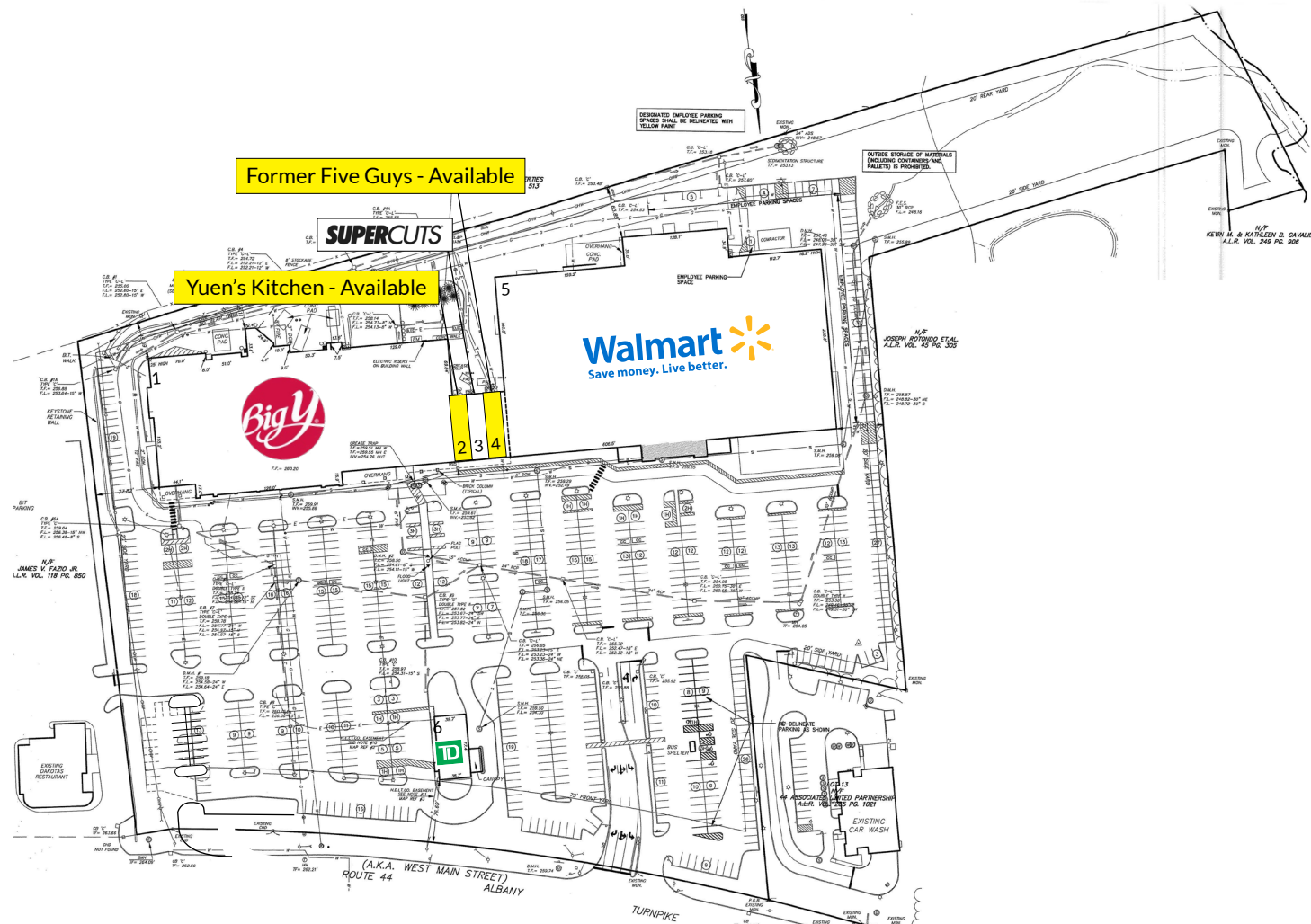
WALMART PLAZA

225 WEST MAIN STREET | AVON, CT 06001

TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Big Y	57,845
02	Yuen's Kitchen - Available	1,600
03	Supercuts	1,300
04	Former Five Guys - Available	2,378
05	Walmart	92,480
06	TD Bank	2,500

