

IN-LINE SPACE AVAILABLE FOR LEASE

91 HALE ROAD | MANCHESTER, CT 06042

AVAILABLE 6,625 SF

ANCHORED BY



PROPERTY INFORMATION

- Retail / Restaurant / Medical
- Building Size 14,472 SF, 2.29 Acres
- High traffic area with over 13,800 vehicles per day
- Excellent visibility from Hale Road
- Easy highway access; 0.4 miles, 3 minutes to Interstate-84
- 74 on-site spaces

SPACE DETAILS

- Available 6,625 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,430	62,287	125,881
MEDIAN HH INC	\$92,147	\$103,376	\$103,348
AVERAGE HH INC	\$109,651	\$125,056	\$124,848



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www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

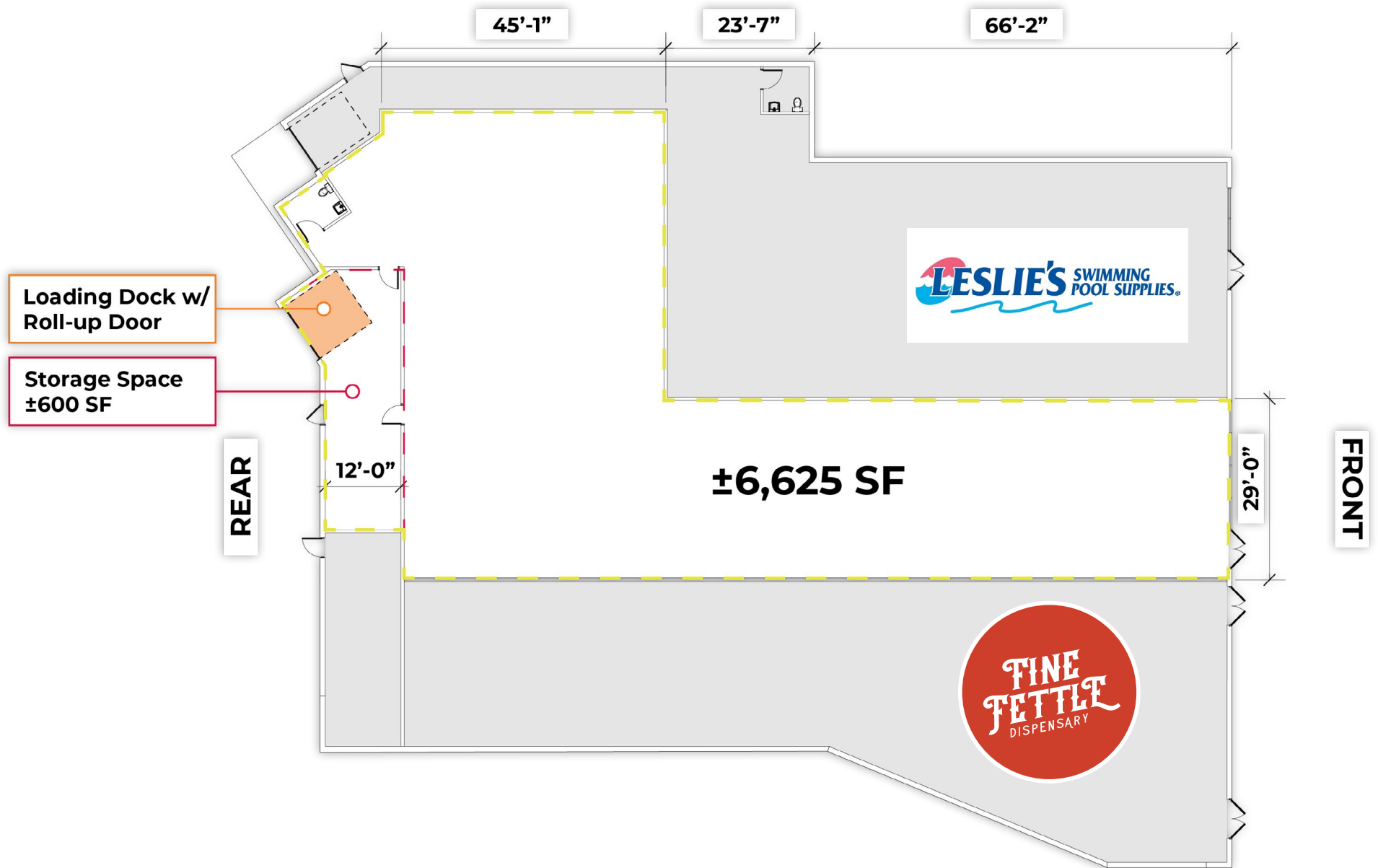
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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **9,430**

