

# IN-LINE SPACE AVAILABLE FOR LEASE

91 HALE ROAD | MANCHESTER, CT 06042

**AVAILABLE 6,625 SF**

ANCHORED BY



## PROPERTY INFORMATION

- Built in 1996
- Retail / Restaurant / Medical
- Building Size 14,472 SF, 4.46 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
- Clear Height: 18'

## 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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**FOR MORE INFORMATION CONTACT:**

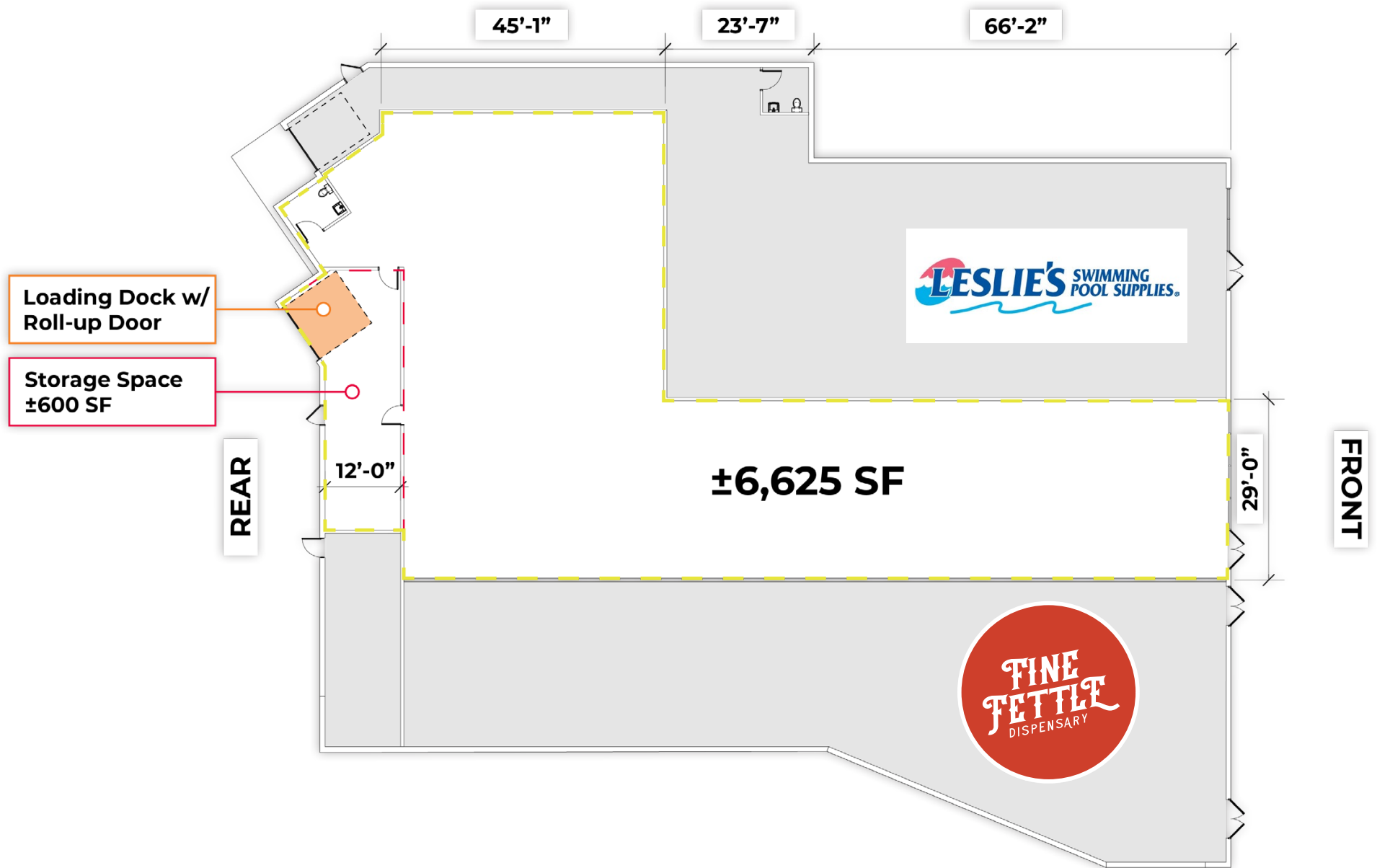
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## TRADE AREA DEMOGRAPHICS

