

# CROSSROADS PLAZA

34 SHUNPIKE ROAD | CROMWELL, CT

**AVAILABLE 1,230 SF - 3,600 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
- Over 10,700 VPD
- +250 on-site spaces

## SPACE DETAILS

- Available 1,230 SF - 3,600 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



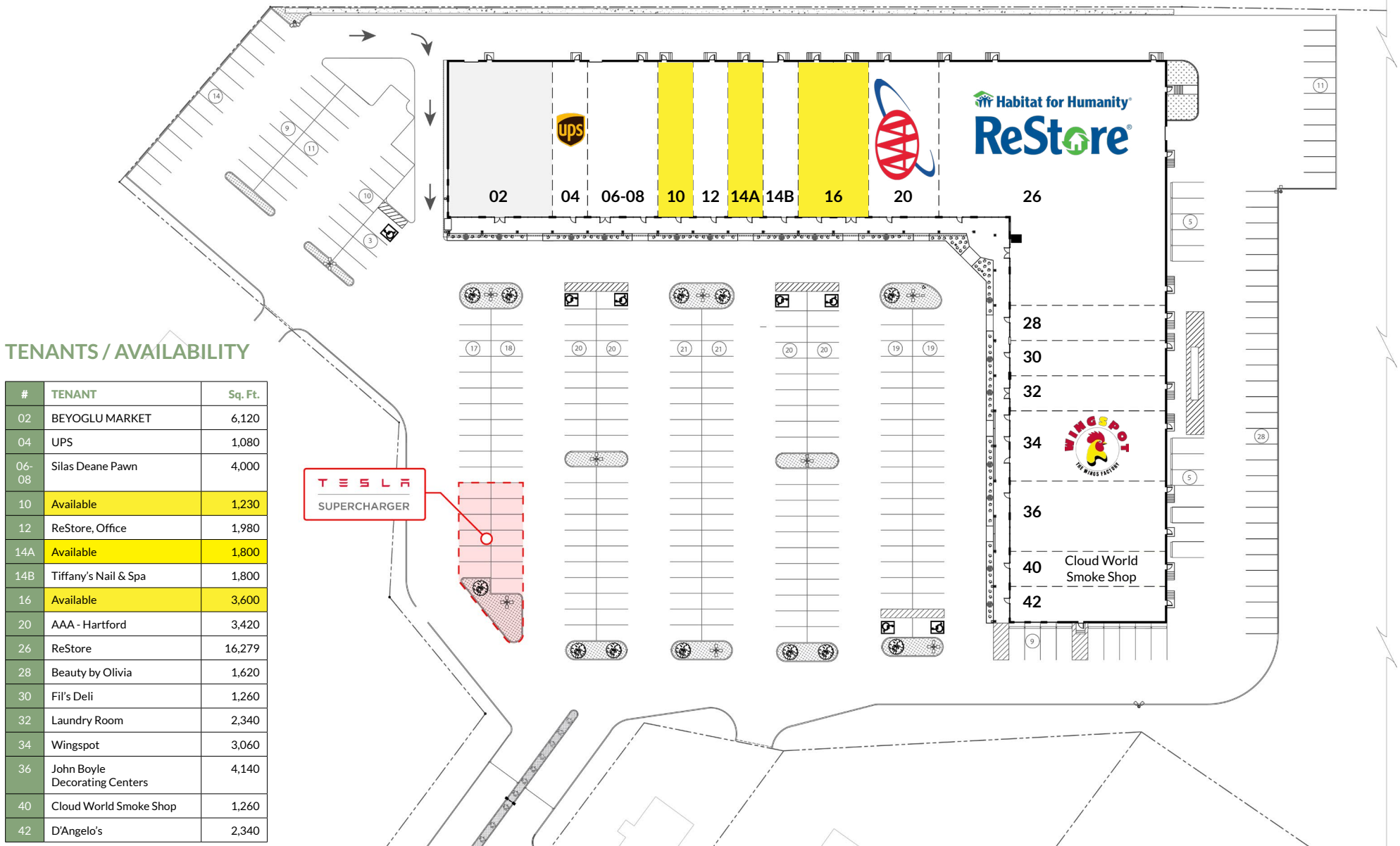
www.CharterRealty.com