	Available
	Lease Out
	Occupied



CHARTER REALTY

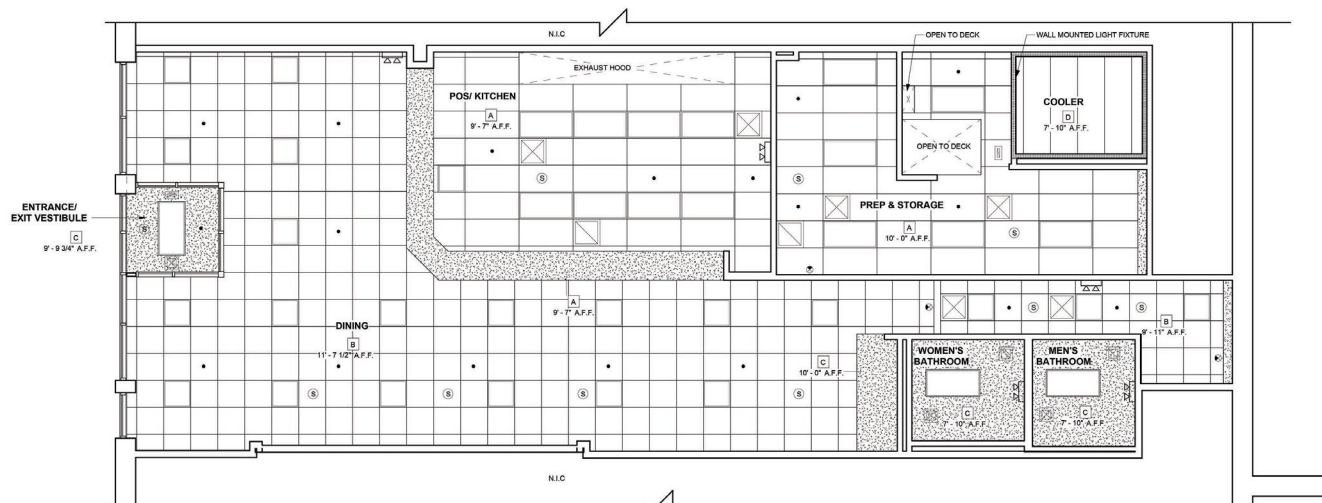
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special,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

225 WEST MAIN STREET | AVON, CT 06001

This detailed floor plan shows the layout of the 2354 SF restaurant. The plan includes the following areas and features:

- Entrance/Exit Vestibule:** Located on the left side, with a door opening to the exterior.
- Dining Area:** The central open space, labeled "DINING" and "Area 2354 SF".
- POS/Kitchen:** Located in the upper left, featuring an "EXHAUST HOOD ABOVE" and "SOFFIT ABOVE".
- Prep & Storage:** Located in the upper right, featuring a "WATER HEATER ABOVE @ 7'-3" AFF" and "SOFFIT ABOVE".
- Freezer/Cooler:** Located in the upper right corner.
- Bathrooms:** Located in the lower right, including a "WOMEN'S BATHROOM" and a "MEN'S BATHROOM".
- Electrical Panels:** Located in the lower right corner.
- Utility Meter:** Located on the right exterior wall.
- Dimensions:**
 - Overall width: 82' - 0 1/2"
 - Overall depth: 29' - 6 1/2"
 - Top section width: 75' - 6 1/8"
 - Bottom section width: 74' - 9 21/32"
- Other Labels:** "N.I.C." (Not In Contract) is noted in two locations.

① EXISTING FLOOR PLAN
1/4" = 1'-0"



② EXISTING REFLECTED CEILING PLAN
1/4" = 1'-0"



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.

