

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:

KERRY WOOD

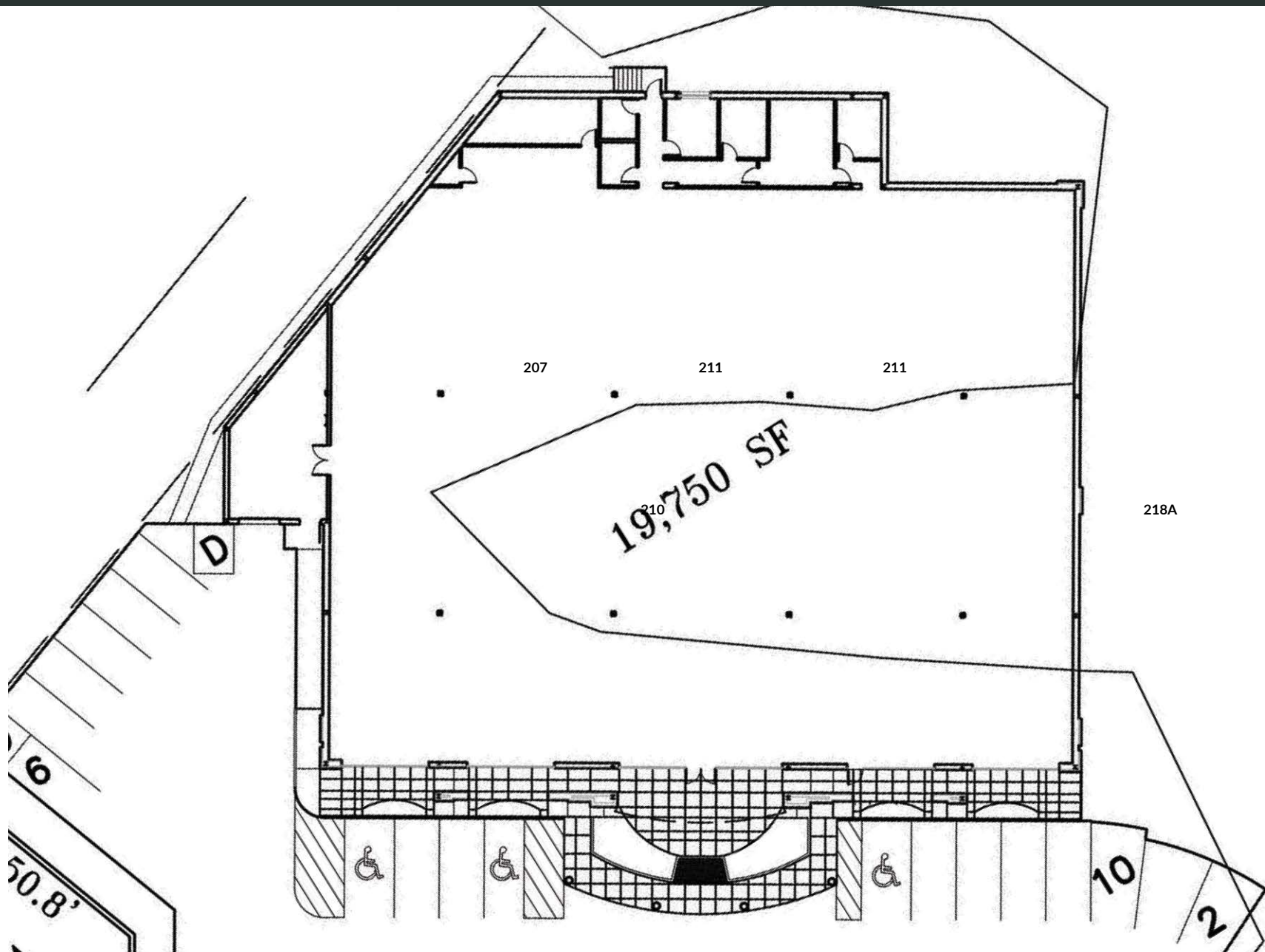
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