

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

FOR MORE INFORMATION CONTACT:

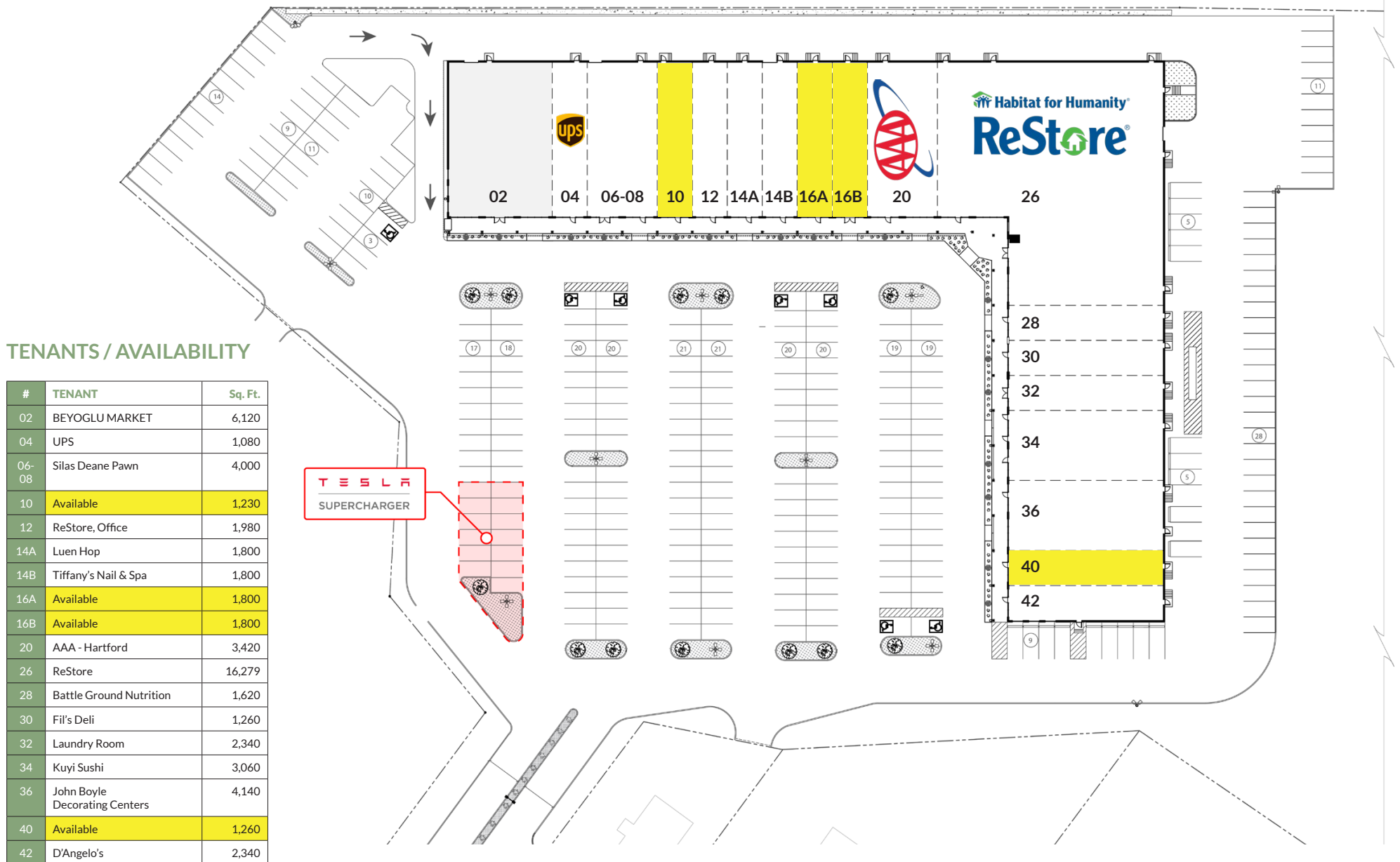
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TRADE AREA DEMOGRAPHICS