WALMART PLAZA

225 WEST MAIN STREET | AVON, CT 06001

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**

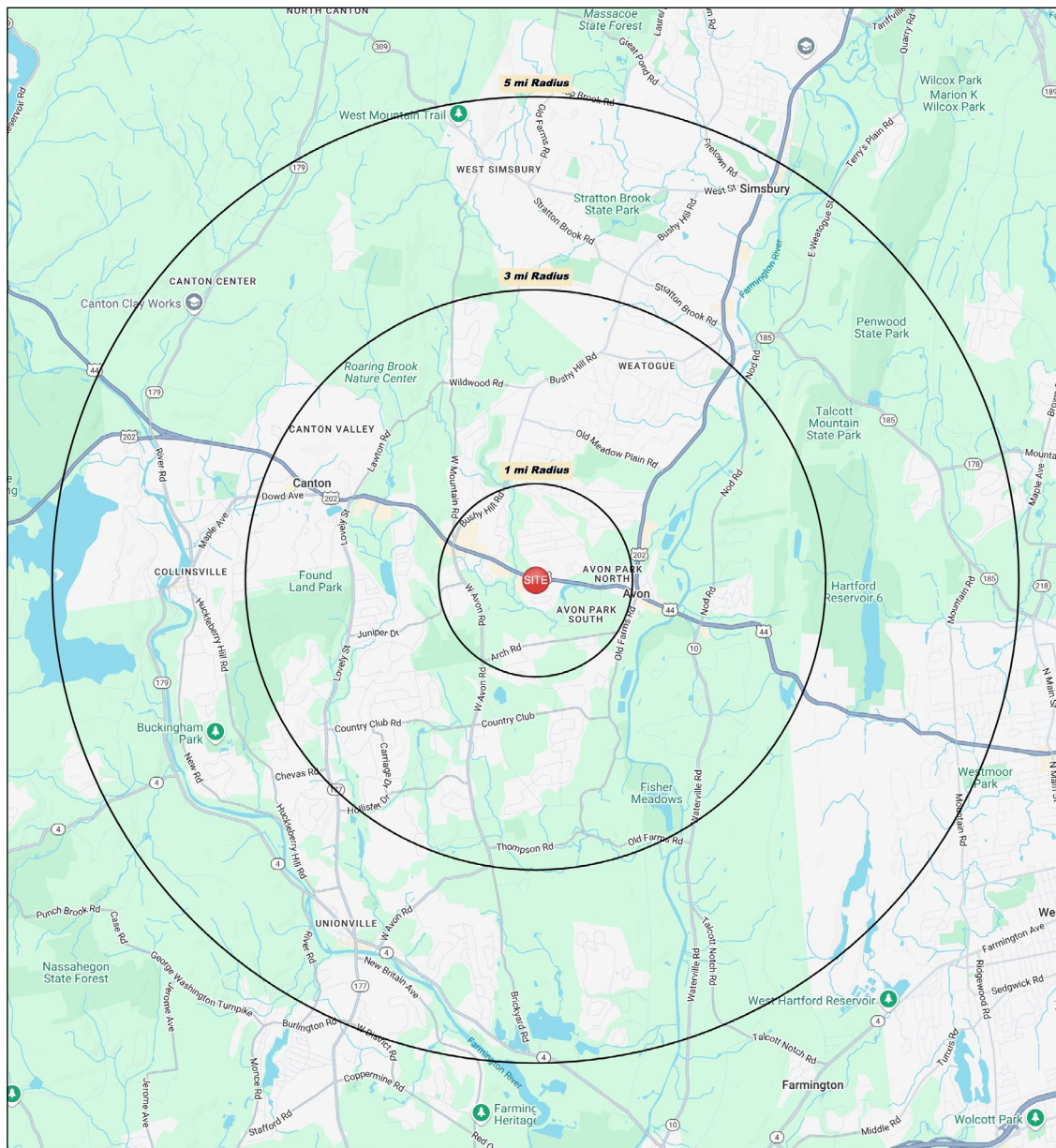
Daytime Population: **42,228**

Median Age: **44.4**



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

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



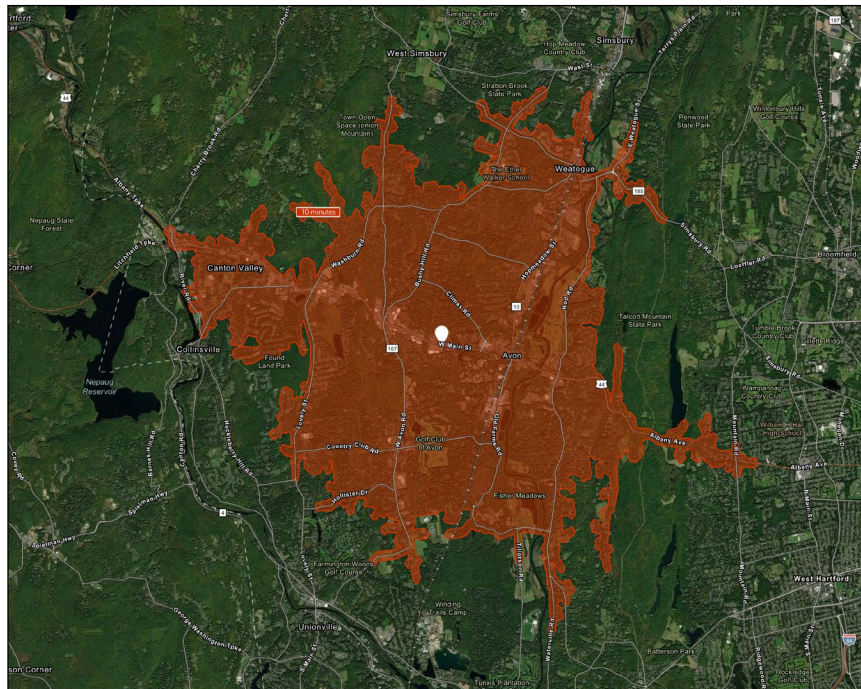
CHARTER REALTY

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.