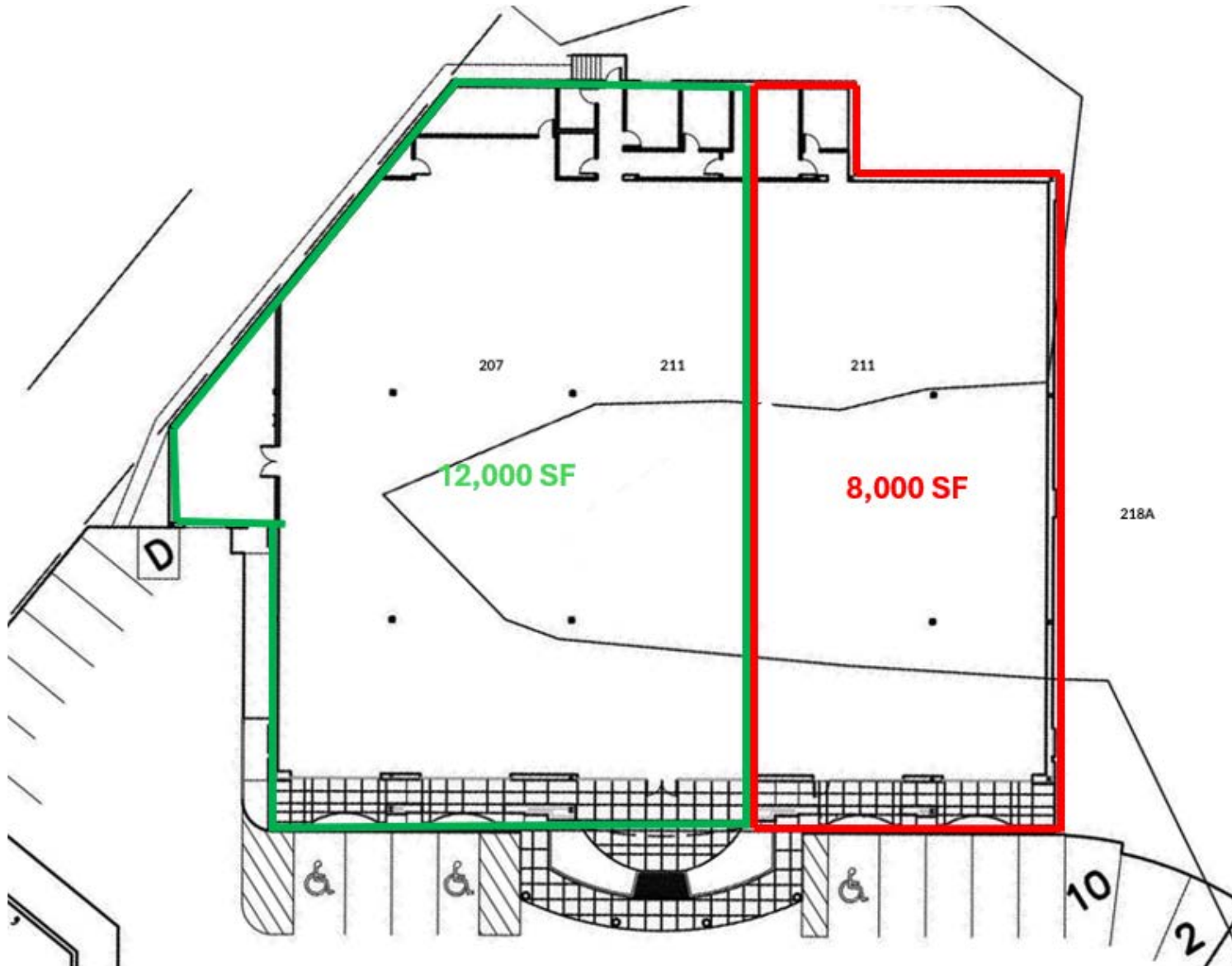
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POTENTIAL SUBDIVISION



