

# BISHOPS CORNER

333 NORTH MAIN STREET | WEST HARTFORD, CT 06117

**AVAILABLE 667 SF - 6,437 SF**

ANCHORED BY



Marshalls

Bank of America



## PROPERTY INFORMATION

- GLA 258,813 SF / 14.51 Acres
- Located 4 miles west of downtown Hartford in a high-income, densely populated retail corridor
- Positioned at a signalized intersection along a major east-west thoroughfare with 40,000+ VPD
- 785 Parking Spots

## SPACE DETAILS

- Available 667 sf - 6,437 sf

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,641	91,345	224,973
MEDIAN HH INC	\$174,930	\$110,357	\$87,640
AVERAGE HH INC	\$216,847	\$142,711	\$114,216



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## FOR MORE INFORMATION CONTACT:

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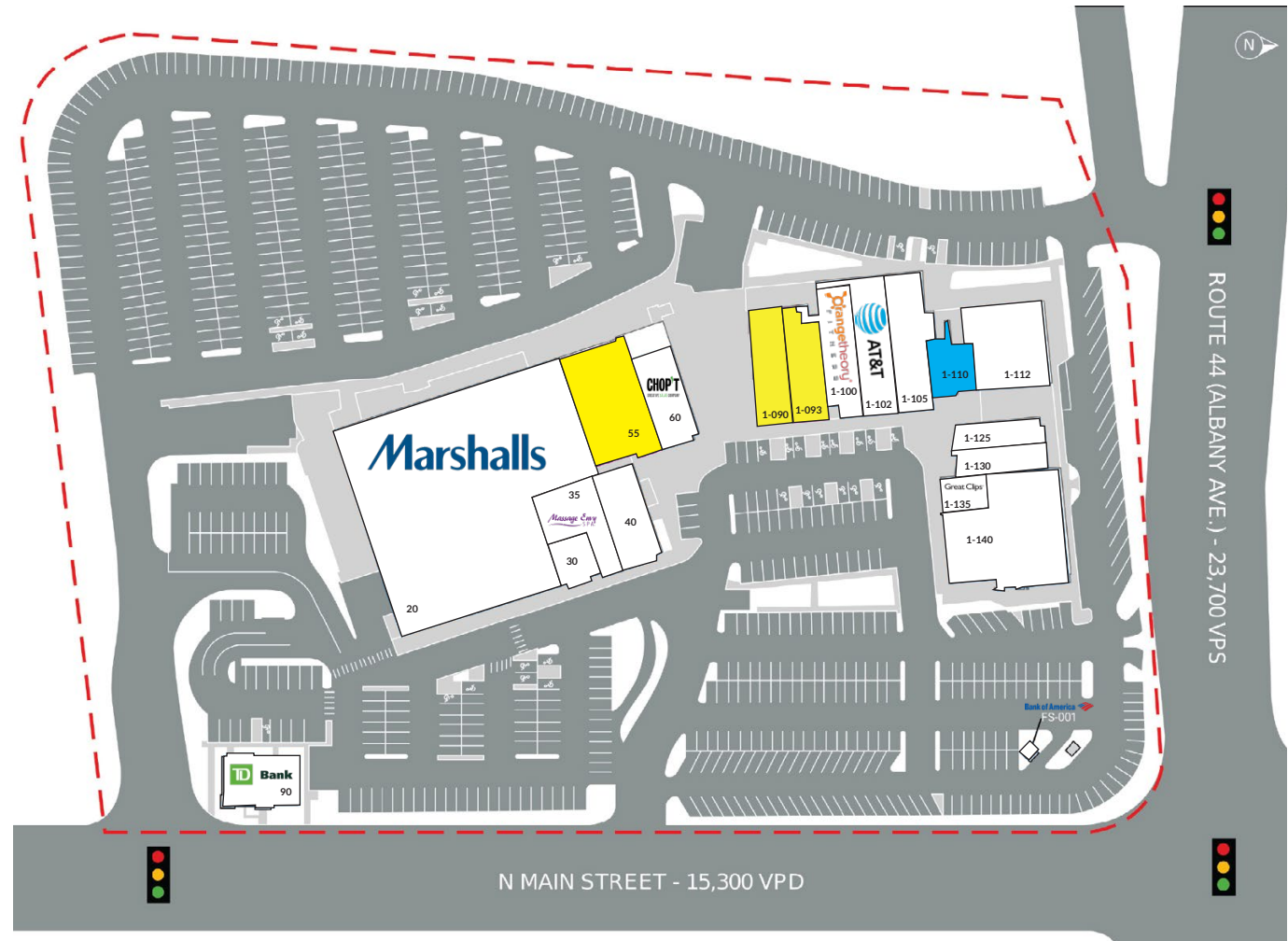
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GROUND LEVEL

