

HARTFORD RETAIL

330 NEW PARK AVE | HARTFORD, CT 06106

AVAILABLE 8.1 ACRES | 74,170 SF & PAD SITES

AREA TENANTS



Walmart
Supercenter

Marshalls



PROPERTY INFORMATION

- Site is located within one of the area's preeminent retail and commercial corridors
- Superior access to Interstate 84 via Exits 44 and 45
- Bow Tie Cinemas is a traditional multiplex theatre that features 17 screens with stadium seating and digital sound in every auditorium
- Parking: 1,022

SPACE DETAILS

- Available 74,170 sf
- Available 8.1 Acres - all scenarios considered
- Pad Sites Available

AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	25,087	166,196	266,185
MEDIAN HH INC	\$67,590	\$79,288	\$85,591
AVERAGE HH INC	\$88,668	\$104,653	\$113,768



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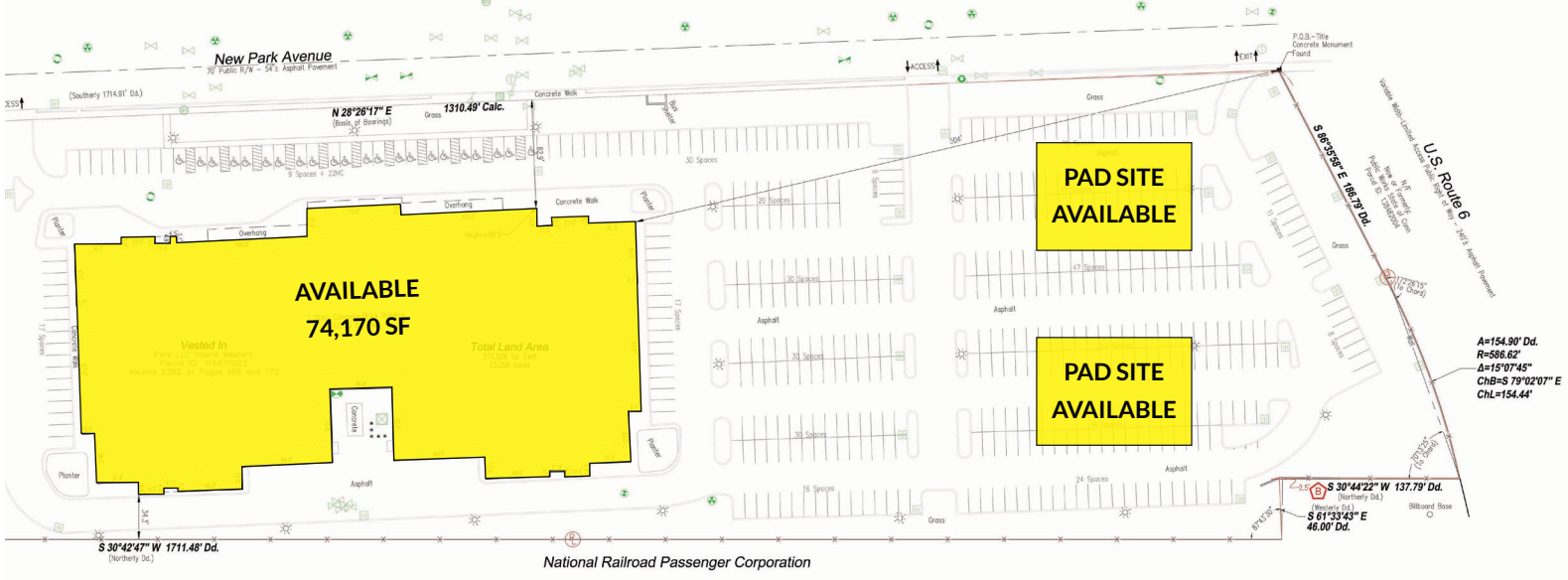
FOR MORE INFORMATION CONTACT:

ANGELO B. PAPPAS | 617.431.1096 | Angelo@CharterRealty.com

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SITE PLAN

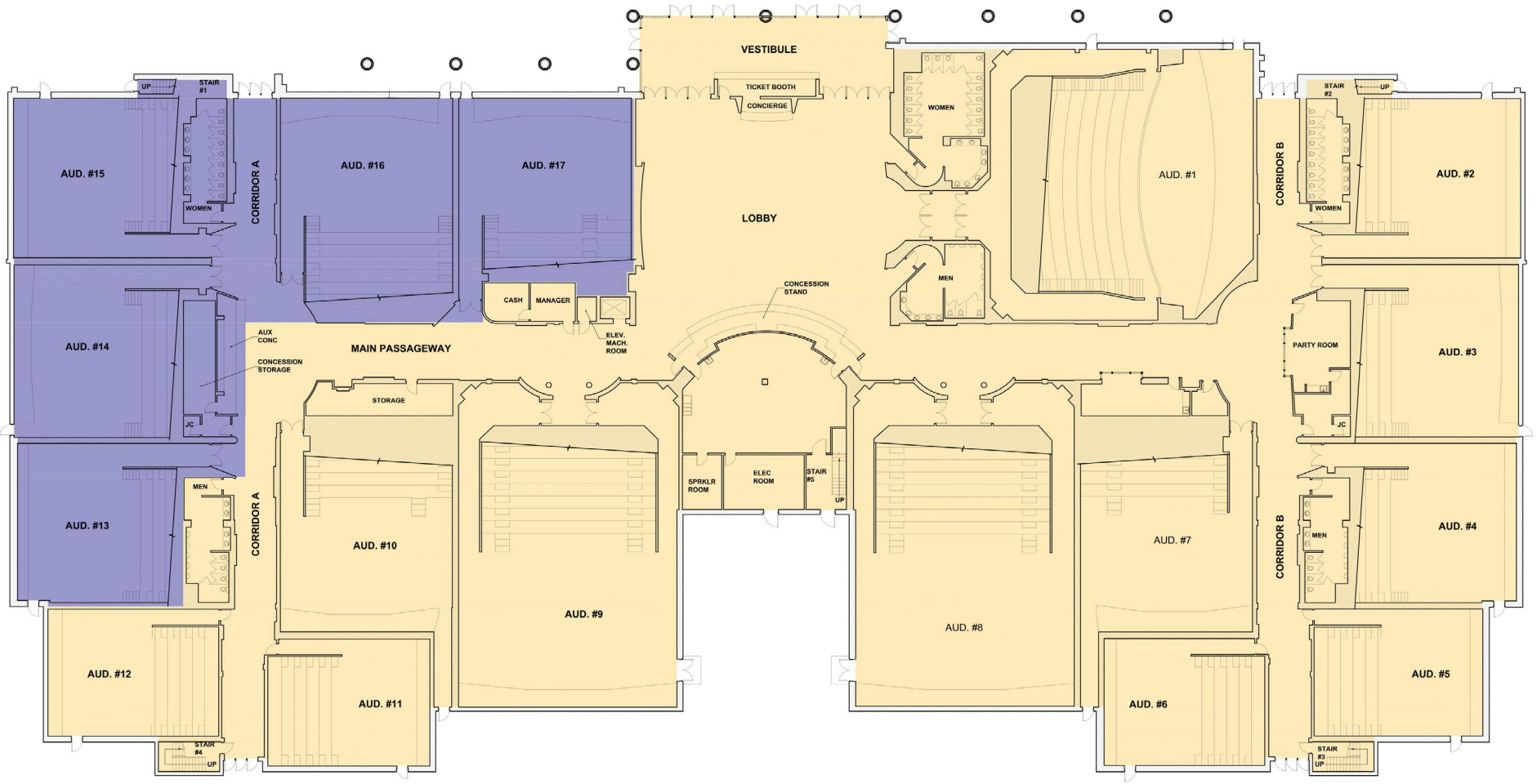


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FLOOR PLAN



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **25,087**

Households: **9,911**

Daytime Population: **19,642**

Median Age: **33.3**



Average Household Income: **\$88,668**

Median Household Income: **\$67,590**

3 MILE RADIUS:



Total Population: **166,196**

Households: **69,358**

Daytime Population: **172,215**

Median Age: **35.3**



Average Household Income: **\$104,653**

Median Household Income: **\$79,288**

5 MILE RADIUS:



Total Population: **266,185**

Households: **107,580**

