

# BISHOPS CORNER

333 NORTH MAIN STREET | WEST HARTFORD, CT 06117

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

ANCHORED BY



TARGET

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



www.CharterRealty.com

## FOR MORE INFORMATION CONTACT:

EVERETT ZELSON | 203-614-1109 | [Everett@CharterRealty.com](mailto:Everett@CharterRealty.com)

ASHER ZELSON | 203-653-8186 | [Asher@CharterRealty.com](mailto:Asher@CharterRealty.com)

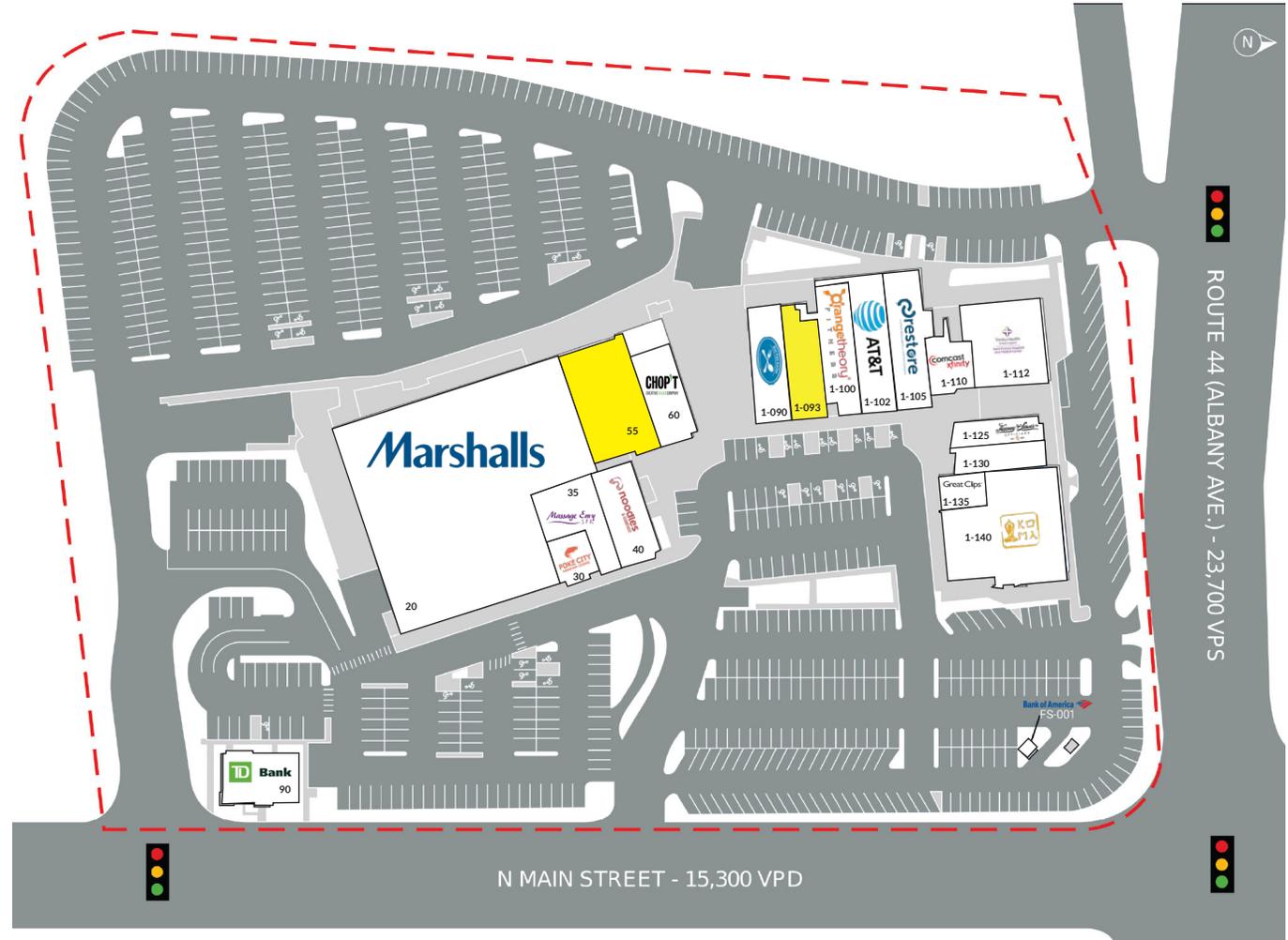
# BISHOPS CORNER

333 NORTH MAIN STREET | WEST HARTFORD, CT 06117

GROUND LEVEL

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
FS-001	Bank of America	1,200
1-090	Blue Plate Kitchen	2,950
1-093	Available	2,785
1-100	Orangetheory Fitness	3,443
1-102	AT&T	3,762
1-105	Restore Hyper Wellness	3,604
1-110	Xfinity Comcast - Coming Soon	1,918
1-112	Trinity Health	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



### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

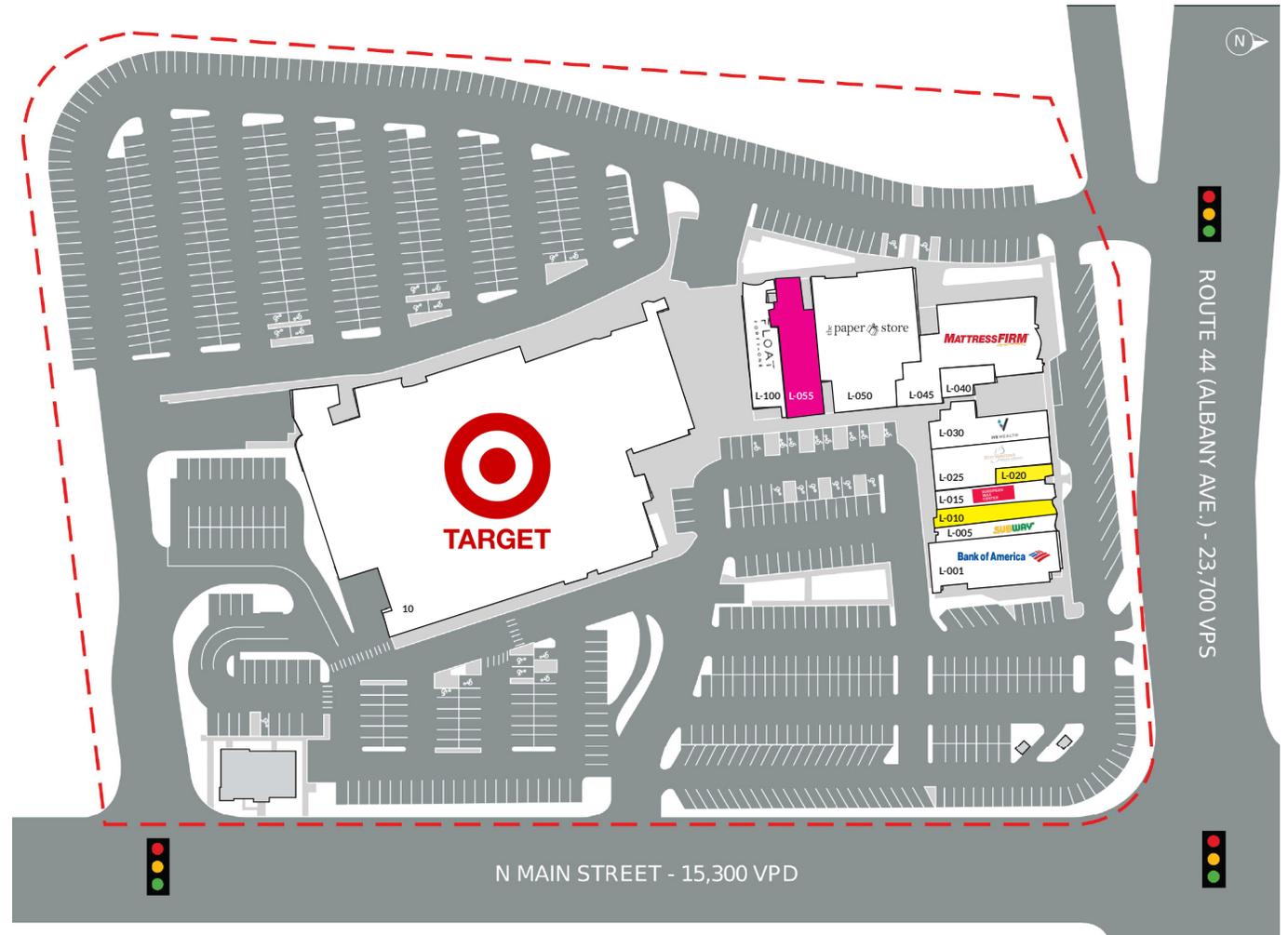
# BISHOPS CORNER

333 NORTH MAIN STREET | WEST HARTFORD, CT 06117

LOWER LEVEL

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
L-001	Bank of America	4,000
L-005	Subway	1,500
L-010	Available - Former 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	Kumon - Coming Soon	1,142
L-045	Mattress Firm	6,110
L-050	Paper Store	9,774
L-055	Signed LOI	3,500
L-100	Float Forty One	3,213
10	Target	59,364



### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

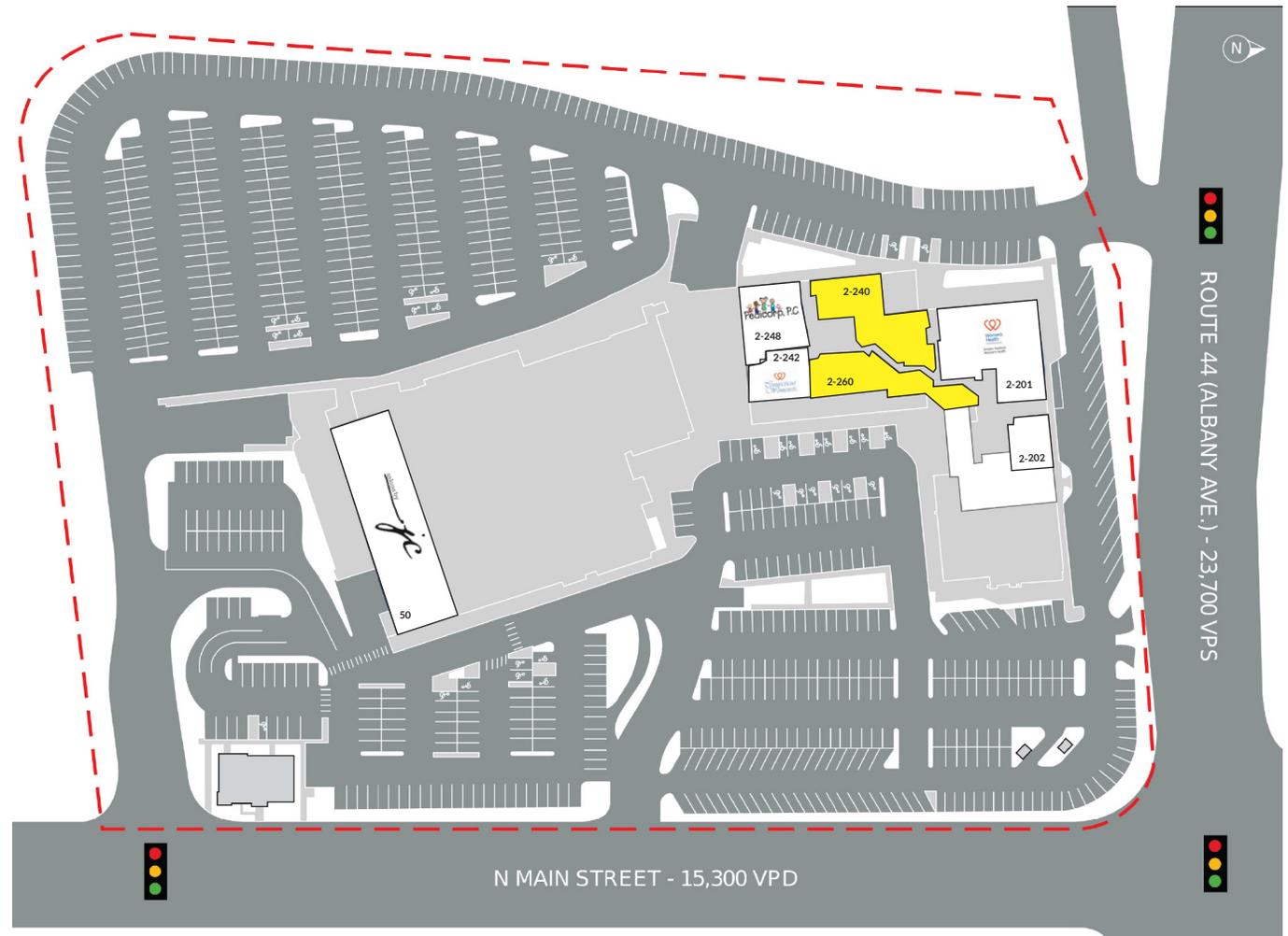
# BISHOPS CORNER

333 NORTH MAIN STREET | WEST HARTFORD, CT 06117

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



### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

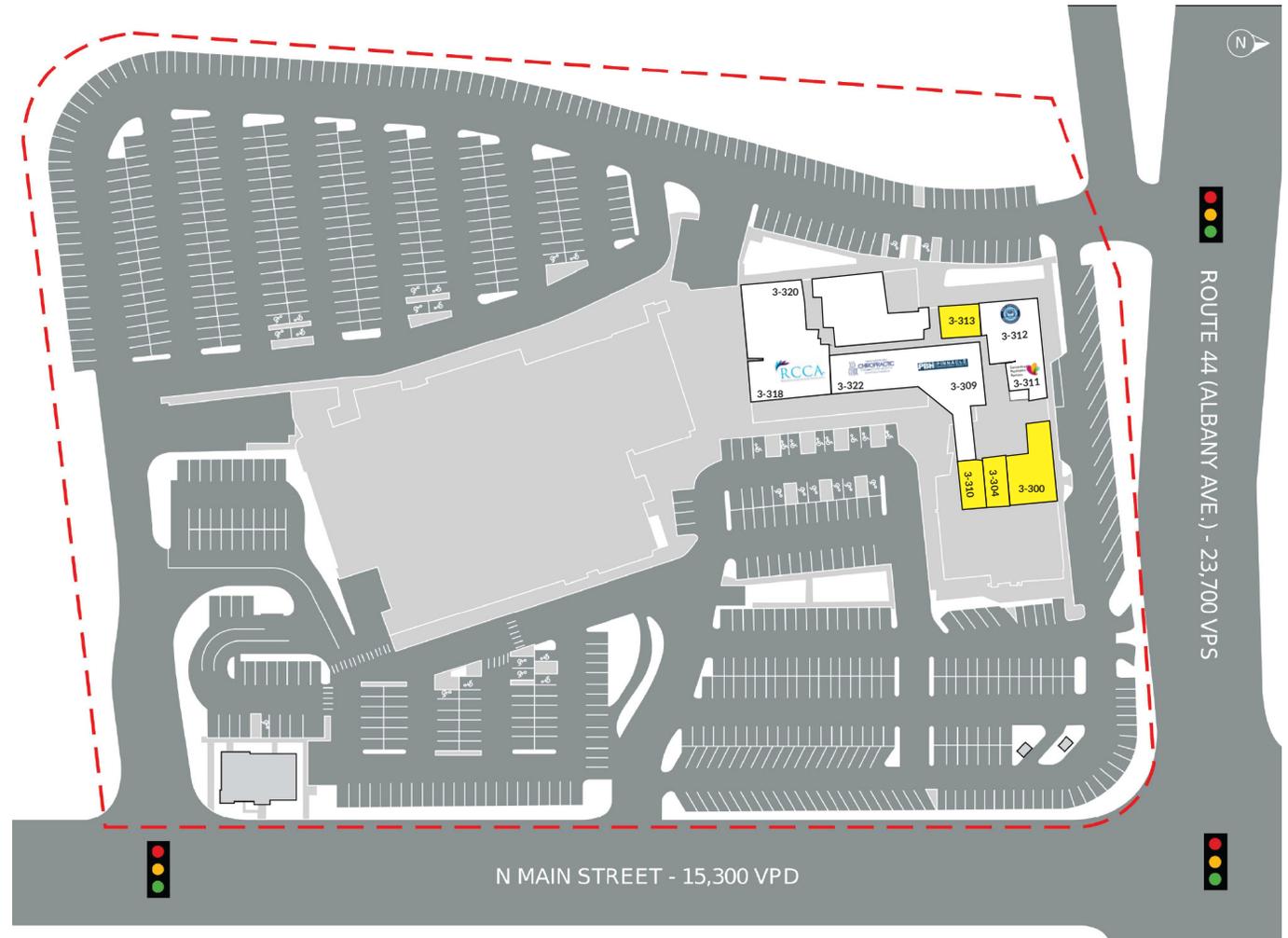
# BISHOPS CORNER

333 NORTH MAIN STREET | WEST HARTFORD, CT 06117

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



### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# BISHOPS CORNER

333 NORTH MAIN STREET | WEST HARTFORD, CT 06117

## 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**

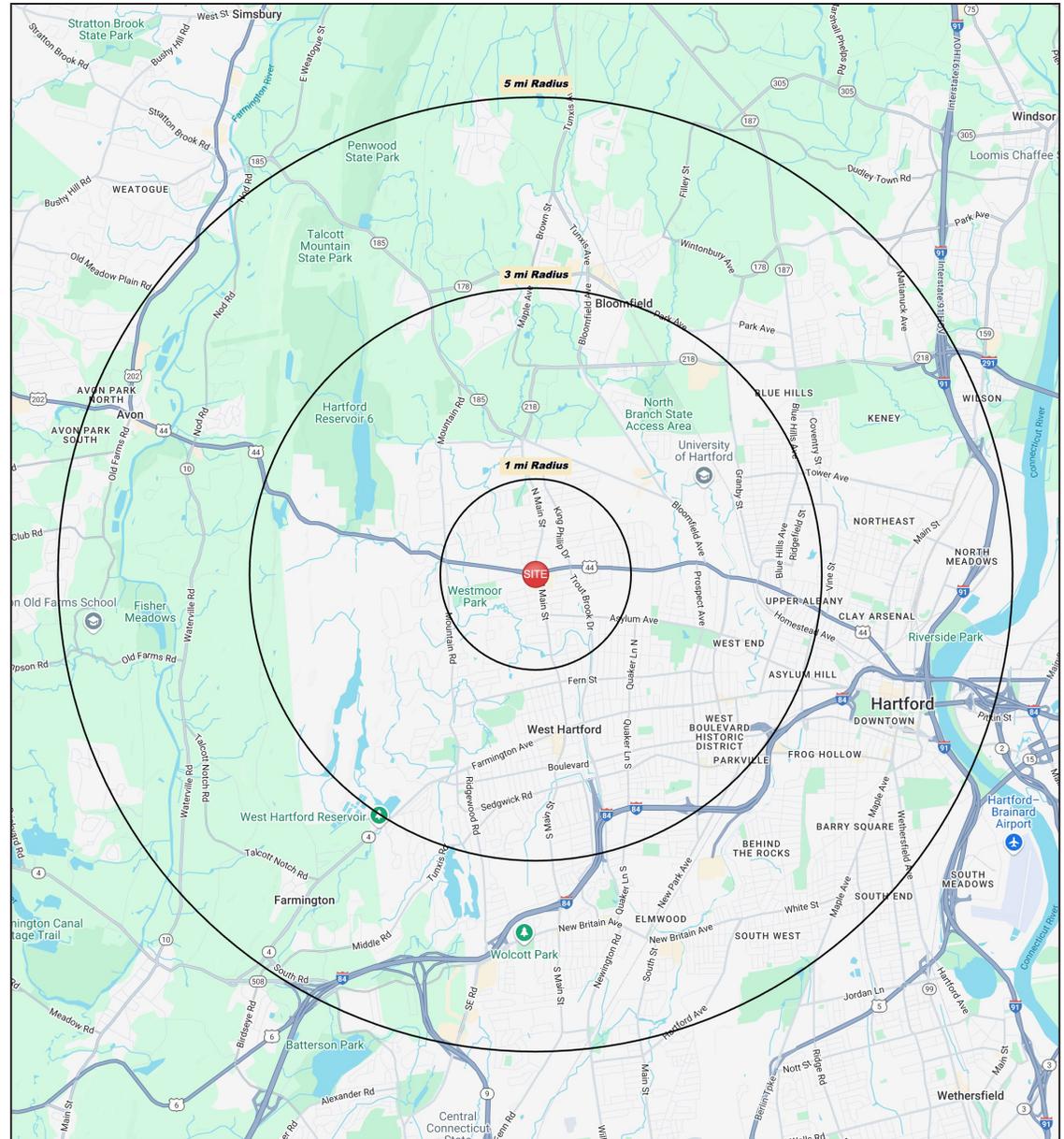
Daytime Population: **229,150**

Median Age: **37.9**



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