Households: **4,279**

Daytime Population: **7,161**

Median Age: **35.7**



Average Household Income: **\$109,651**

Median Household Income: **\$92,147**

3 MILE RADIUS:



Total Population: **62,287**

Households: **26,278**

Daytime Population: **49,410**

Median Age: **38.7**



Average Household Income: **\$125,056**

Median Household Income: **\$103,376**

5 MILE RADIUS:



Total Population: **125,881**

Households: **52,498**

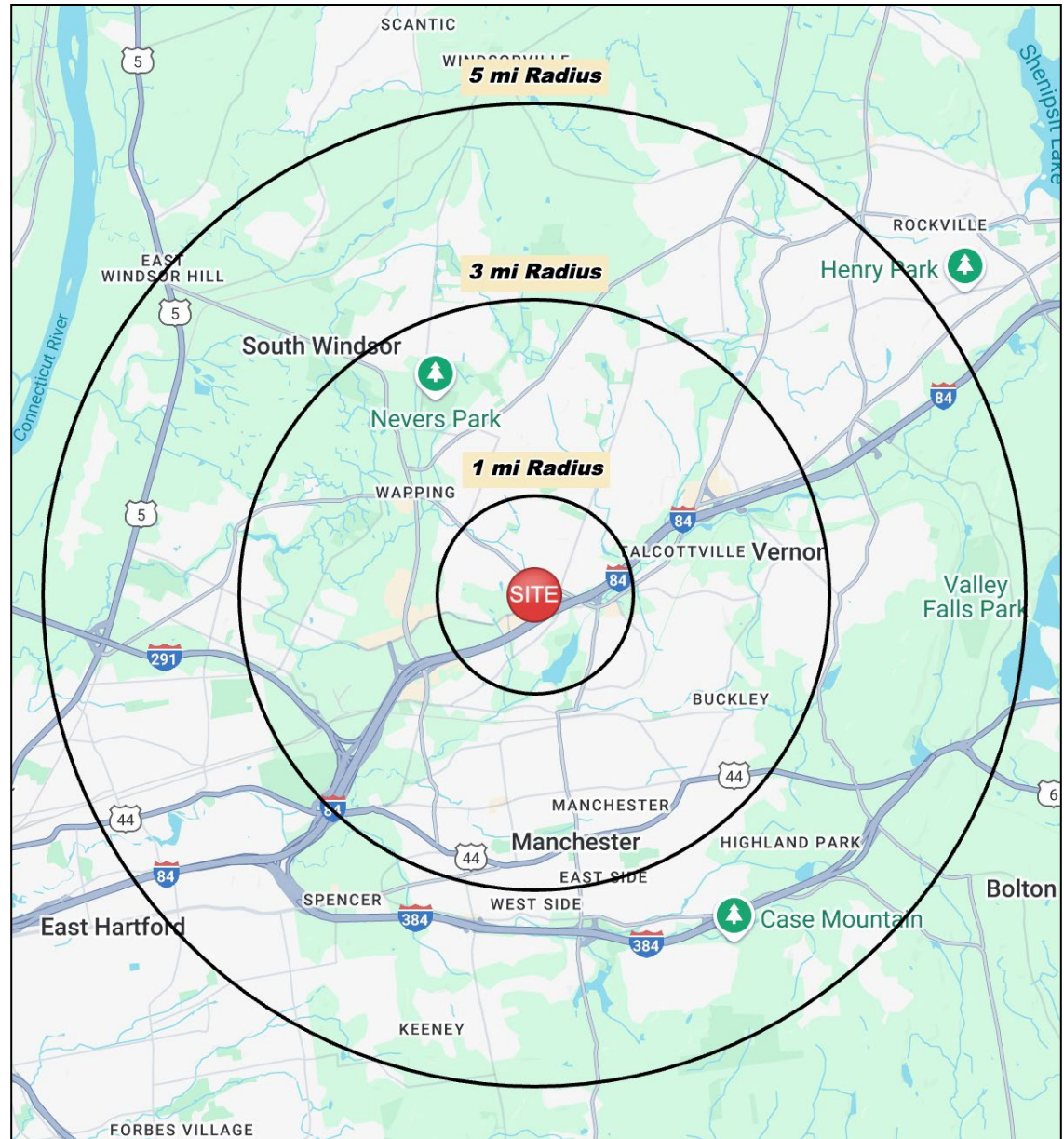
Daytime Population: **90,639**

Median Age: **39.7**



Average Household Income: **\$124,848**

Median Household Income: **\$103,348**



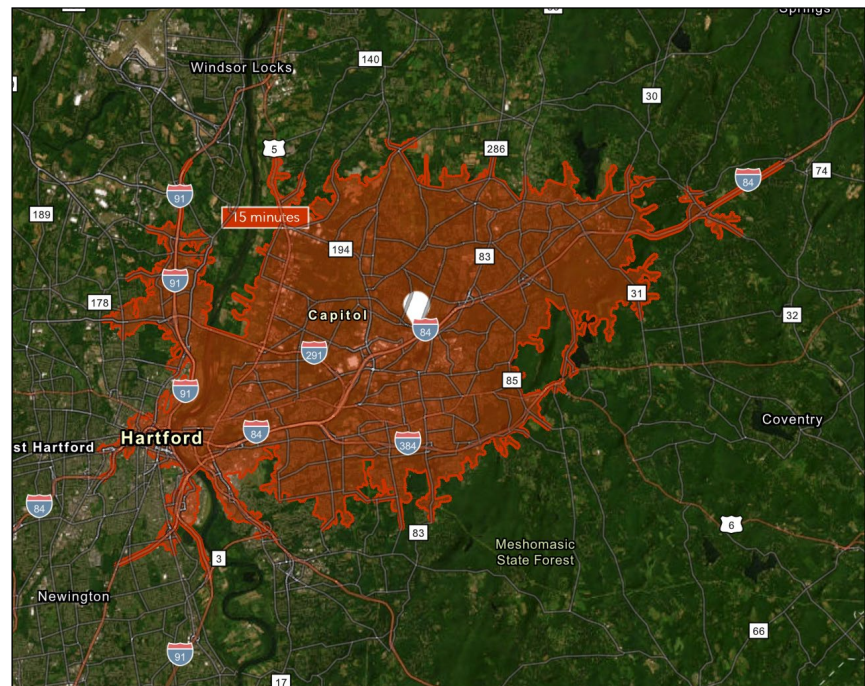
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15 MINUTE DRIVE TIME



KEY FACTS

194,785

Population

\$79,865

Median Household Income

39.4

Median Age

238,400

Daytime Population

TAPESTRY SEGMENTS

Front Porches

12,584 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

10,636 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

Savvy Suburbanites

6,476 Households

Socioeconomic Traits

Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

Household Types

Married couples with no children or older children; average household size is 2.85.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$2,090,311,539