WALMART PLAZA

225 WEST MAIN STREET | AVON, CT 06001

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

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

Burbs and Beyond

2,030 households

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

Savvy Suburbanites

1,977 households

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



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.

WALMART PLAZA

225 WEST MAIN STREET | AVON, CT 06001

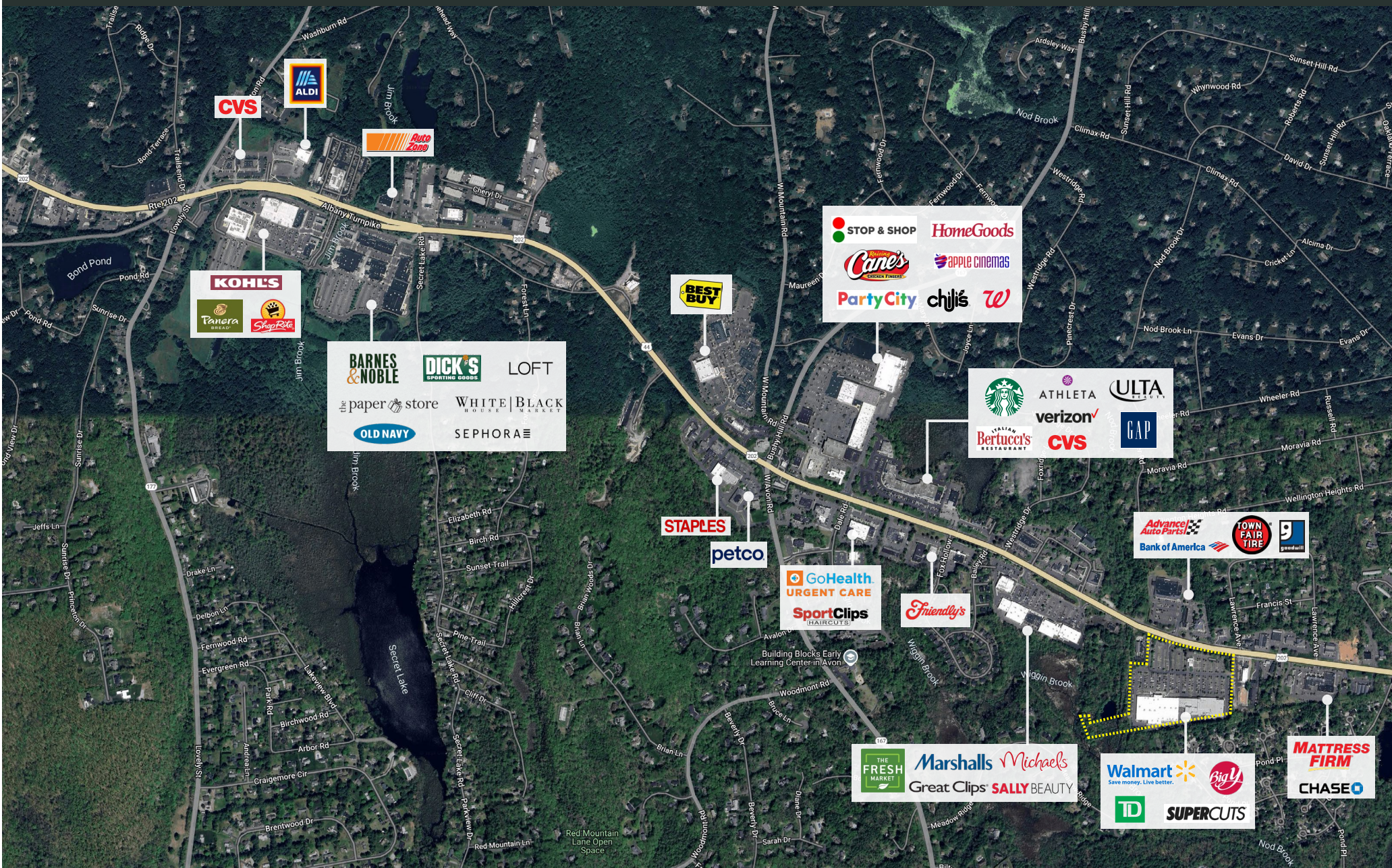


CHARTER REALTY

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.

WALMART PLAZA

225 WEST MAIN STREET | AVON, CT 06001



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.