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
FS-001	Bank of America	1,200
1-090	Blue Plate Kitchen - Available only if combined with 1-093	2,950
1-093	Available	2,785
1-100	Orangetheory Fitness	3,443
1-102	AT&T	3,762
1-105	Restore Hyper Wellness + Cryot	3,604
1-110	Lease Out	1,918
1-112	St. Francis Hospital	4,647
1-125	Harvey & Lewis Opticians	1,700
1-130	Silk Nails	1,760
1-135	Great Clips	961
1-140	Koma Steakhouse	8,513
20	Marshalls	37,672
30	Poke City	1,490
35	Massage Envy	3,319
40	Noodles & Company	2,773
55	Available	6,437
60	Chop't Creative Salad Company	2,703
90	TD Bank	2,848



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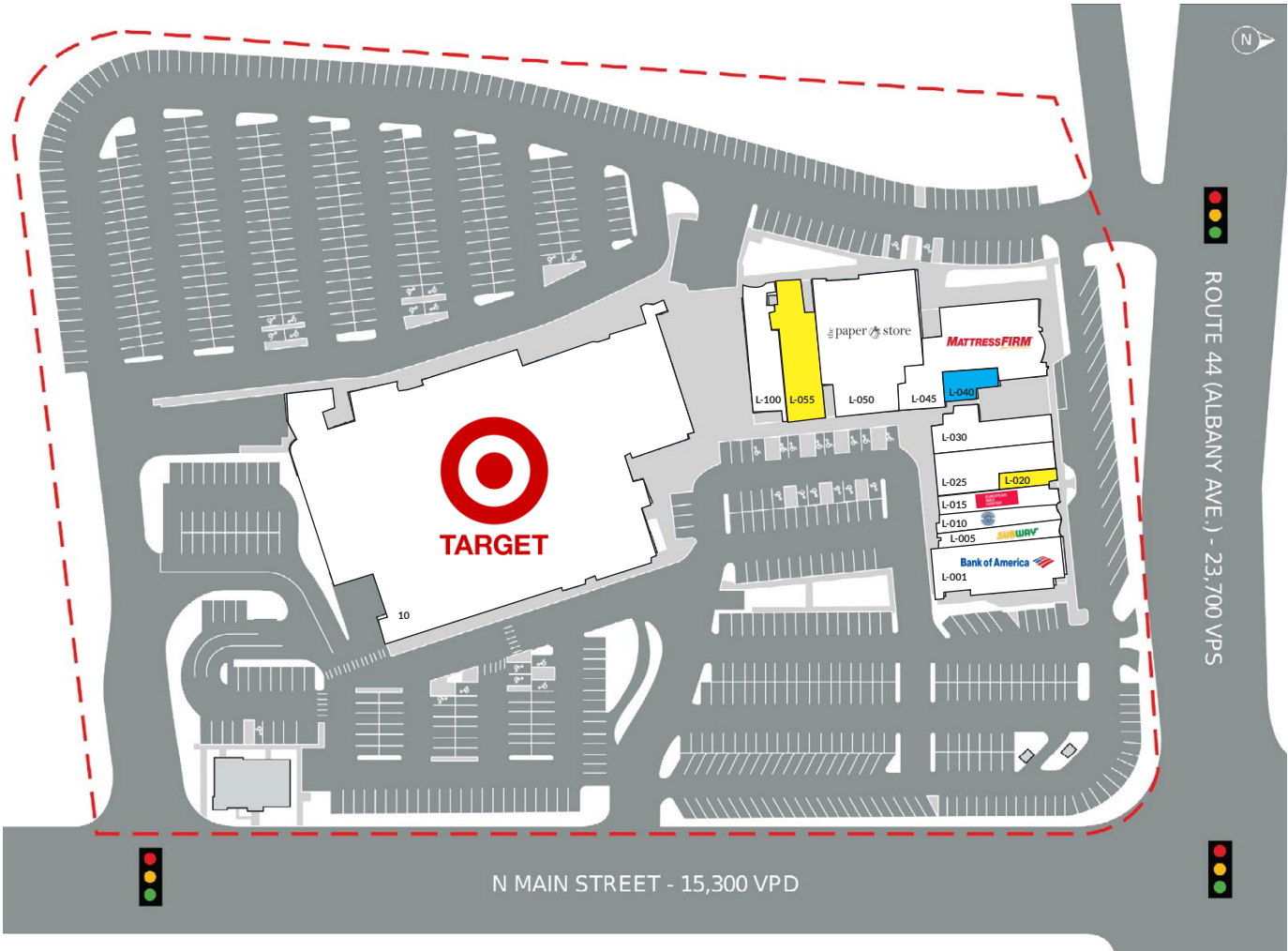
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LOWER LEVEL