### 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**

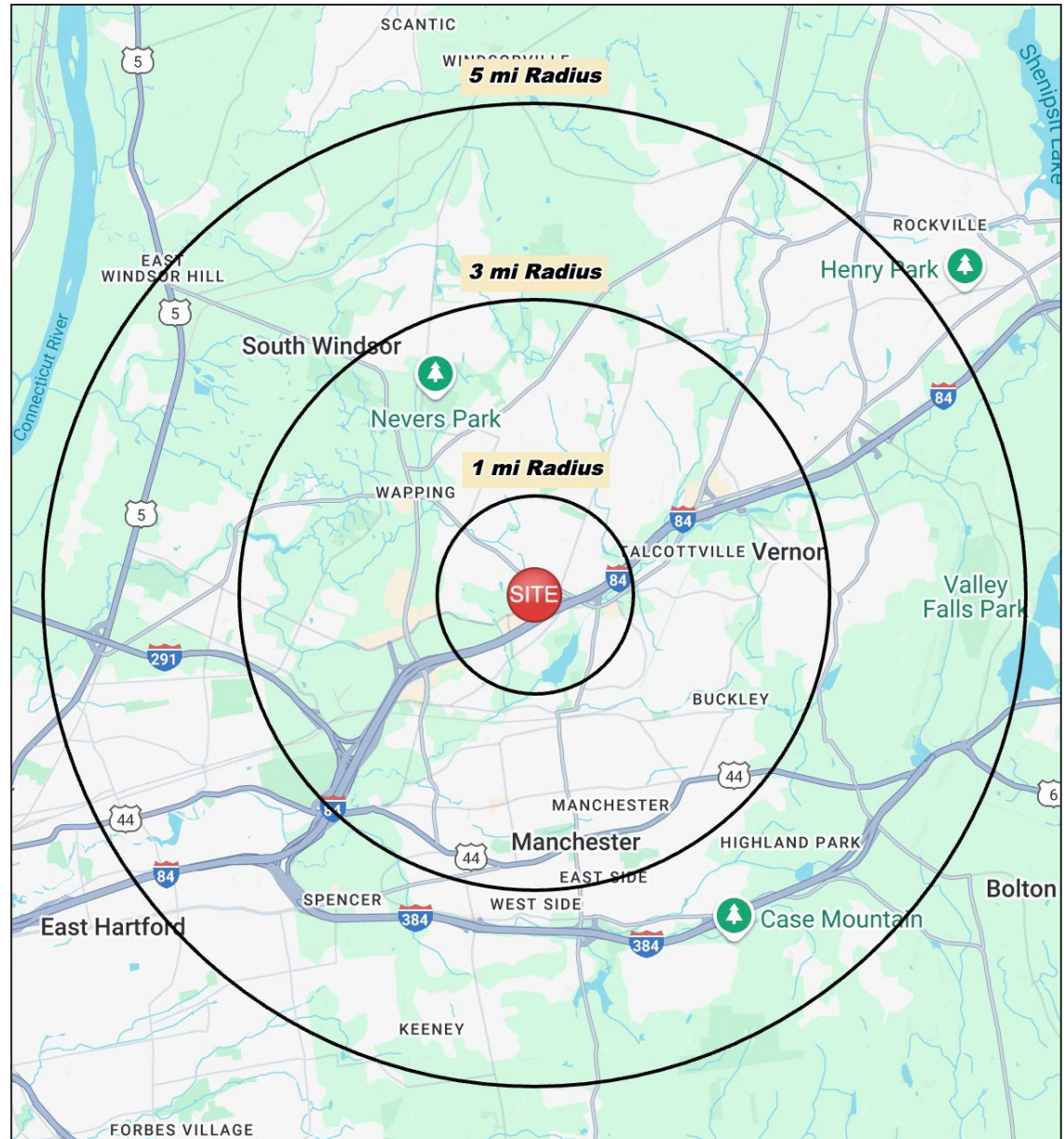
Daytime Population: **90,639**

Median Age: **39.7**



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

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



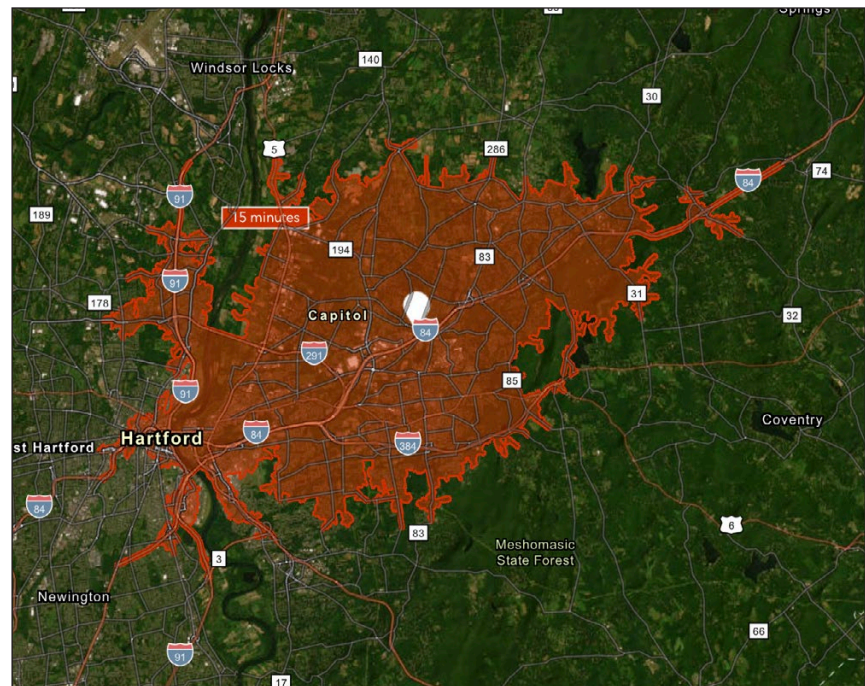
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15 MINUTE DRIVE TIME



## KEY FACTS

193,683

Population

\$84,601

Median Household Income

39.7

Median Age

239,194

Daytime Population

## TAPESTRY SEGMENTS

Classic Comfort 11,400 households	Savvy Suburbanites 7,914 households	Kids and Kin 7,055 households
<b>Socioeconomic Traits</b> 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.	<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>Socioeconomic Traits</b> 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.
<b>Household Types</b> Married couples	<b>Household Types</b> Married couples	<b>Household Types</b> Singles living alone; married couples
<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family