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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**

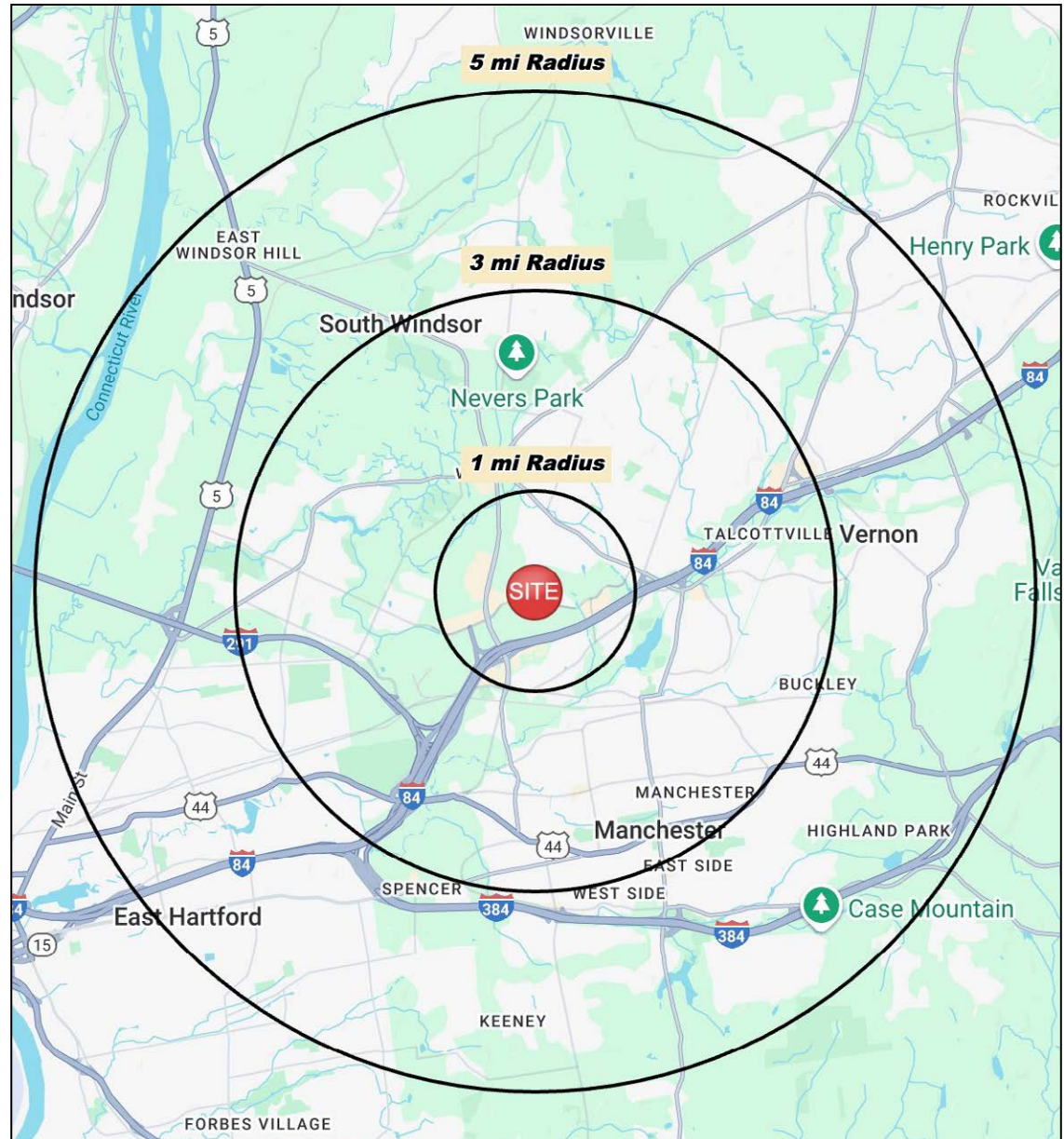
Daytime Population: **93,760**

Median Age: **39.7**



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

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



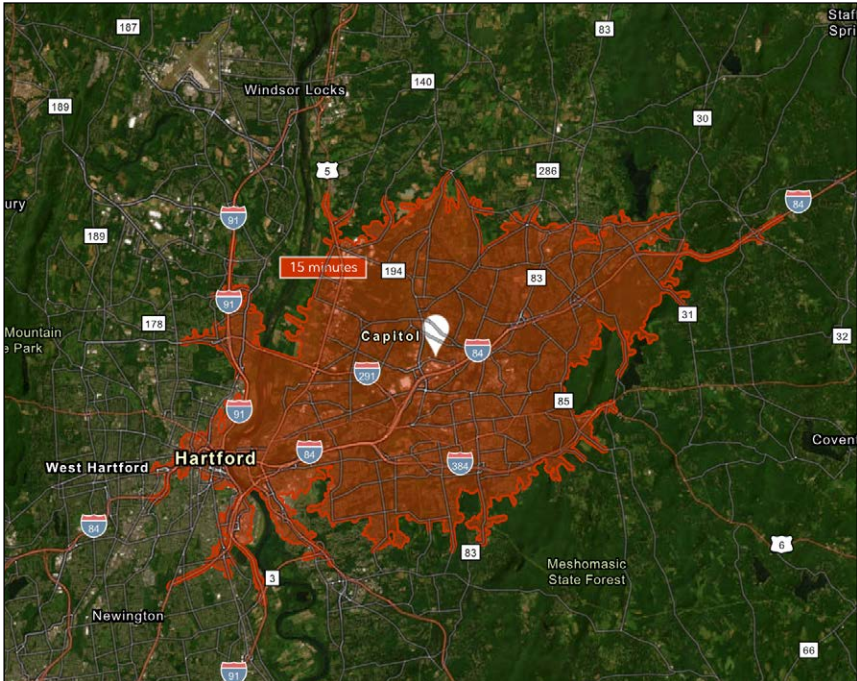
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15 MINUTE DRIVE TIME