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
L-001	Bank of America	4,000
L-005	Subway	1,500
L-010	Nautical Bowls	1,400
L-015	European Wax Center	1,600
L-020	Available	667
L-025	West Hartford Podiatry	2,895
L-030	IVX Health	2,618
L-040	Lease Out	1,142
L-045	Mattress Firm	6,110
L-050	Paper Store	9,774
L-055	Available	3,500
L-100	Float Forty One	3,213
10	Target	59,364



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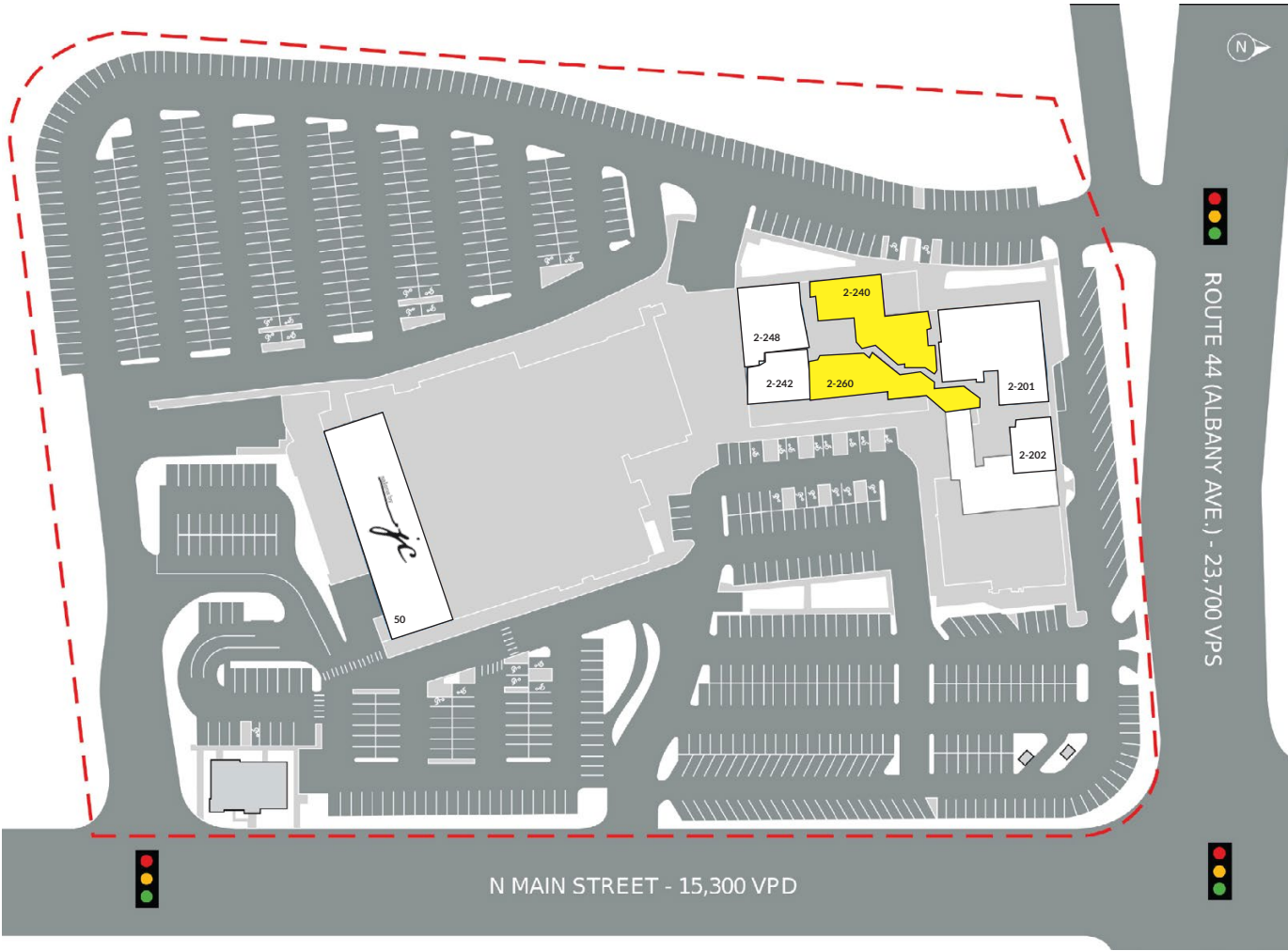
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FLOOR 2