EDUCATION

Bachelor's Degree or Higher



37%

OWNER OCCUPIED HOME VALUE

Average



\$362,584

ANNUAL HOUSEHOLD SPENDING

\$3,531

Eating Out

\$2,407

Apparel & Services

\$6,477

Groceries

\$272

Computer & Hardware

\$7,351

Health Care



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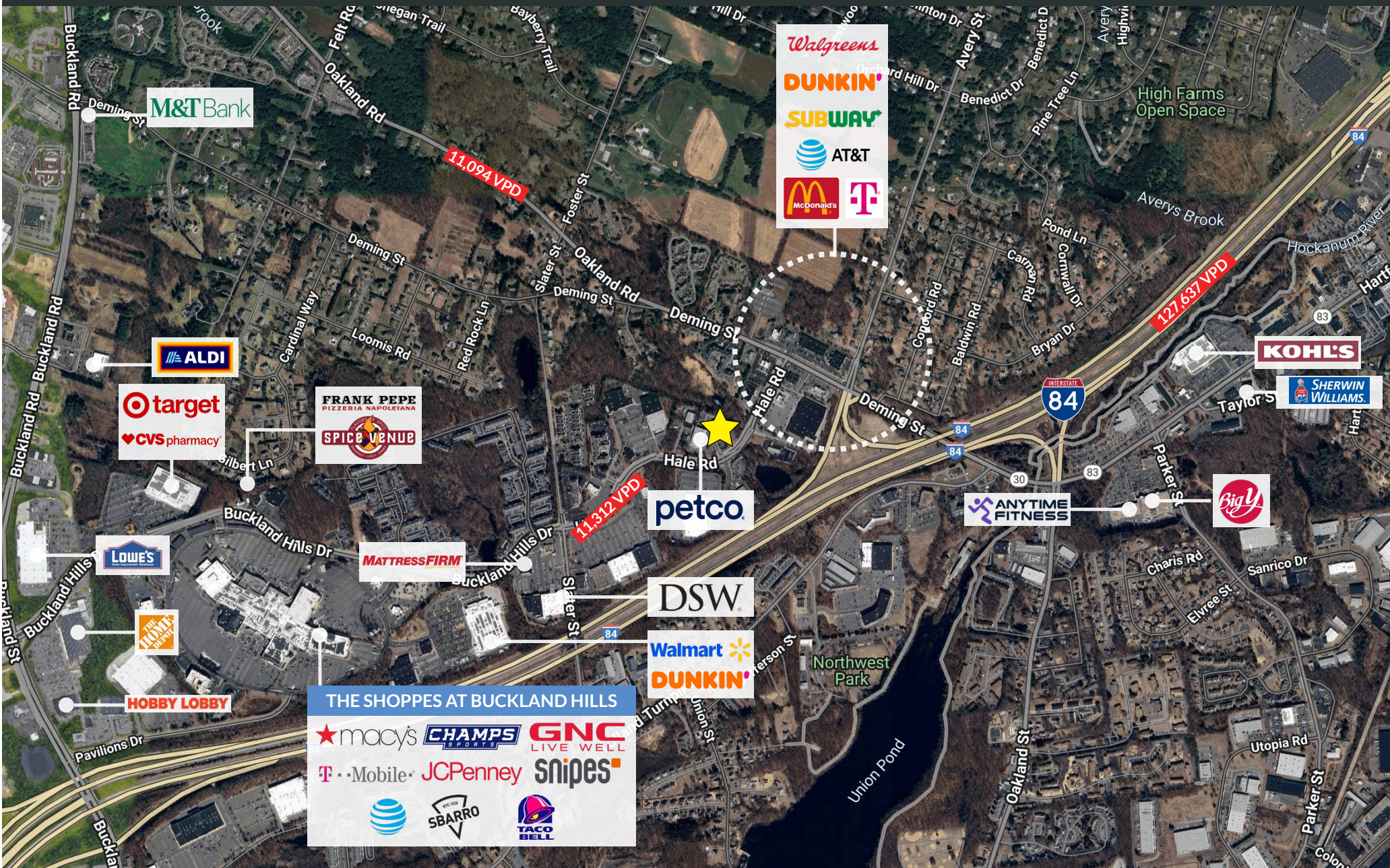


