

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**

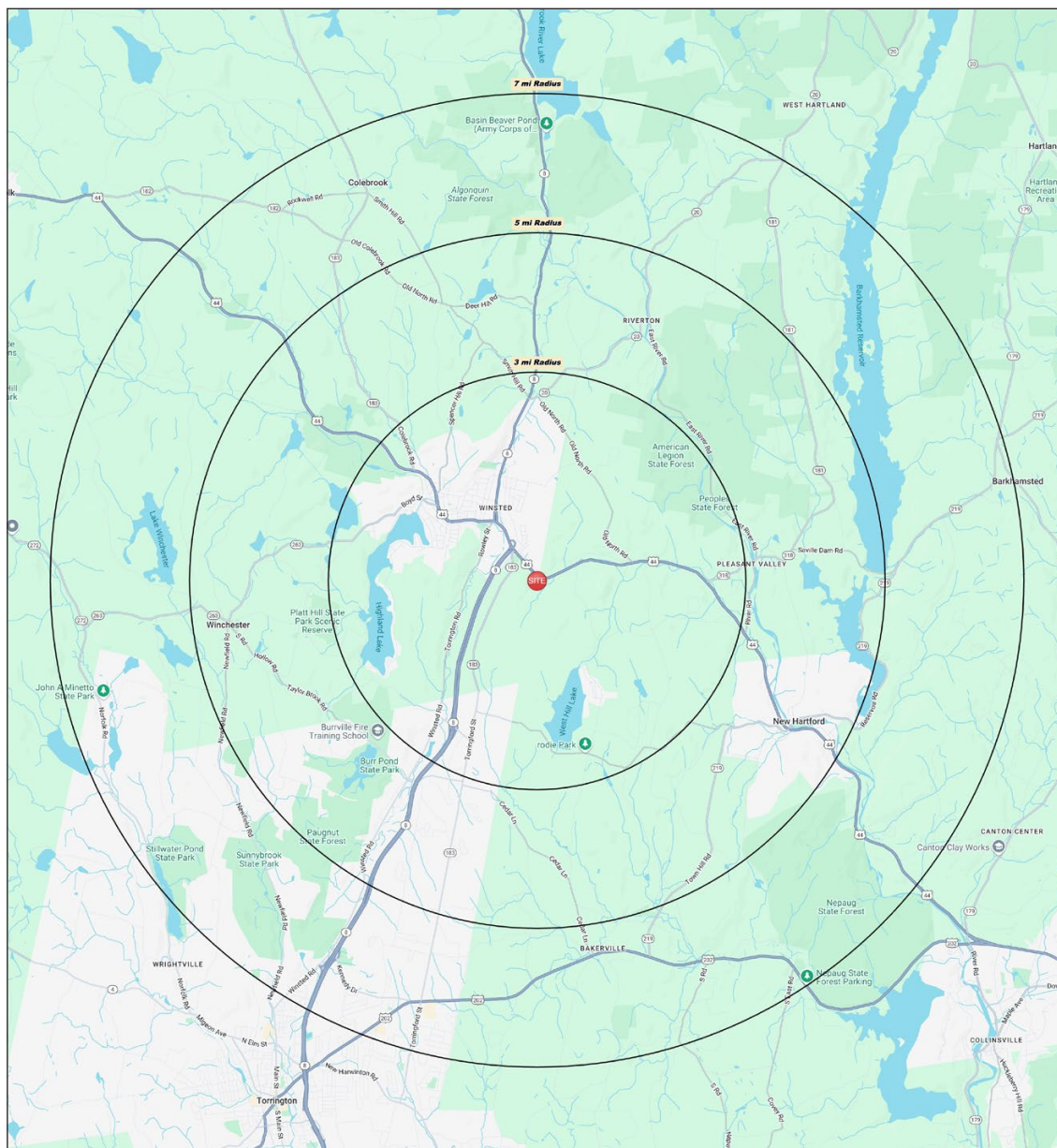
Daytime Population: **23,605**

Median Age: **45.2**



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

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



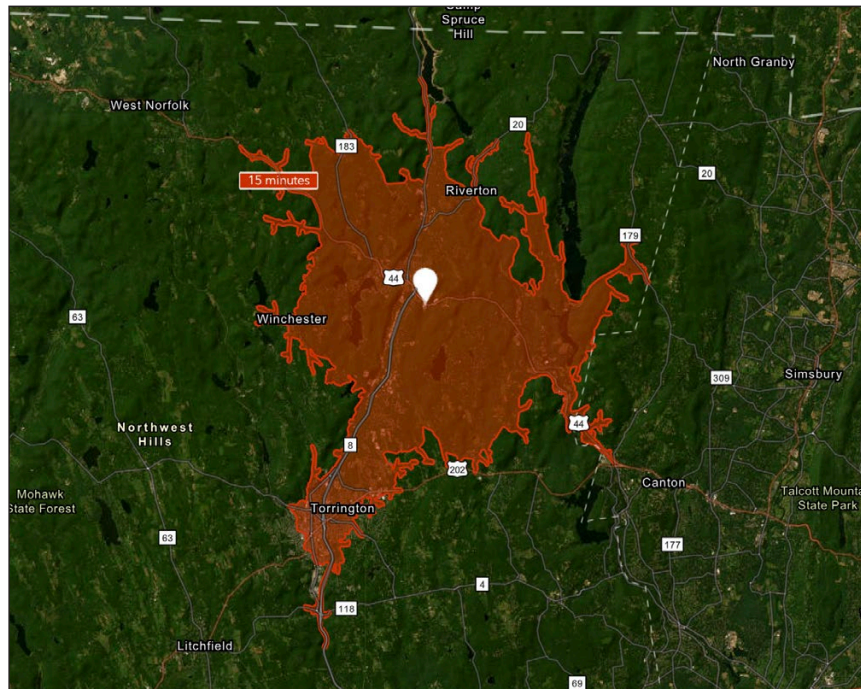
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15 MINUTE DRIVE TIME



KEY FACTS

38,098

Population

\$82,096

Median Household Income

46.1

Median Age

35,439

Daytime Population

TAPESTRY SEGMENTS

Loyal Locals

3,518 households

Socioeconomic Traits

These low-density neighborhoods, mostly in the Midwest and South, are home to older adults in affordable, older single-family homes. Residents have short commutes, limited transit access, and stable community growth.

Household Types

Married couples;
Singles living alone

Typical Housing

Single Family

Single Thrifties

2,433 households

Socioeconomic Traits

Young, mobile residents in Midwest and Southern metros often rent older duplexes or small apartments. Many are recent immigrants working part-time while pursuing education. Jobs include retail, food service, and manufacturing with short commutes.