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
2-200	GP Urology	5,171
2-201	Greater Hartford Women's Health	8,609
2-240	Available	4,723
2-242	Connecticut Women OB/GYN	2,358
2-248	Pedicorp PC	3,500
2-260	Available	4,182
50	Salons by JC	10,000



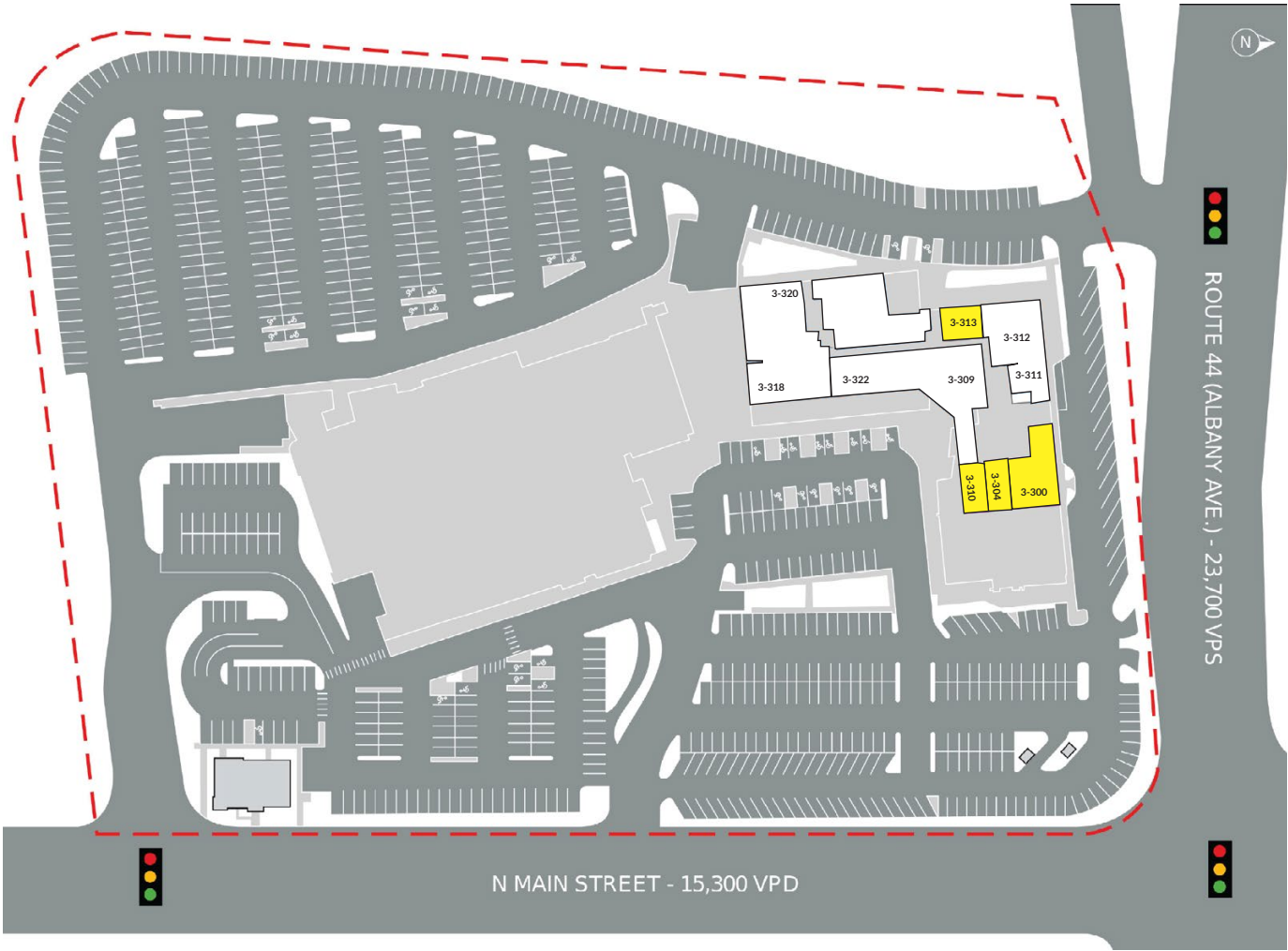
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FLOOR 3

