

# CROSSROADS PLAZA

34 SHUNPIKE ROAD | CROMWELL, CT

**AVAILABLE 6,090 SF**

ANCHORED BY



## PROPERTY INFORMATION

- 57,319 SF 2.29 Acres
- Approximately 0.4 miles, 3 minutes to I-91
- Retail, medical, or restaurant use
- Delivery Q3-Q4 2025
- Over 10,700 VPD
- +250 on-site spaces

## SPACE DETAILS

- Available 6,090 SF

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,316	42,338	96,205
MEDIAN HH INC	\$107,321	\$95,159	\$97,923
AVERAGE HH INC	\$139,966	\$118,058	\$124,346



[www.CharterRealty.com](http://www.CharterRealty.com)

**FOR MORE INFORMATION CONTACT:**

**KERRY WOOD**

203-227-2922 X 1574  
475-288-7040

[Kerry@CharterRealty.com](mailto:Kerry@CharterRealty.com)

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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **6,316**

Households: **2,937**

Daytime Population: **4,748**

Median Age: **43.6**



Average Household Income: **\$139,966**

Median Household Income: **\$107,321**

### 3 MILE RADIUS:



Total Population: **42,338**

Households: **18,897**

Daytime Population: **35,754**

Median Age: **41.1**



Average Household Income: **\$118,058**

Median Household Income: **\$95,159**

### 5 MILE RADIUS:



Total Population: **96,205**

Households: **40,659**

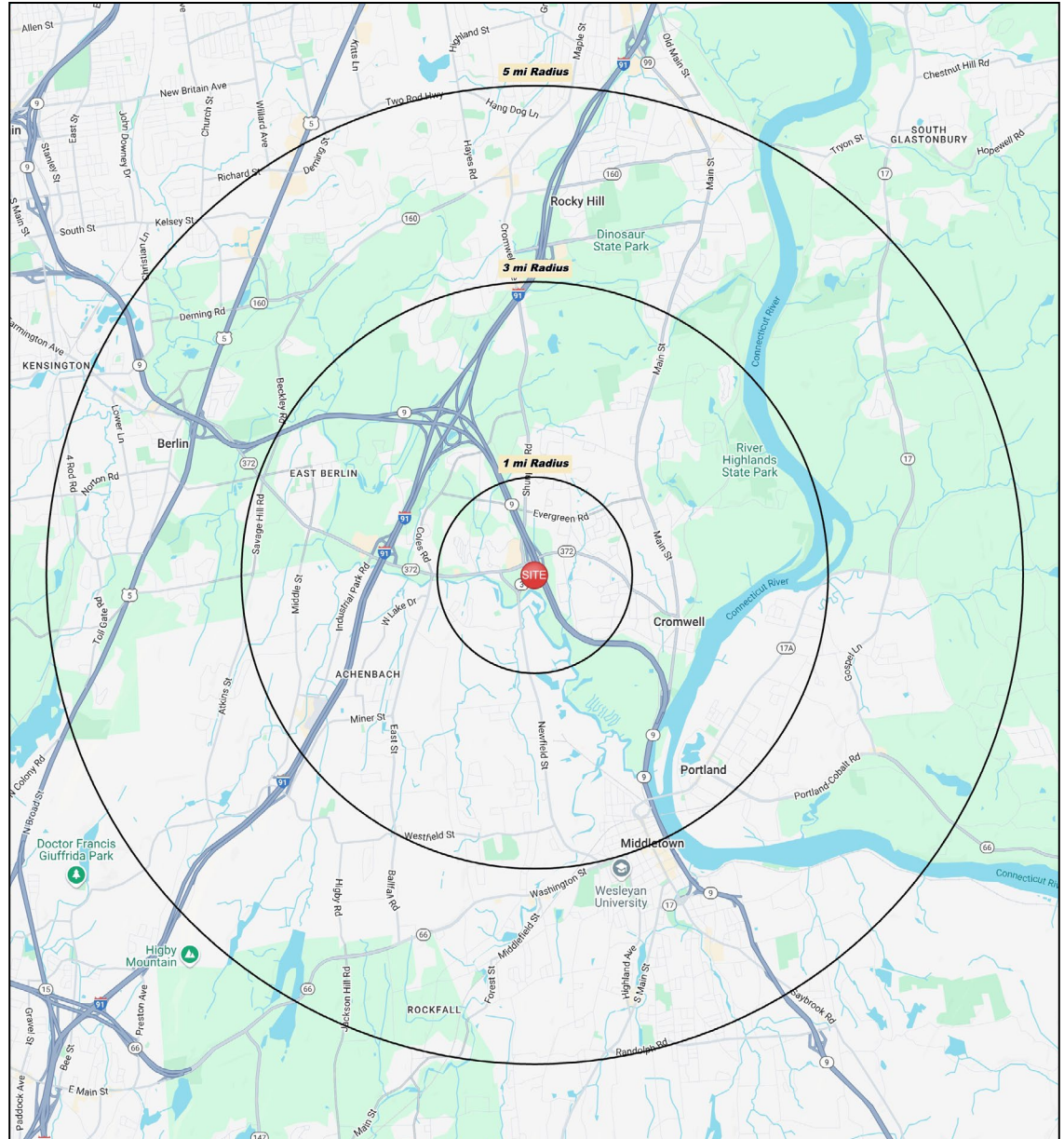
Daytime Population: **88,592**

Median Age: **41.1**



Average Household Income: **\$124,346**

Median Household Income: **\$97,923**



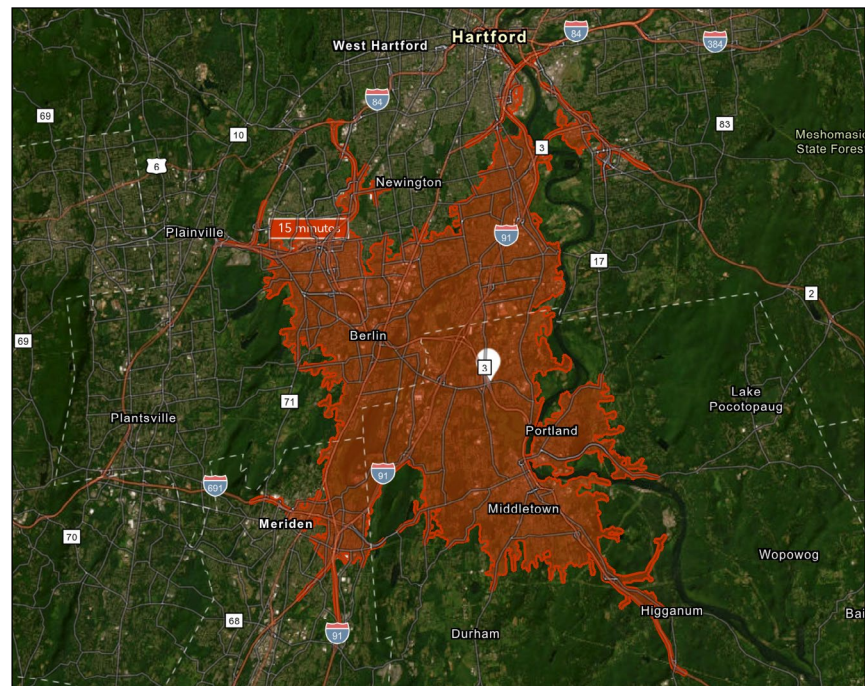
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15 MINUTE DRIVE TIME



## KEY FACTS

178,436

Population

\$82,340

Median Household Income

40.4

Median Age

199,007

Daytime Population

## TAPESTRY SEGMENTS

### Parks & Rec

10,512 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

9,312 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

### Comfortable Empty Nesters

6,365 Households

### Socioeconomic Traits

Nearly half of all householders aged 55 or older. Average labor force participation at 61%. Residents are professionals working in government, health care, or manufacturing.

### Household Types

Married couples, some with children, but most without.