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**

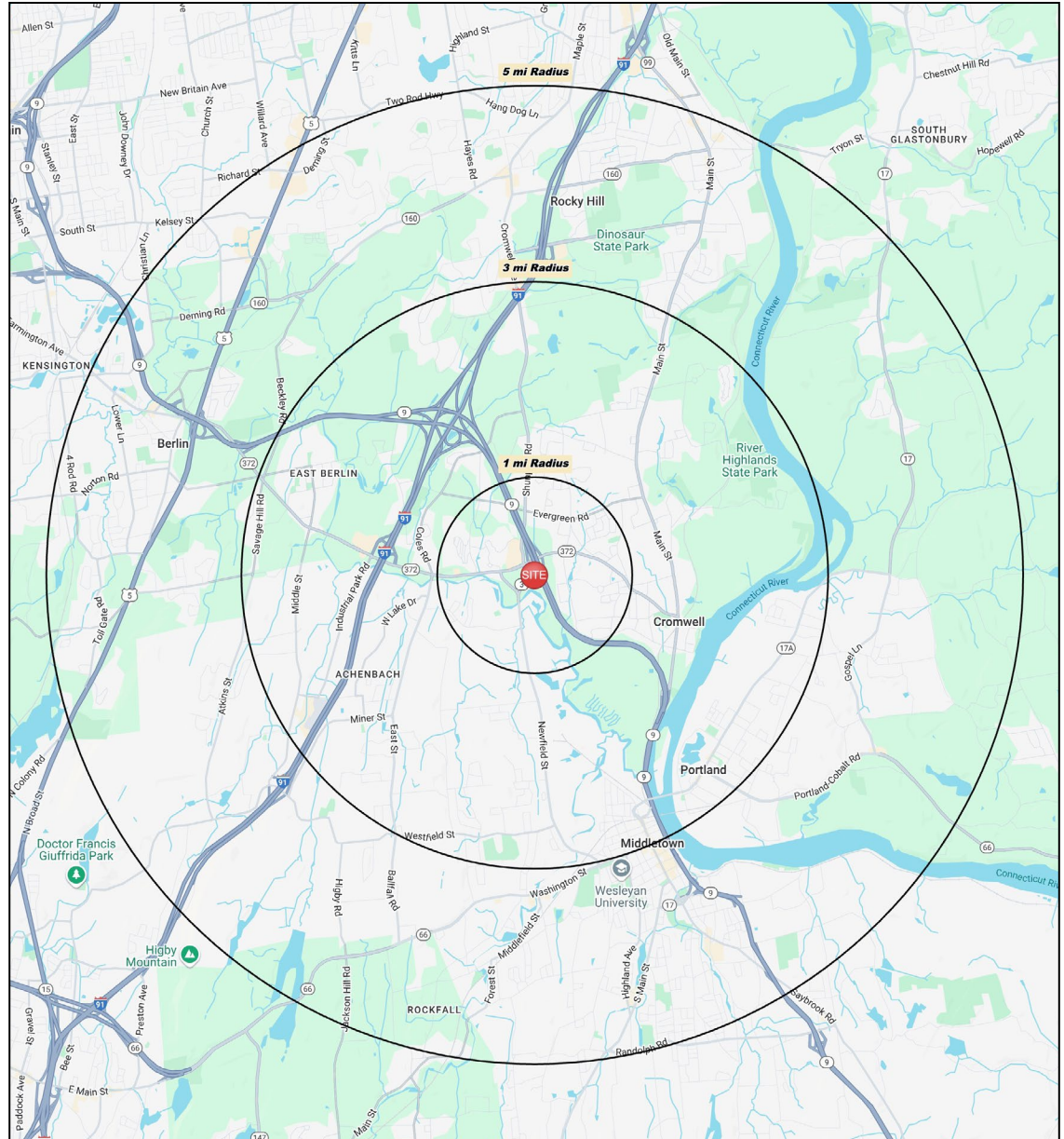
Daytime Population: **88,592**

Median Age: **41.1**



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

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



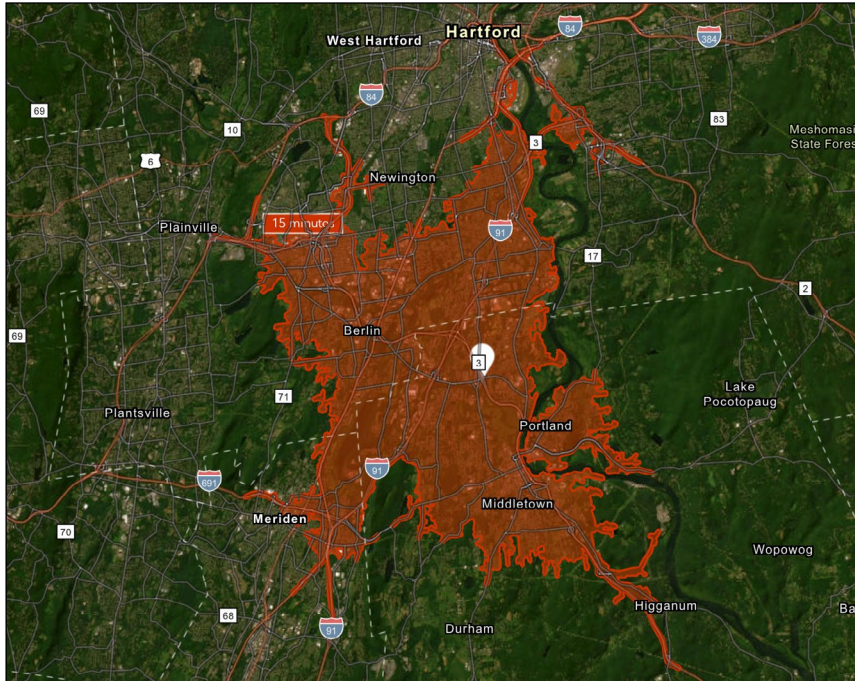
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15 MINUTE DRIVE TIME