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
3-300	Available	2,727
3-304	Available	1,042
3-309	Pinnacle Behavioral Health	4,121
3-310	Available	860
3-311	Connecticut Psychiatric Partners	1,243
3-312	West Hartford Orthodontics	1,039
3-313	Available	1,039
3-318	Regional Cancer Care Associate	8,518
3-320	Epstein & Rappoport, PC	5,602
3-322	West Hartford Chiropractic	2,483



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **9,641**

Households: **3,739**

Daytime Population: **5,972**

Median Age: **43.6**



Average Household Income: **\$216,847**

Median Household Income: **\$174,930**

### 3 MILE RADIUS:



Total Population: **91,345**

Households: **37,843**

Daytime Population: **68,877**

Median Age: **38.2**



Average Household Income: **\$142,711**

Median Household Income: **\$110,357**

### 5 MILE RADIUS:



Total Population: **224,973**

Households: **91,051**

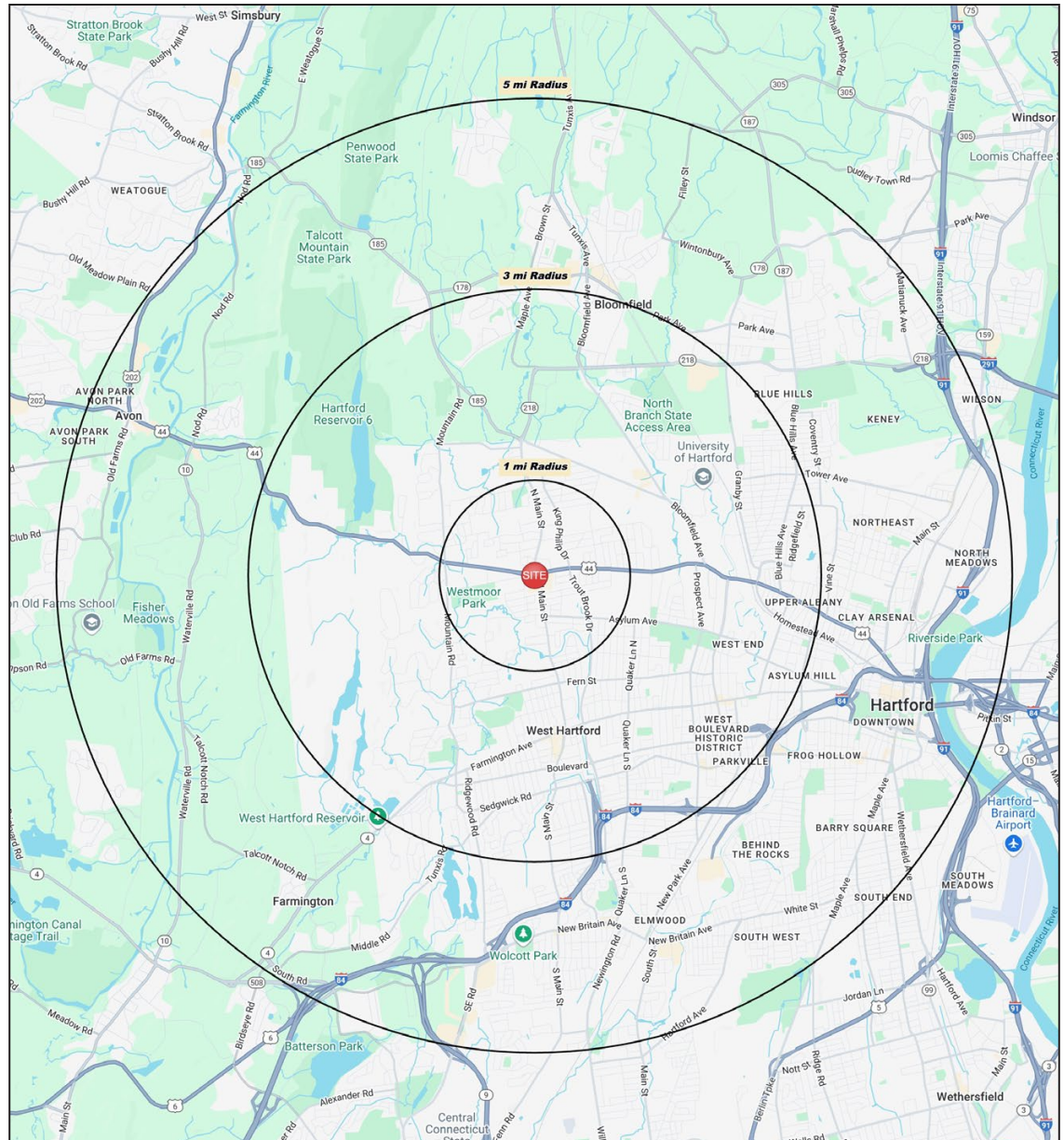
Daytime Population: **229,150**

Median Age: **37.9**



Average Household Income: **\$114,216**

Median Household Income: **\$87,640**



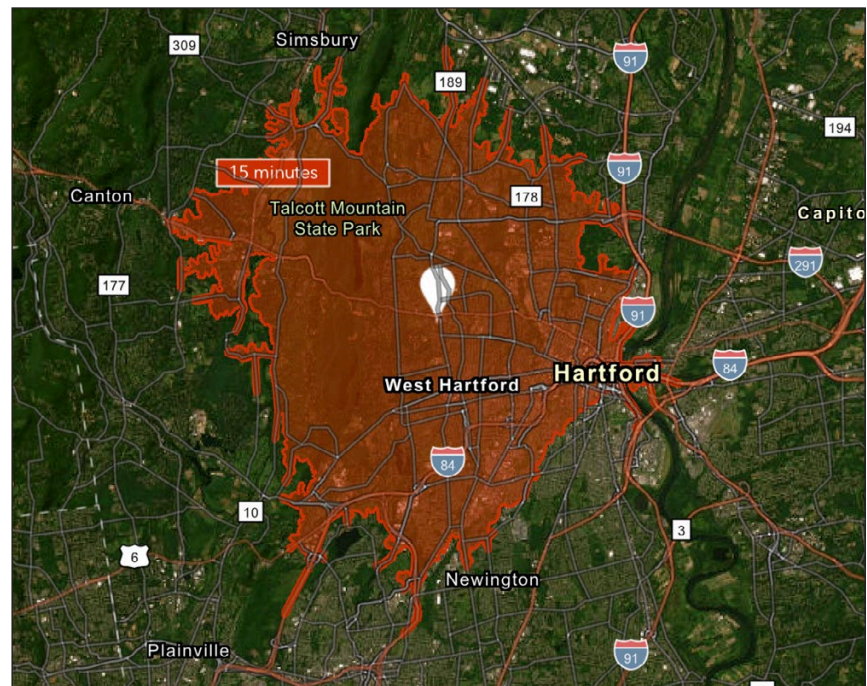
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15 MINUTE DRIVE TIME



