

MANCHESTER FREESTANDING BUILDING

233 BUCKLAND HILLS DRIVE | MANCHESTER, CT 06042

AVAILABLE 19,750 SF

AREA TENANTS



PROPERTY INFORMATION

- Retail / Restaurant / Fitness Club
- Approximately 0.8 miles, 3 minutes to I-84
- Right across the street from The Shoppes at Buckland Hills
- Located in the Buckland Hills retail corridor of Manchester
- 96 surface parking spaces

SPACE DETAILS

- Available 19,750 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,481	59,735	131,237
MEDIAN HH INC	\$101,039	\$101,441	\$102,045
AVERAGE HH INC	\$126,070	\$122,988	\$122,427



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

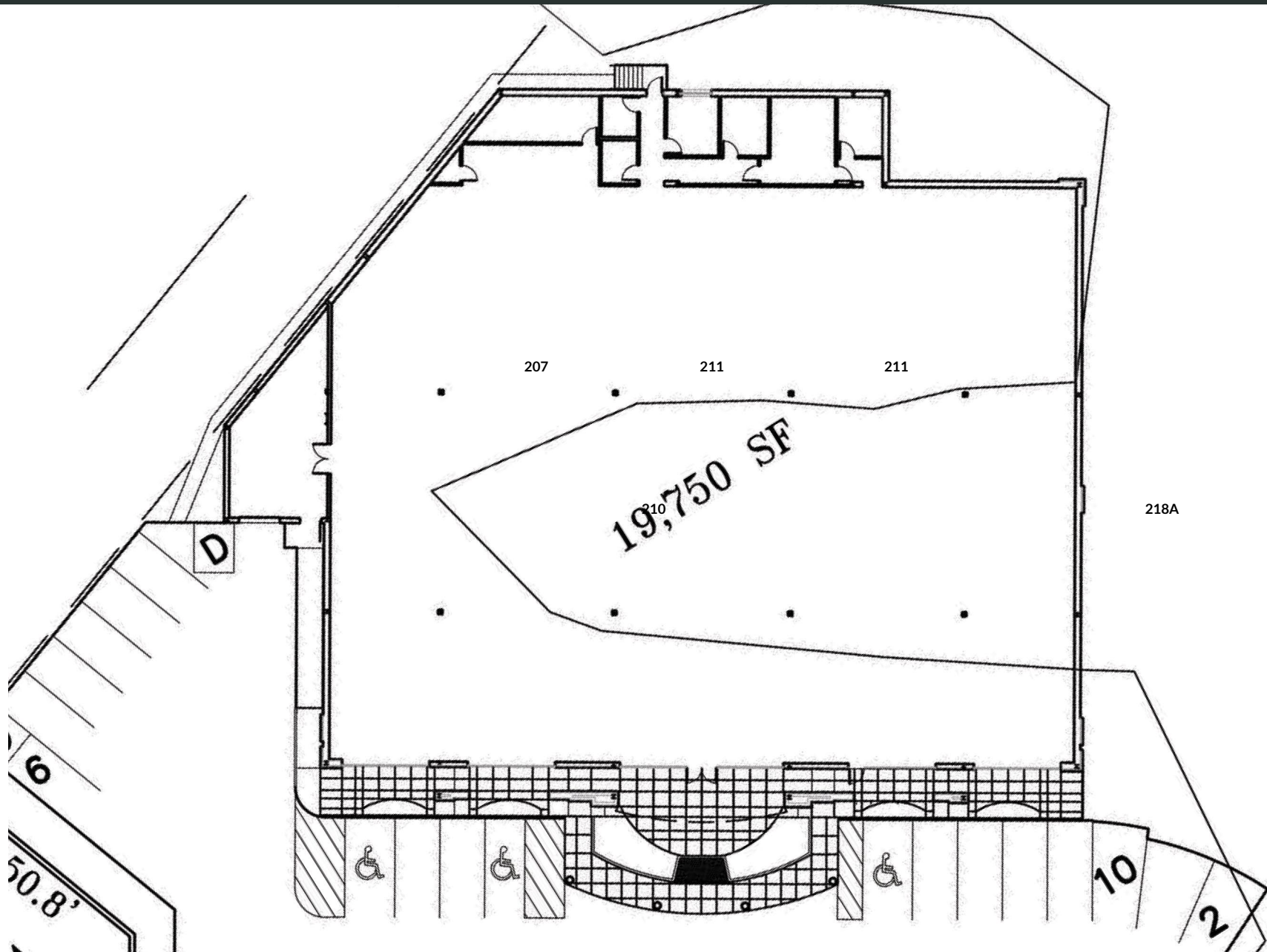
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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **7,481**