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**

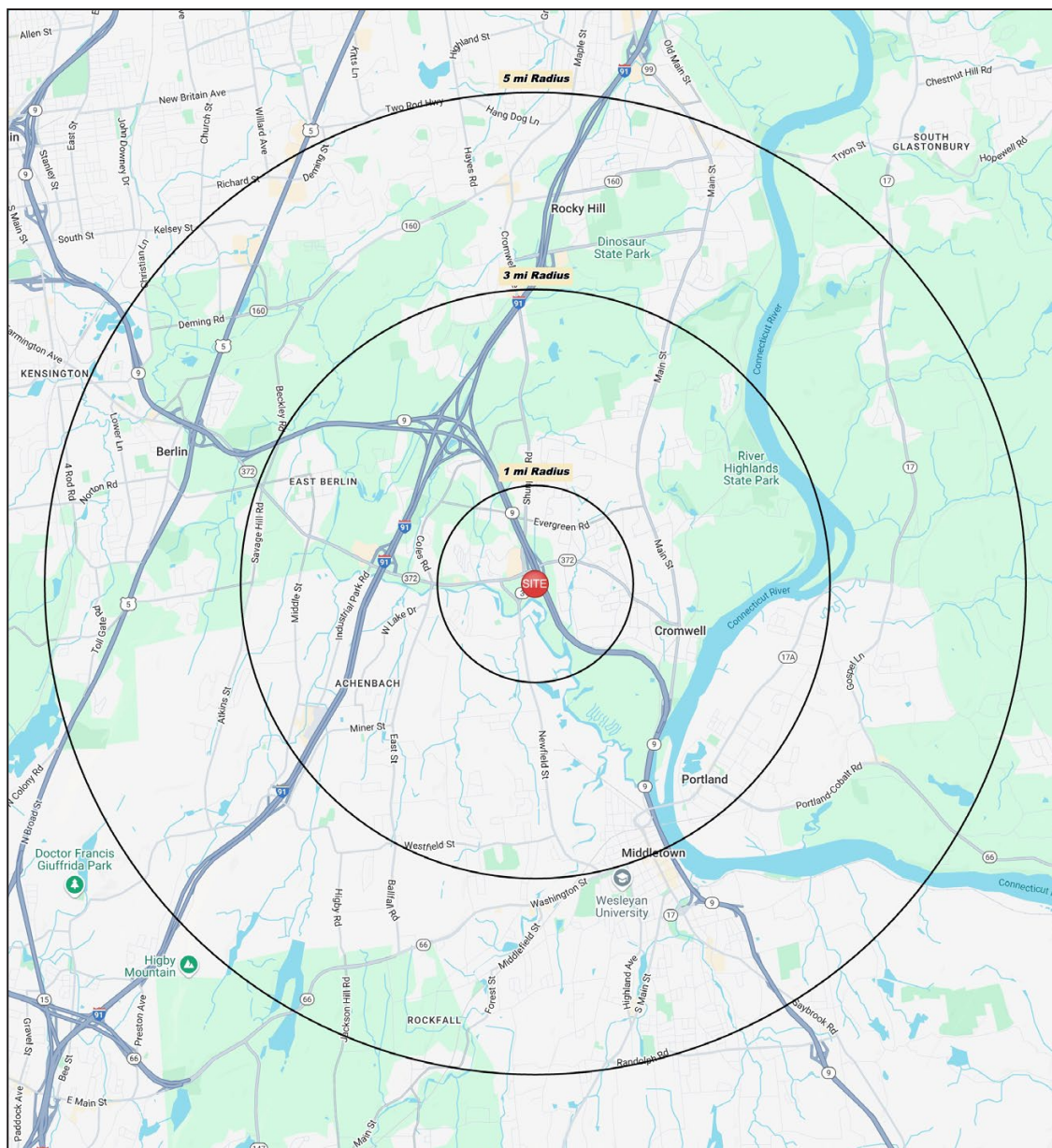
Daytime Population: **88,592**

Median Age: **41.1**



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

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



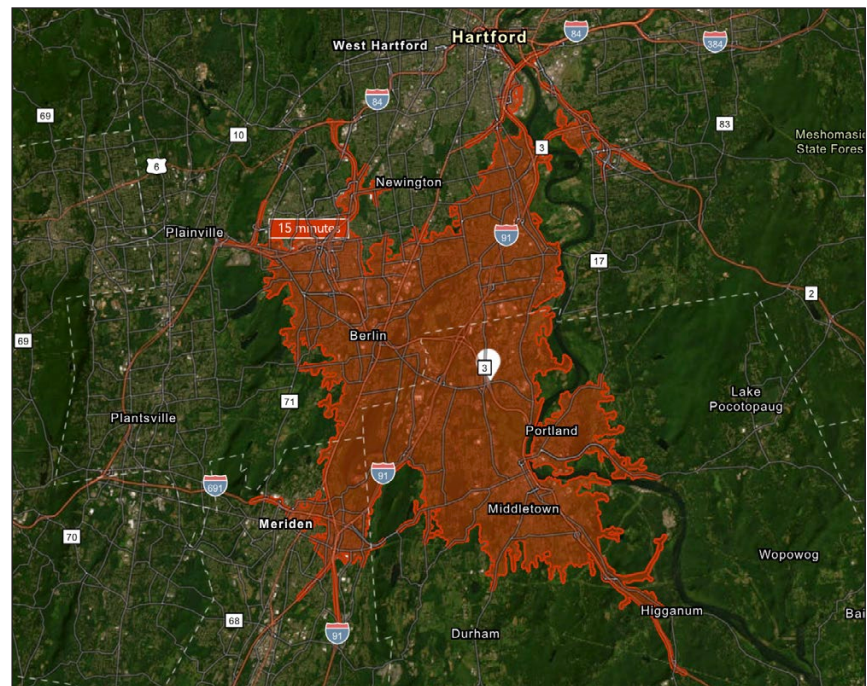
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15 MINUTE DRIVE TIME



KEY FACTS

177,625

Population

\$81,419

Median Household Income

40.7

Median Age

198,241

Daytime Population

TAPESTRY SEGMENTS

City Greens

12,500 households

Socioeconomic Traits

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.