## TOTAL RETAIL SALES

Includes F&B



\$2,074,988,430

## EDUCATION

Bachelor's Degree or Higher



38%

## OWNER OCCUPIED HOME VALUE

Average



\$377,848

## ANNUAL HOUSEHOLD SPENDING

\$3,896

Eating Out

\$2,381

Apparel & Services

\$7,169

Groceries

\$223

Computer & Hardware

\$7,215

Health Care



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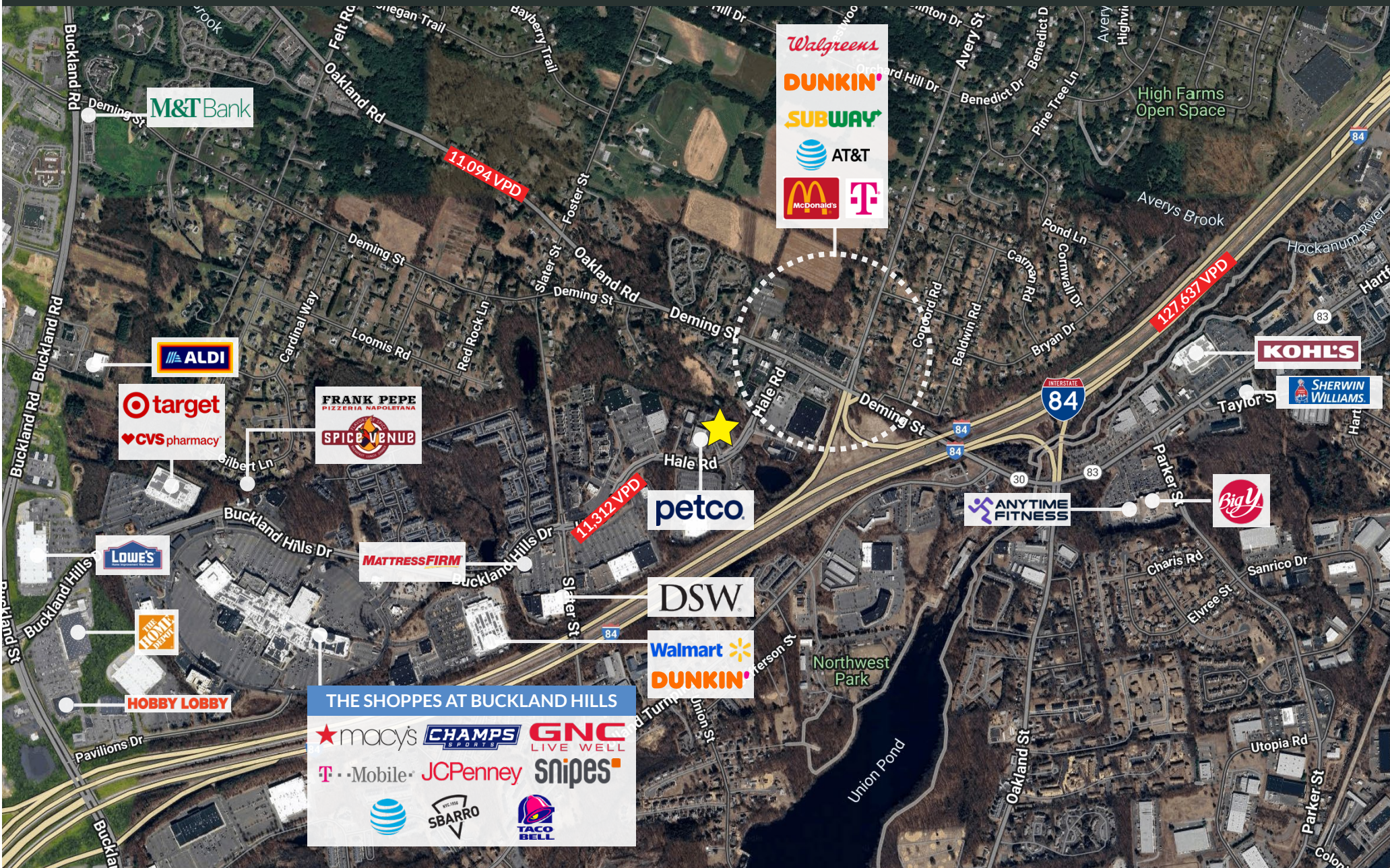
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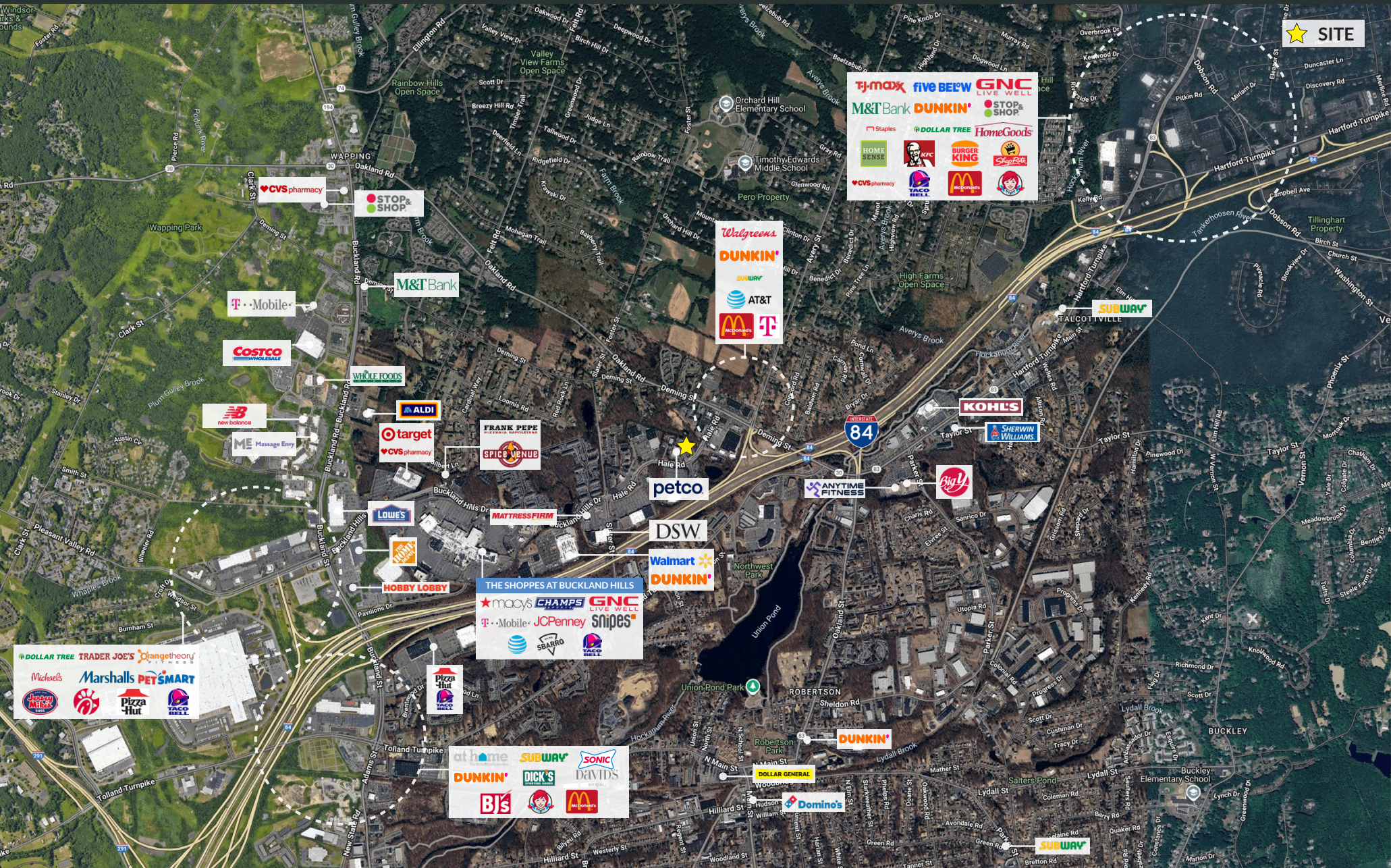


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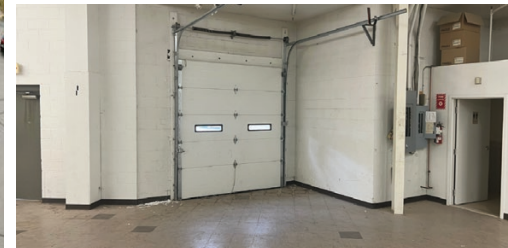
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