## KEY FACTS

177,625

Population

\$81,419

Median Household Income

40.7

Median Age

198,241

Daytime Population

## TAPESTRY SEGMENTS

City Greens <i>12,500 households</i>	Fresh Ambitions <i>8,153 households</i>	Savvy Suburbanites <i>7,055 households</i>
<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> 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.	<b>Socioeconomic Traits</b> 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.
<b>Household Types</b> Married couples; singles living alone	<b>Household Types</b> Single parents and married or cohabiting couples	<b>Household Types</b> Married couples
<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Multi-Units	<b>Typical Housing</b> 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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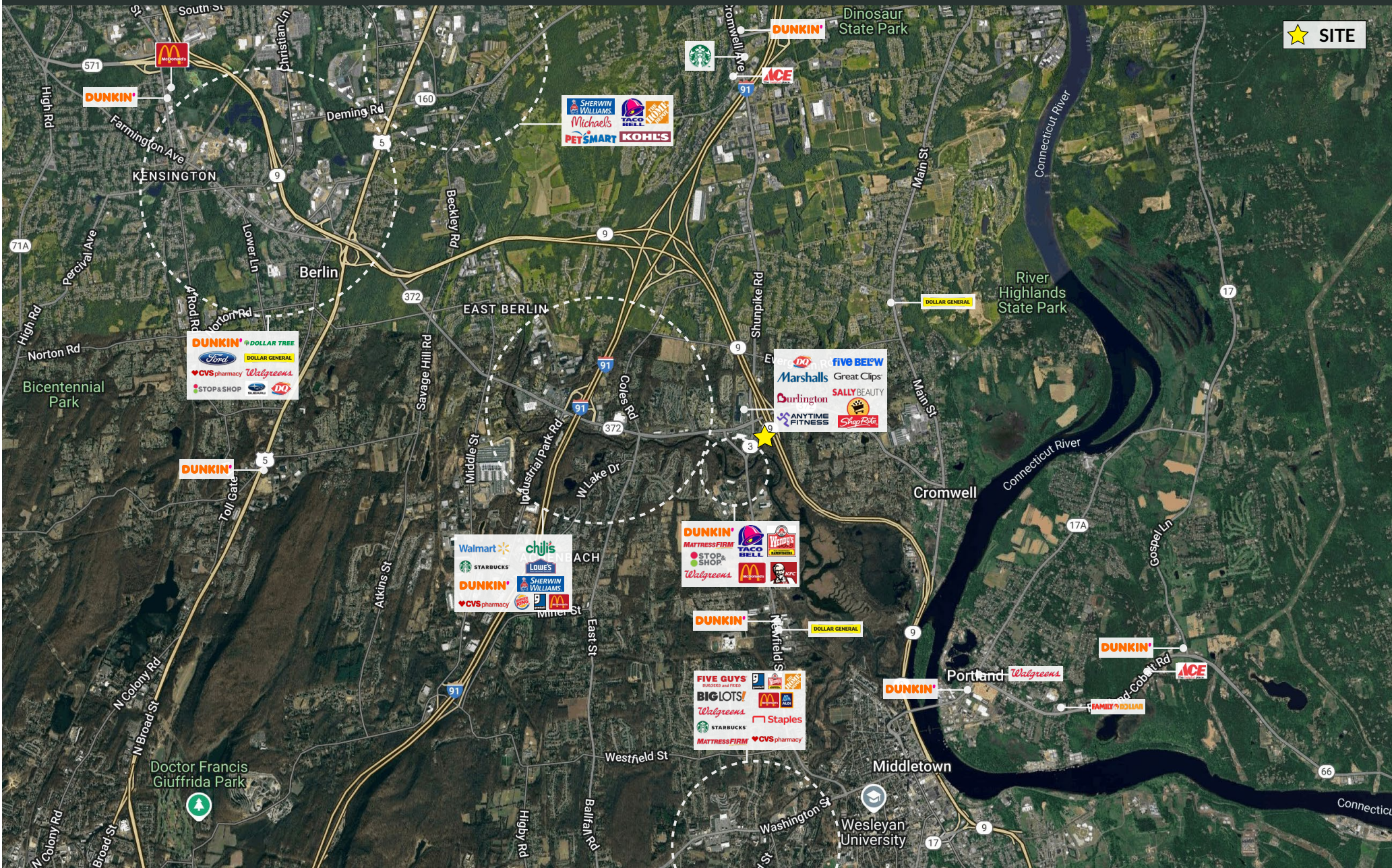


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