

# THE SHOPS AT LEDGEBROOK

200 NEW HARTFORD RD | WINSTED, CT 06098

AVAILABLE 850 SF -8,100 SF

ANCHORED BY



## PROPERTY INFORMATION

- 104,000 SF shopping center anchored by Stop & Shop with a newly signed lease with Marshall's
- Strategically located on Route 44 and 1/2 mile east of Route 8, with excellent visibility hosting a pass-through of over 16,000 vpd
- Prime accessibility - boasting 2 points of ingress and egress, one of which is signalized
- Strong anchor tenancy that drives foot traffic, with flexible space sizes and layouts to accommodate a variety of businesses
- Multiple spaces for lease, including one pad site
- Diverse tenant mix, including national and local retailers - appealing neighboring tenants on Route 44

## AVAILABLE SPACE

- Available 850 SF -8,100 SF

## AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	11,681	20,164	31,270
MEDIAN HH INC	\$79,278	\$89,294	\$92,332
AVERAGE HH INC	\$101,851	\$114,837	\$121,397



www.CharterRealty.com

## FOR MORE INFORMATION CONTACT:

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## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Marshalls - Coming Soon	23,200
02	China Delight	2,033
03	Available +/- 20' x 100'	2,050
04	Available +/- 20' x 100'	2,000
05	Available +/- 40' x 100'	4,075
06	Stop & Shop	52,700
07	Ledgebrook Spirit Shop	7,800
08	Available	850
09	Sophia's Pizza	2,400
10	Available	4,425
11	Webster Bank	2,400
12	Hartford Healthcare	1,600
13	Pad Site - Proposed building	4,000

- Available
- Lease Out
- Occupied



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## TRADE AREA DEMOGRAPHICS

### 3 MILE RADIUS:



Total Population: **11,681**

Households: **5,133**

Daytime Population: **8,334**

Median Age: **43.0**



Average Household Income: **\$101,851**

Median Household Income: **\$79,278**

### 5 MILE RADIUS:



Total Population: **20,164**

Households: **8,595**

Daytime Population: **14,553**

Median Age: **43.7**



Average Household Income: **\$114,837**

Median Household Income: **\$89,294**

### 7 MILE RADIUS:



Total Population: **31,270**

Households: **13,378**

Daytime Population: **22,704**

Median Age: **44.1**



Average Household Income: **\$121,397**

Median Household Income: **\$92,332**



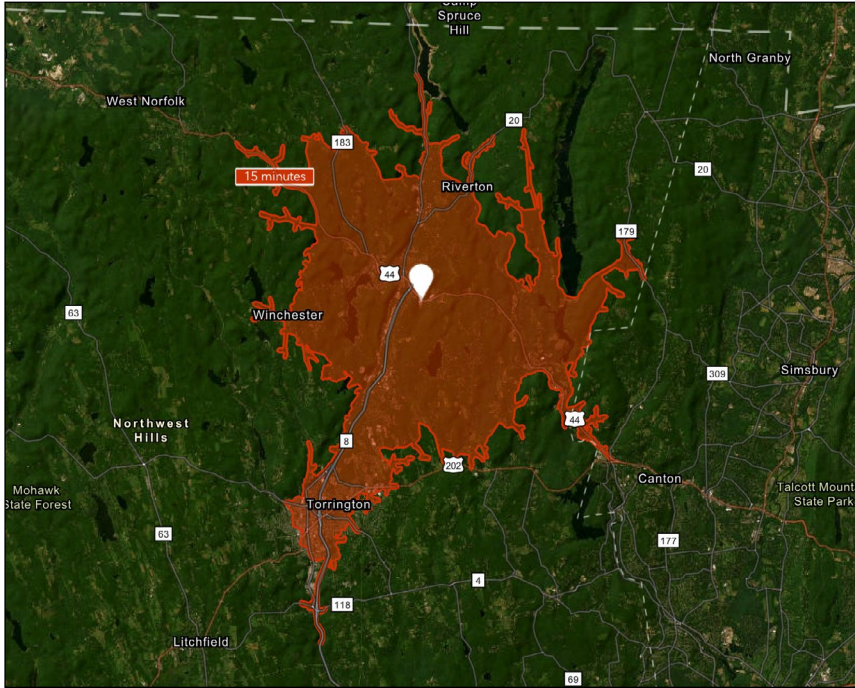
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15 MINUTE DRIVE TIME



## KEY FACTS

36,991

Population

44.7

Median Age

\$70,619

Median Household Income

35,219

Daytime Population

## TAPESTRY SEGMENTS

### Parks & Rec

5,513 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

### Front Porches

3,914 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

### Green Acres

2,156 Households

#### Socioeconomic Traits

This large segment is concentrated in rural enclaves in metropolitan areas. More than 60% are college educated. Labor force participation rate is high at 66.8%

#### Household Types

An older market, primarily married couples, most with no children.

#### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$339,390,185

## EDUCATION

Bachelor's Degree or Higher



30%

## OWNER OCCUPIED HOME VALUE

Average



\$263,525



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★ SITE



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