Households: **3,488**

Daytime Population: **6,864**

Median Age: **34.2**



Average Household Income: **\$126,070**

Median Household Income: **\$101,039**

3 MILE RADIUS:



Total Population: **59,735**

Households: **25,122**

Daytime Population: **48,824**

Median Age: **38.2**



Average Household Income: **\$122,988**

Median Household Income: **\$101,441**

5 MILE RADIUS:



Total Population: **131,237**

Households: **54,016**

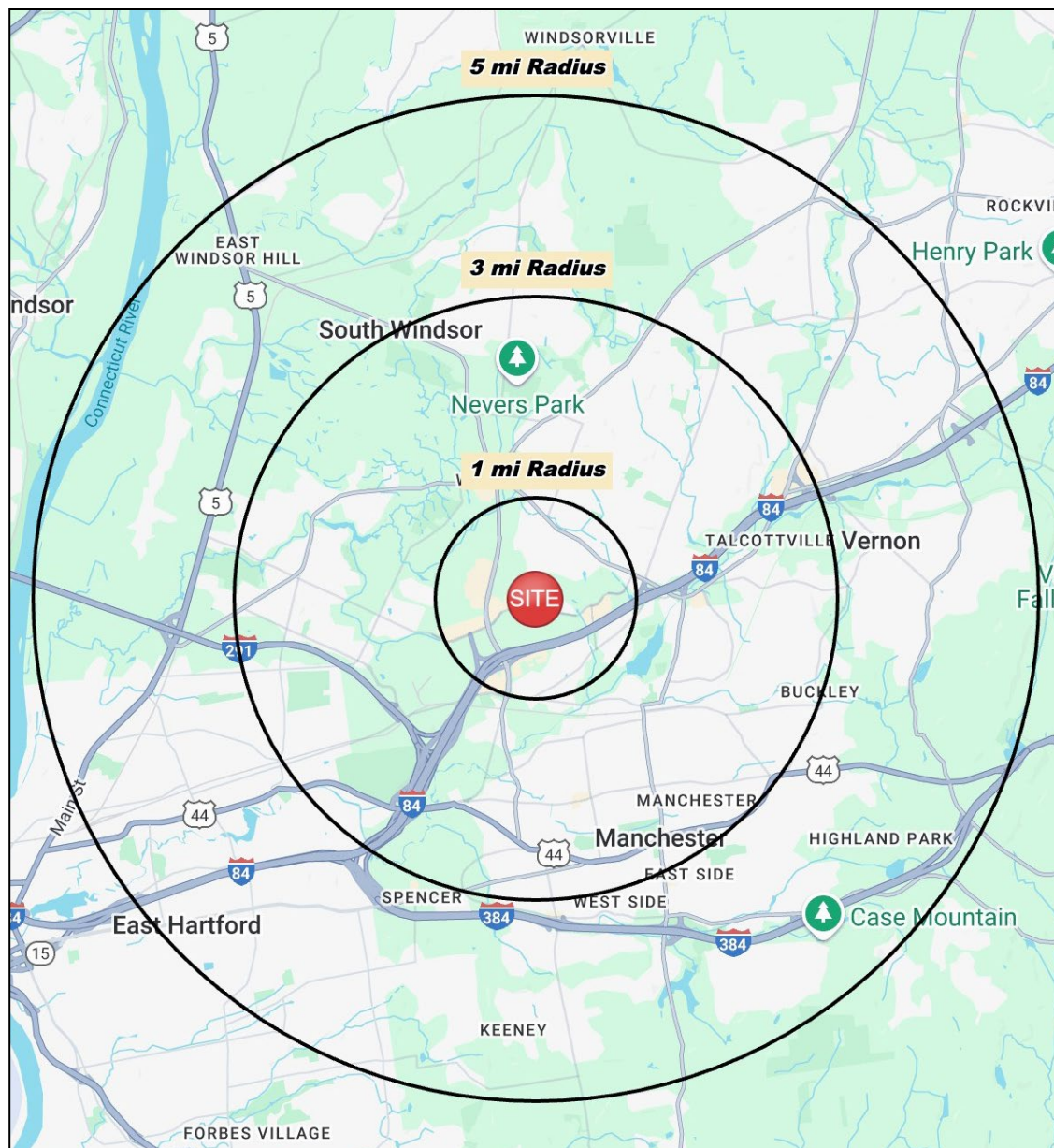
Daytime Population: **93,760**

Median Age: **39.7**



Average Household Income: **\$122,427**

Median Household Income: **\$102,045**



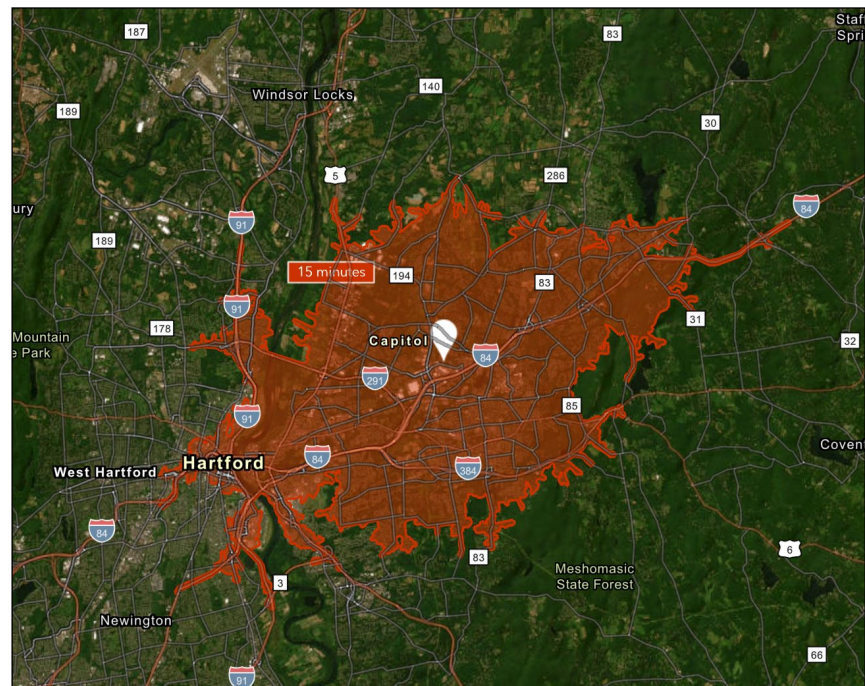
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15 MINUTE DRIVE TIME



KEY FACTS

182,391

Population

\$79,326

Median Household Income

39.2

Median Age

229,294

Daytime Population

TAPESTRY SEGMENTS

Front Porches

11,725 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

Parks & Rec

10,501 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

Metro Renters

6,344 Households

Socioeconomic Traits

Well-educated consumers, many currently enrolled in college. Willing to take risks and work long hours to get to the top of their profession.

Household Types

Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.