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



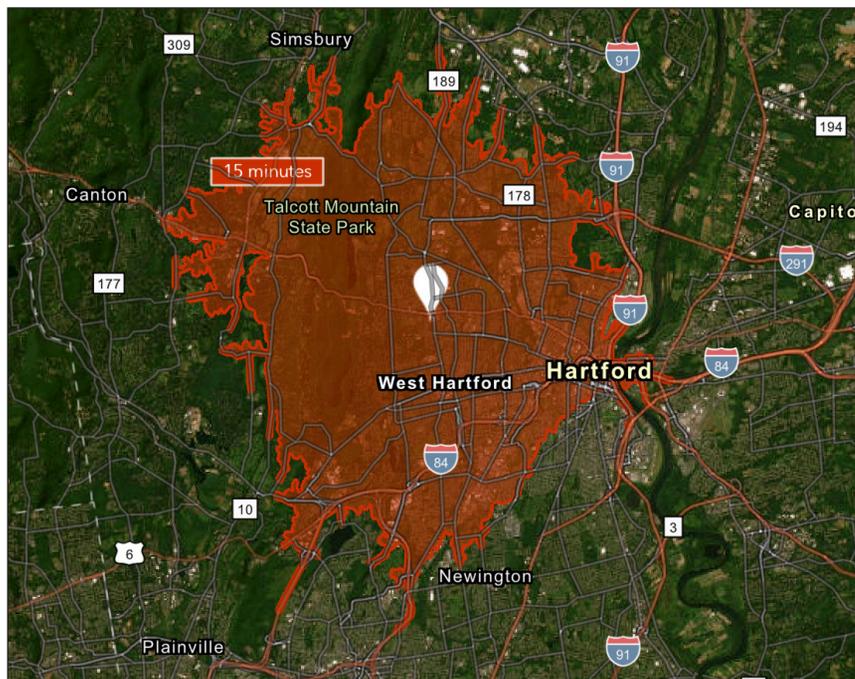
### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# BISHOPS CORNER

333 NORTH MAIN STREET | WEST HARTFORD, CT 06117

15 MINUTE DRIVE TIME



## KEY FACTS

184,277

Population

\$80,078

Median Household Income

39.0

Median Age

249,307

Daytime Population

## TAPESTRY SEGMENTS

Top Tier <i>6,577 households</i>	City Greens <i>6,147 households</i>	Retirement Communities <i>6,102 households</i>
<b>Socioeconomic Traits</b> Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.	<b>Socioeconomic Traits</b> Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.	<b>Socioeconomic Traits</b> Nationwide suburban neighborhoods with many seniors and single households. Residents rely on