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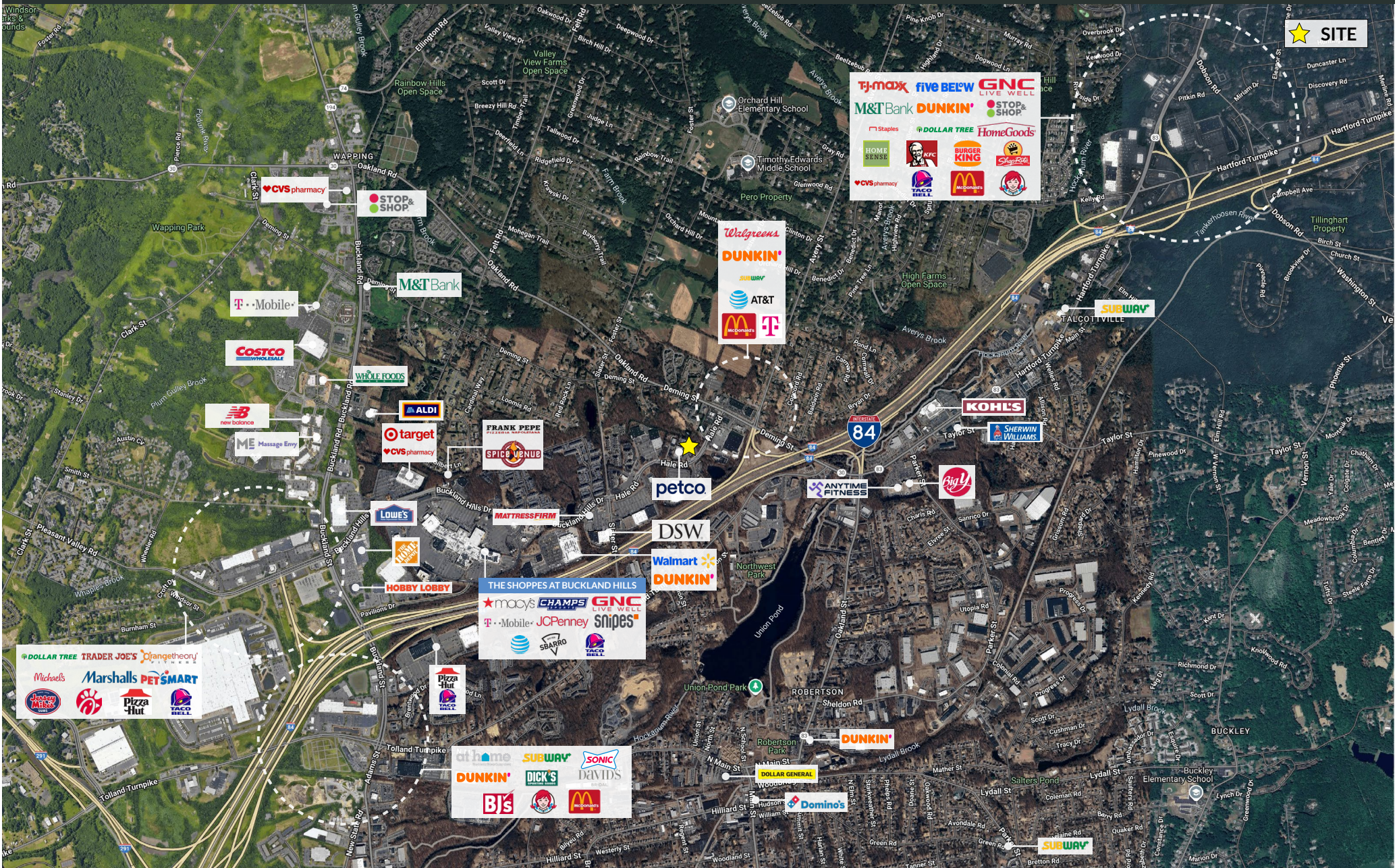


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