KEY FACTS

181,736

Population

\$83,605

Median Household Income

39.4

Median Age

230,101

Daytime Population

TAPESTRY SEGMENTS

Classic Comfort <i>10,500 households</i>	Savvy Suburbanites <i>7,293 households</i>	Kids and Kin <i>7,083 households</i>
Socioeconomic Traits Located in Southern and Midwestern suburbs, these neighborhoods have middle-income, full-time working households. Affordable homes built mid-century dominate. Solo commutes are common, and daytime populations exceed the number of local workers.	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.	Socioeconomic Traits These metro-area neighborhoods house adults under 54, often with older children at home. Residents rent modest homes, work in service sectors, and commute by car or public transit, especially women in the workforce.
Household Types Married couples	Household Types Married couples	Household Types Singles living alone; married couples
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Single Family

TOTAL RETAIL SALES

Includes F&B



\$1,937,734,888

EDUCATION

Bachelor's Degree or Higher



38%

OWNER OCCUPIED HOME VALUE

Average



\$375,776

ANNUAL HOUSEHOLD SPENDING

\$3,868

Eating Out

\$2,365

Apparel & Services

\$7,111

Groceries

\$221

Computer & Hardware

\$7,125

Health Care



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AVAILABLE
19,750 SF

FRANK PEPE
PIZZERIA NAPOLETANA

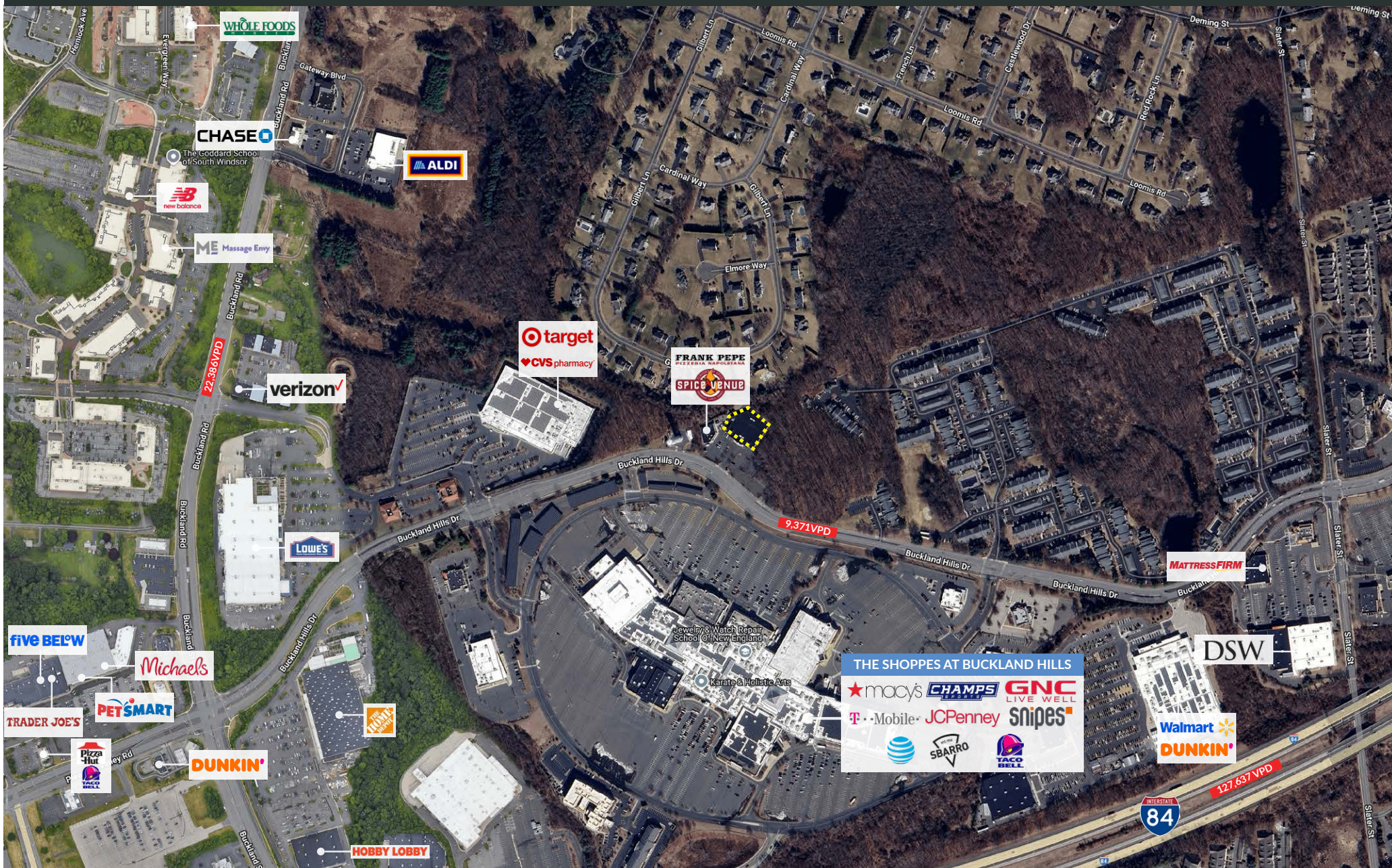


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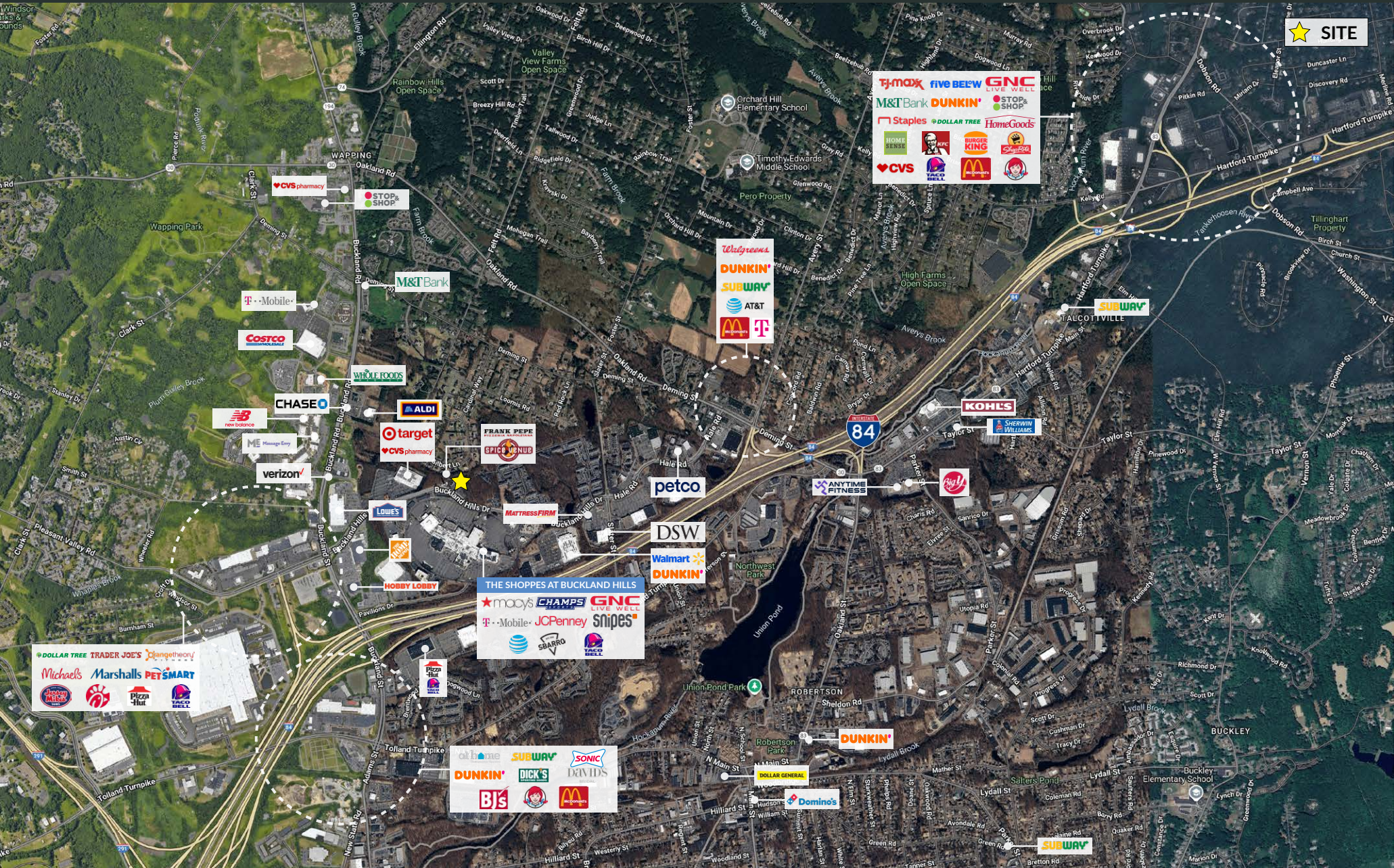


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