retirement, investments, and wages, working in professional fields. Homes vary, with above-average net worth and higher-than-average rent prices.
<b>Household Types</b> Married couples	<b>Household Types</b> Married couples; singles living alone	<b>Household Types</b> Singles living alone; married couples with no kids
<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Multi-Units

### TOTAL RETAIL SALES

Includes F&B



\$2,109,750,879

### EDUCATION

Bachelor's Degree or Higher



45%

### OWNER OCCUPIED HOME VALUE

Average



\$458,849

## ANNUAL HOUSEHOLD SPENDING

\$4,299

Eating Out

\$2,625

Apparel & Services

\$7,858

Groceries

\$245

Computer & Hardware

\$7,714

Health Care



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# BISHOPS CORNER

333 NORTH MAIN STREET | WEST HARTFORD, CT 06117

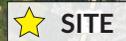


## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# BISHOPS CORNER

333 NORTH MAIN STREET | WEST HARTFORD, CT 06117



Marshalls AT&T MATTRESS FIRM TARGET TD Bank Bank of America Verizon

WHOLE FOODS Starbucks Panera Bread STAPLES CVS FIVE GUYS Walgreens Great Clips PET SUPPLIES PLUS

ANYTIME FITNESS Hartford HealthCare

WHOLE FOODS ACE The helpful place. pure barre THE CHEESECAKE FACTORY BARNES & NOBLE

HYUNDAI SUBARU Mobil MIDAS McDonald's DUNKIN' DONUTS BURGER KING SUBWAY



BURGER KING CVS Starbucks DUNKIN' DONUTS



CHARTER REALTY  
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# BISHOPS CORNER

333 NORTH MAIN STREET | WEST HARTFORD, CT 06117



## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.