Household Types

Singles living alone; married

Typical Housing

Multi-Units

Room to Roam

2,387 households

Socioeconomic Traits

Primarily in the Midwest and South, these metro-area communities feature older, married homeowners in single-family homes. Self-employment is common, with affordable housing, multiple vehicles, and commuting alone the norm.

Household Types

Married couples with no kids

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$418,230,338

EDUCATION

Bachelor's Degree
or Higher



35%

OWNER OCCUPIED HOME VALUE

Average



\$424,180

ANNUAL HOUSEHOLD SPENDING

\$3,795

Eating
Out

\$2,298

Apparel &
Services

\$7,199

Groceries

\$213

Computer &
Hardware

\$7,856

Health
Care



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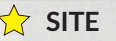


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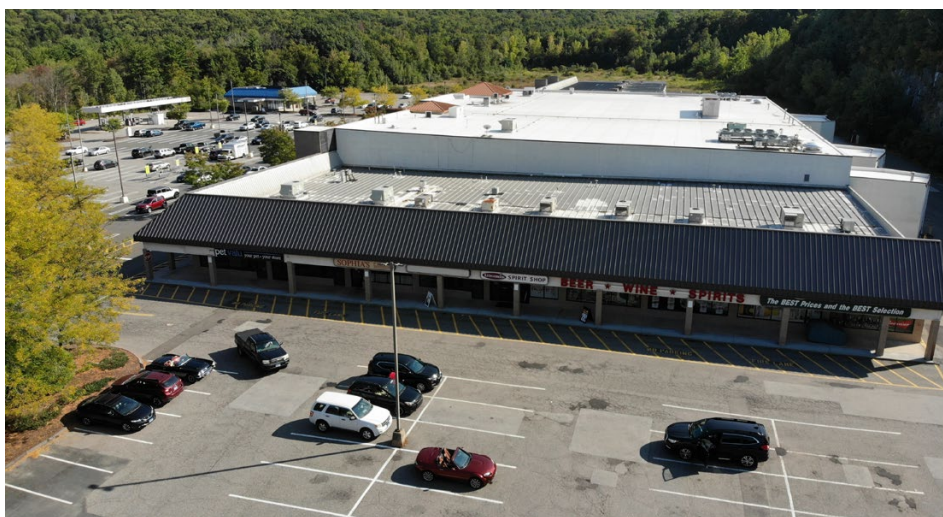


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