Household Types

Married couples;
singles living alone

Typical Housing

Single Family

Fresh Ambitions

8,153 households

Socioeconomic Traits

Found in the Mid-Atlantic and Pacific regions, these urban communities include large families and young children. Residents work service jobs, earn modest incomes, and often face high rental burdens despite lower-than-average rents.

Household Types

Single parents and married or
cohabiting couples

Typical Housing

Multi-Units

Savvy Suburbanites

7,055 households

Socioeconomic Traits

Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.

Household Types

Married couples

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$1,881,693,333

EDUCATION

Bachelor's Degree
or Higher



38%

OWNER OCCUPIED HOME VALUE

Average



\$432,838

ANNUAL HOUSEHOLD SPENDING

\$3,909

Eating
Out

\$2,378

Apparel &
Services

\$7,162

Groceries

\$223

Computer &
Hardware

\$7,255

Health
Care



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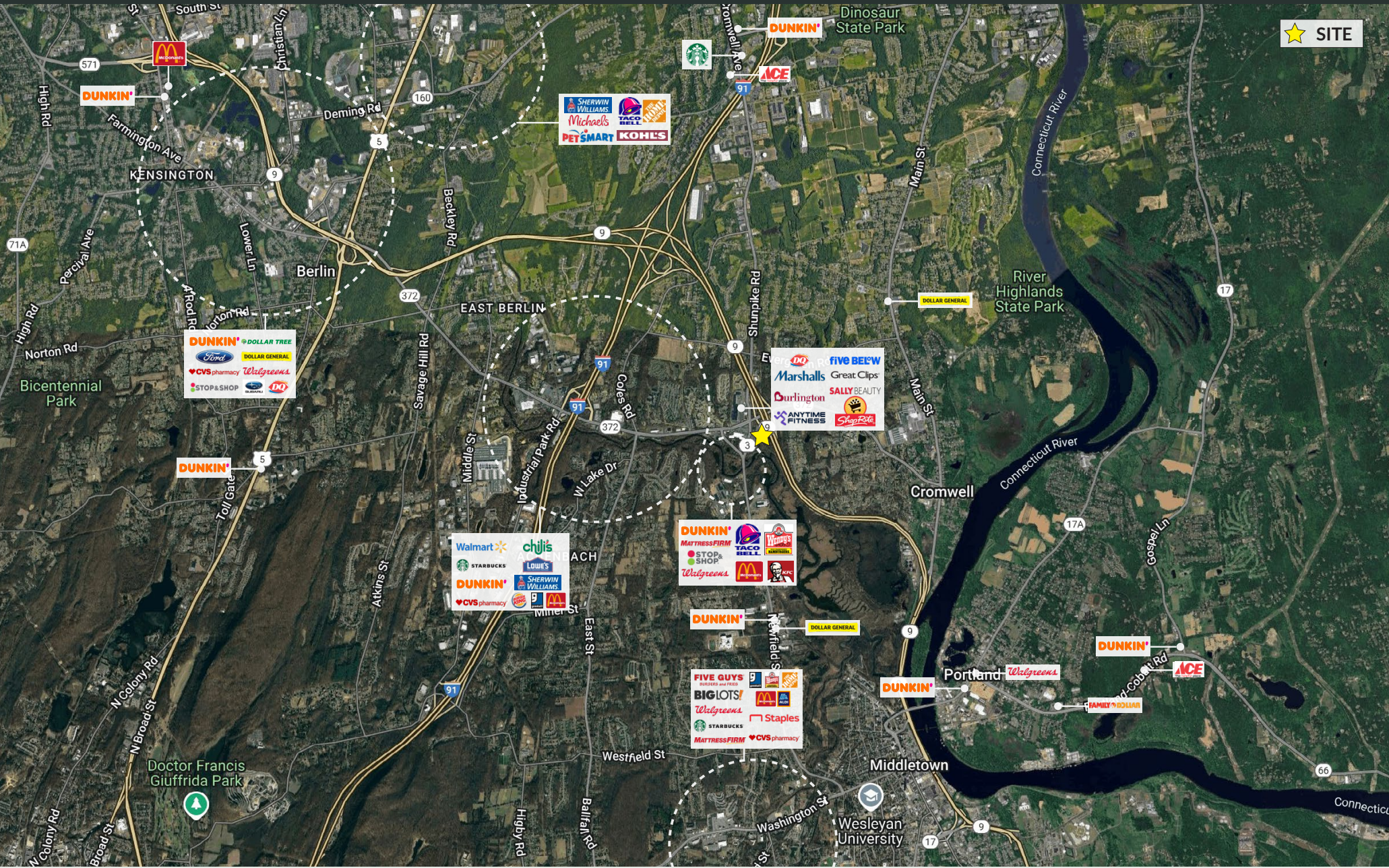


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