Typical Housing

Multi-unit Rentals

TOTAL RETAIL SALES

Includes F&B



\$1,951,170,994

EDUCATION

Bachelor's Degree or Higher



37%

OWNER OCCUPIED HOME VALUE

Average



\$360,926

ANNUAL HOUSEHOLD SPENDING

\$3,496

Eating Out

\$2,395

Apparel & Services

\$3,496

Groceries

\$270

Computer & Hardware

\$7,270

Health Care



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AVAILABLE
19,750 SF

FRANK PEPE
PIZZERIA NAPOLETANA



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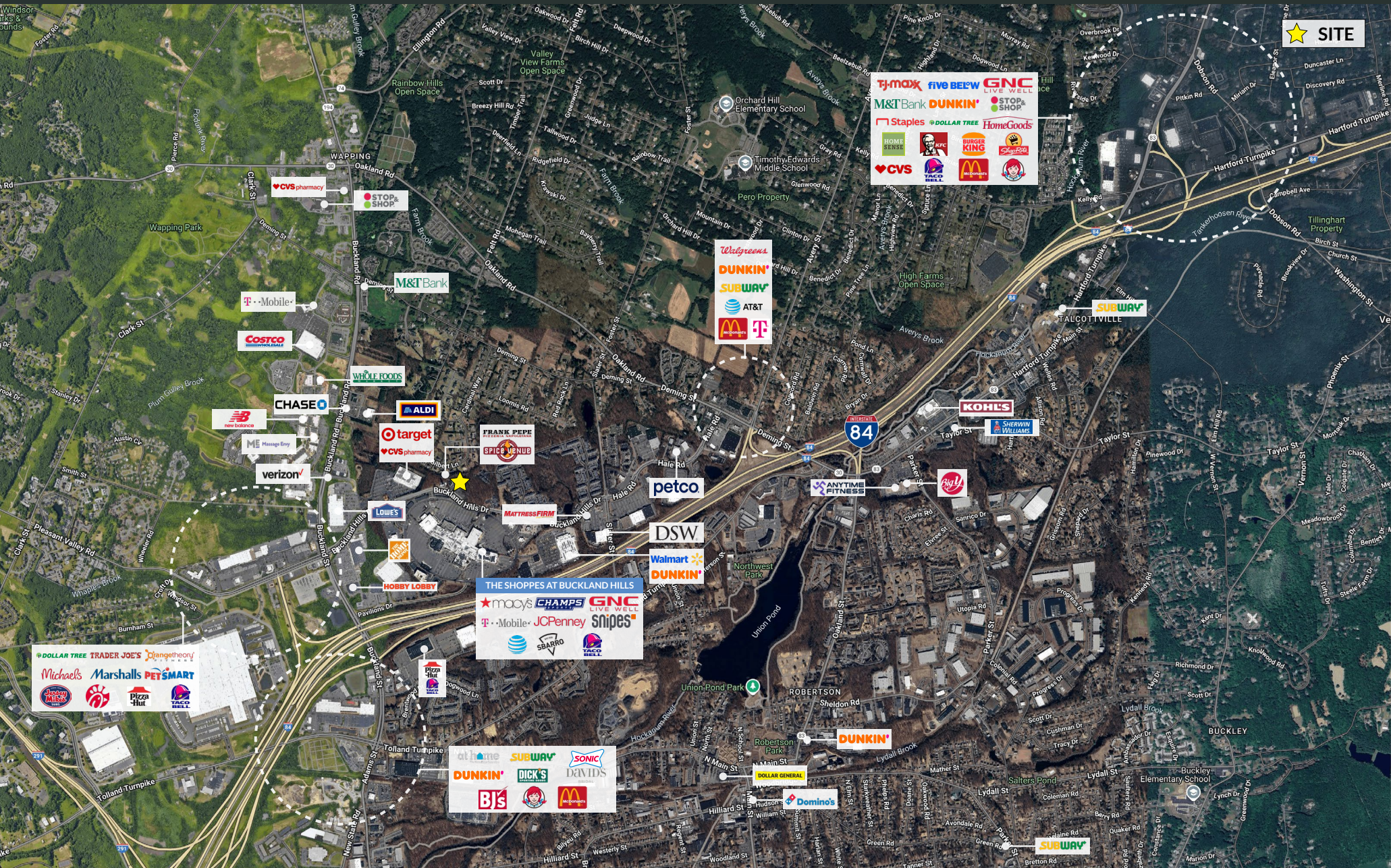


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