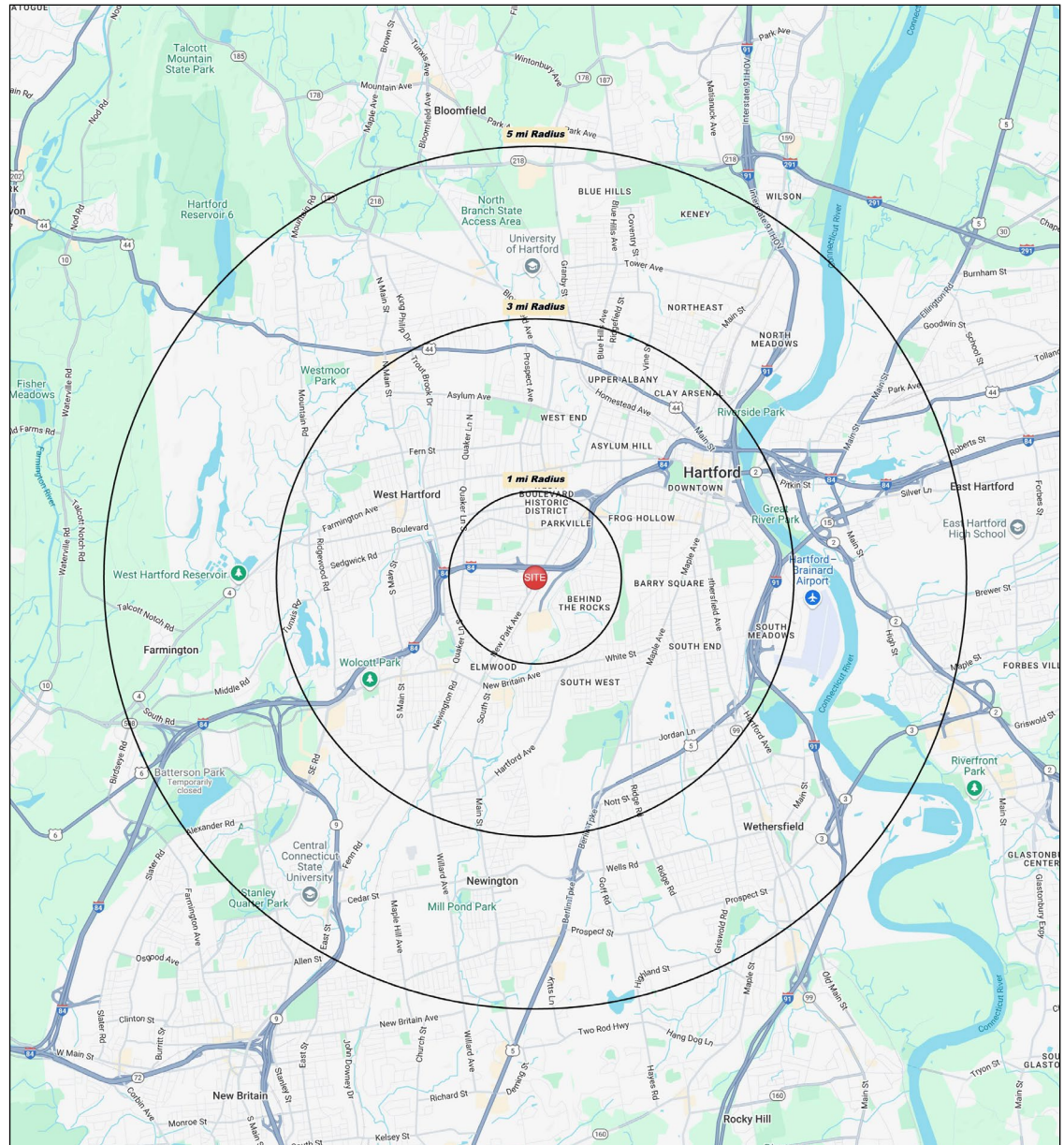
Daytime Population: **263,926**

Median Age: **36.5**



Average Household Income: **\$113,768**

Median Household Income: **\$85,591**



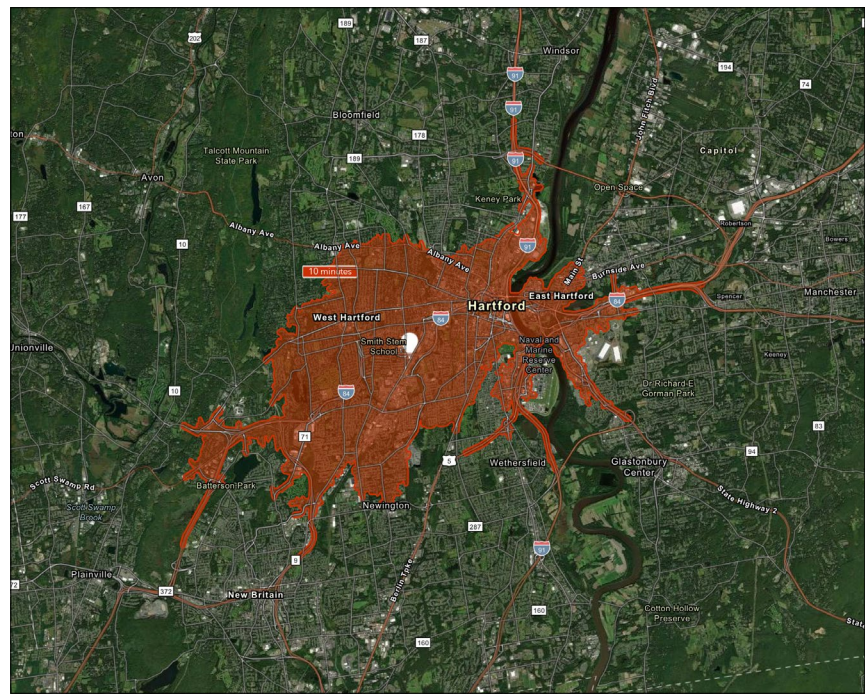
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10 MINUTE DRIVE TIME



KEY FACTS

162,192

Population

\$57,209

Median Household Income

36.1

Median Age

229,728

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions 18,712 Households	Parks & Rec 4,388 Households	Front Porches 4,320 Households
Socioeconomic Traits Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.	Socioeconomic Traits More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.	Socioeconomic Traits Composed of a blue-collar workforce with a strong labor force participation rate.
Household Types More single-parent than married-couple families.	Household Types Married couples, approaching retirement age.	Household Types Young families w/ children, single parent families, singles living alone.
Typical Housing Multi-unit Rentals; Single Family	Typical Housing Single Family	Typical Housing Single Family; Multi-units

TOTAL RETAIL SALES

Includes F&B



\$1,414,023,812

EDUCATION

Bachelor's Degree or Higher



36%

OWNER OCCUPIED HOME VALUE

Average



\$326,362

ANNUAL HOUSEHOLD SPENDING

\$3,339

Eating Out

\$2,065

Apparel & Services

\$6,241

Groceries

\$240

Computer & Hardware

\$5,906

Health Care



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