## KEY FACTS

183,702

Population

\$76,860

Median Household Income

38.5

Median Age

249,437

Daytime Population

## TAPESTRY SEGMENTS

### Fresh Ambitions

11,746 Households

#### Socioeconomic Traits

Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

#### Household Types

More single-parent than married-couple families.

#### Typical Housing

Multi-unit Rentals; Single Family

### Family Foundations

6,333 Households

#### Socioeconomic Traits

Family & faith are the cornerstones of life in these communities. More than half have either attended college/ obtained a degree. Over one-third of households currently receive Social Security benefits

#### Household Types

Residents are a mix of married couples, single parents, grandparents, and children, young and adult.

#### Typical Housing

Single Family

### Golden Years

5,849 Households

#### Socioeconomic Traits

Independent, active seniors nearing the end of their careers or already in retirement. Older market w/ Median age of 52. Nearly 32% of residents aged 65 or older.

#### Household Types

Single-person households and married-couple families w/ no children.

#### Typical Housing

Single Family; Multi-units

## TOTAL RETAIL SALES

Includes F&B



\$2,153,421,086

## EDUCATION

Bachelor's Degree  
or Higher



44%

## OWNER OCCUPIED HOME VALUE

Average



\$415,833

## ANNUAL HOUSEHOLD SPENDING

\$4,040

Eating  
Out

\$2,729

Apparel &  
Services

\$7,512

Groceries

\$309

Computer &  
Hardware

\$8,093

Health  
Care



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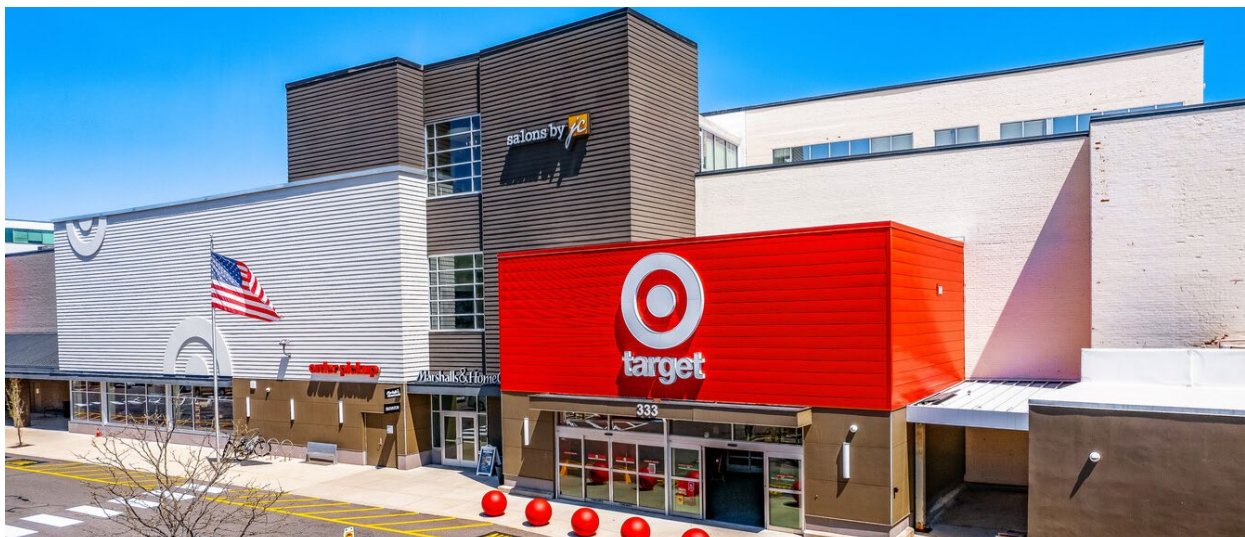


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