

THE SHOPS AT LEDGEBROOK

200 NEW HARTFORD RD | WINSTED, CT 06098

AVAILABLE 850 SF -8,100 SF

ANCHORED BY



COMING SOON
Marshall's



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

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	11,841	20,361	31,467
MEDIAN HH INC	\$80,148	\$90,005	\$93,439
AVERAGE HH INC	\$101,220	\$113,602	\$120,287



www.CharterRealty.com

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
1	Marshalls - Coming Soon	23,200
3	China Delight	2,033
4	Available +/- 20' x 100'	2,033
5	Available +/- 20' x 100'	2,000
6	Available +/- 40' x 100'	4,066
7	Stop & Shop	52,700
8	Available	4,425
9	Sophia's Pizza	2,400
10	Available	850
11	Ledgebrook Spirit Shop	7,800
12	Webster Bank	2,400
13	Hartford Healthcare	1,600
PAD	Pad Site - Proposed building	4,000

	Available
	Lease Out
	Occupied



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **11,841**

Households: **5,304**

Daytime Population: **8,742**

Median Age: **43.9**



Average Household Income: **\$101,220**

Median Household Income: **\$80,148**

3 MILE RADIUS:



Total Population: **20,361**

Households: **8,840**

Daytime Population: **15,124**

Median Age: **44.8**



Average Household Income: **\$113,602**

Median Household Income: **\$90,005**

5 MILE RADIUS:



Total Population: **31,467**

Households: **13,674**

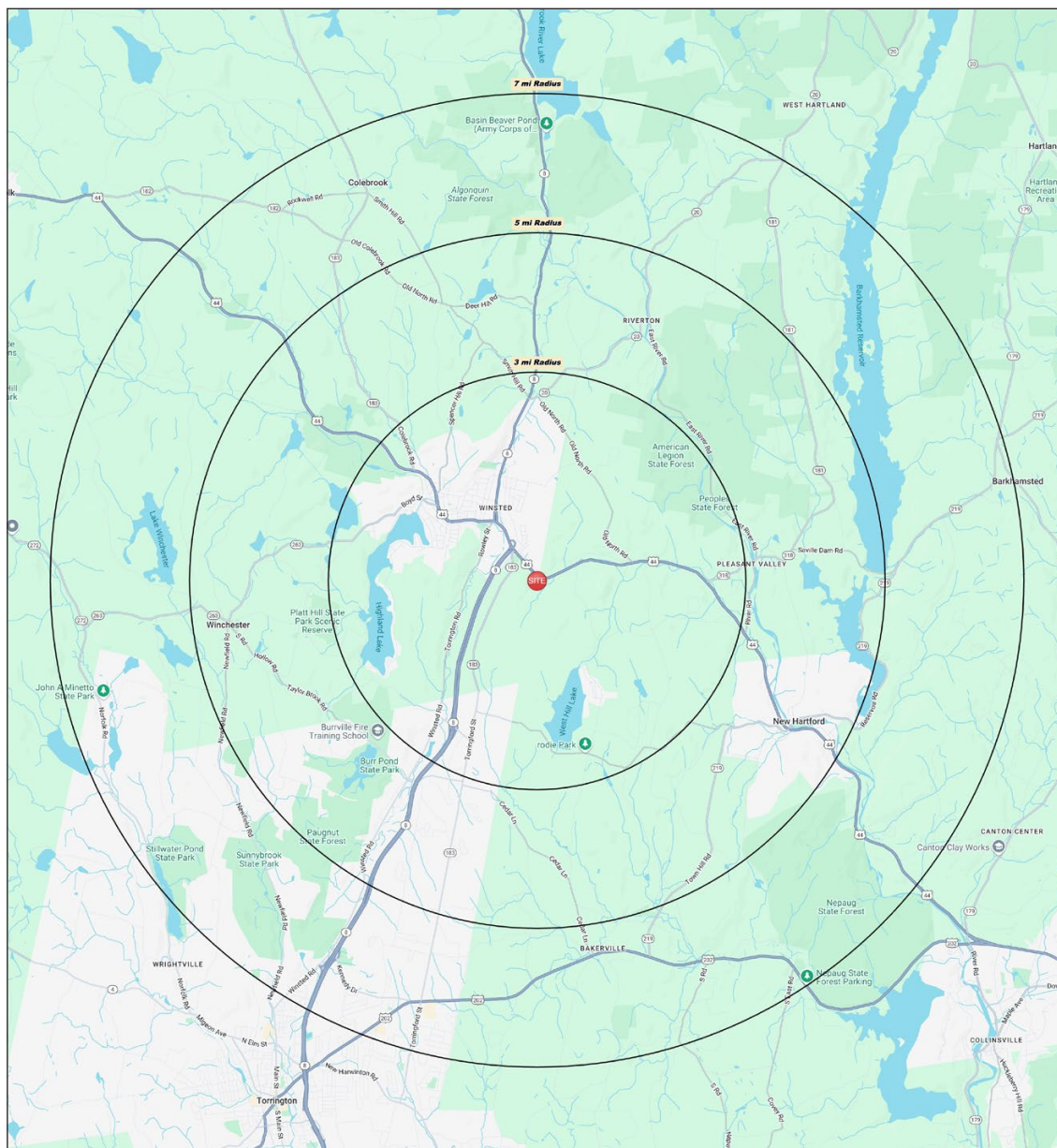
Daytime Population: **23,605**

Median Age: **45.2**



Average Household Income: **\$120,287**

Median Household Income: **\$93,439**



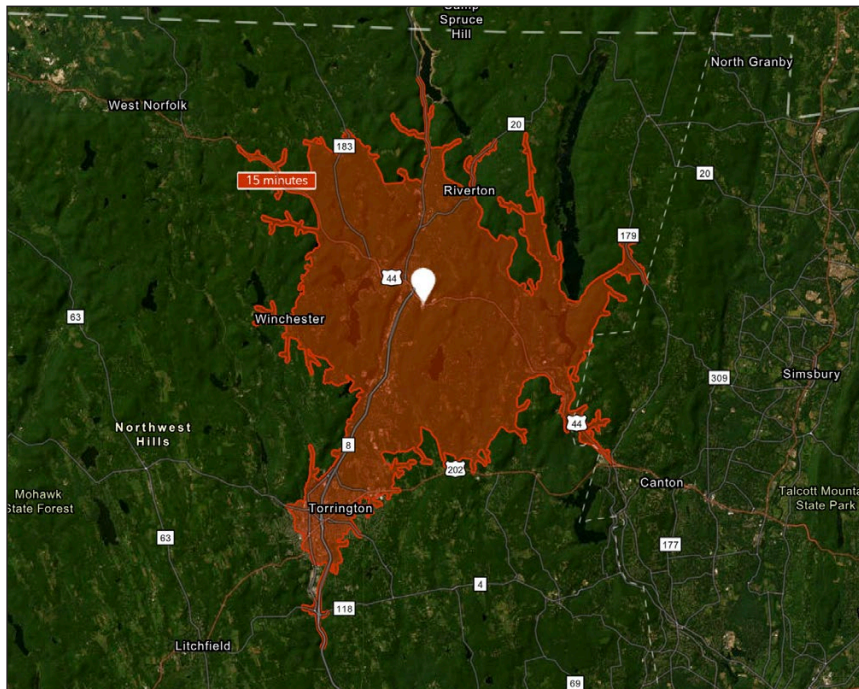
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15 MINUTE DRIVE TIME



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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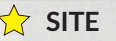


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