### Typical Housing

Single Family

## ANNUAL HOUSEHOLD SPENDING

\$3,675

Eating Out

\$2,434

Apparel & Services

\$6,795

Groceries

\$279

Computer & Hardware

\$7,560

Health Care

## TOTAL RETAIL SALES

Includes F&B



\$1,350,791,564

## EDUCATION

Bachelor's Degree or Higher



38%

## OWNER OCCUPIED HOME VALUE

Average



\$745,600



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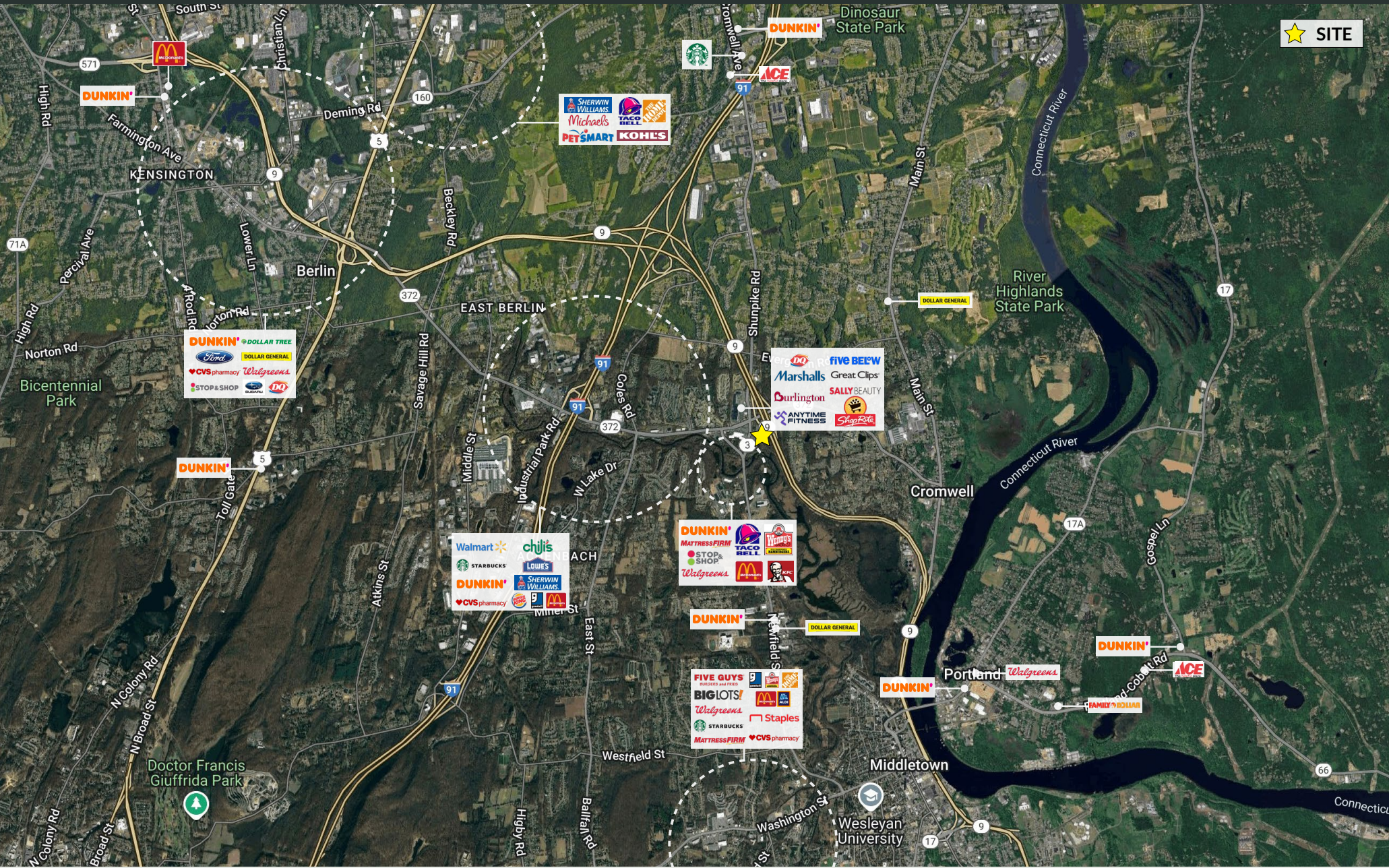
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