

# 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**

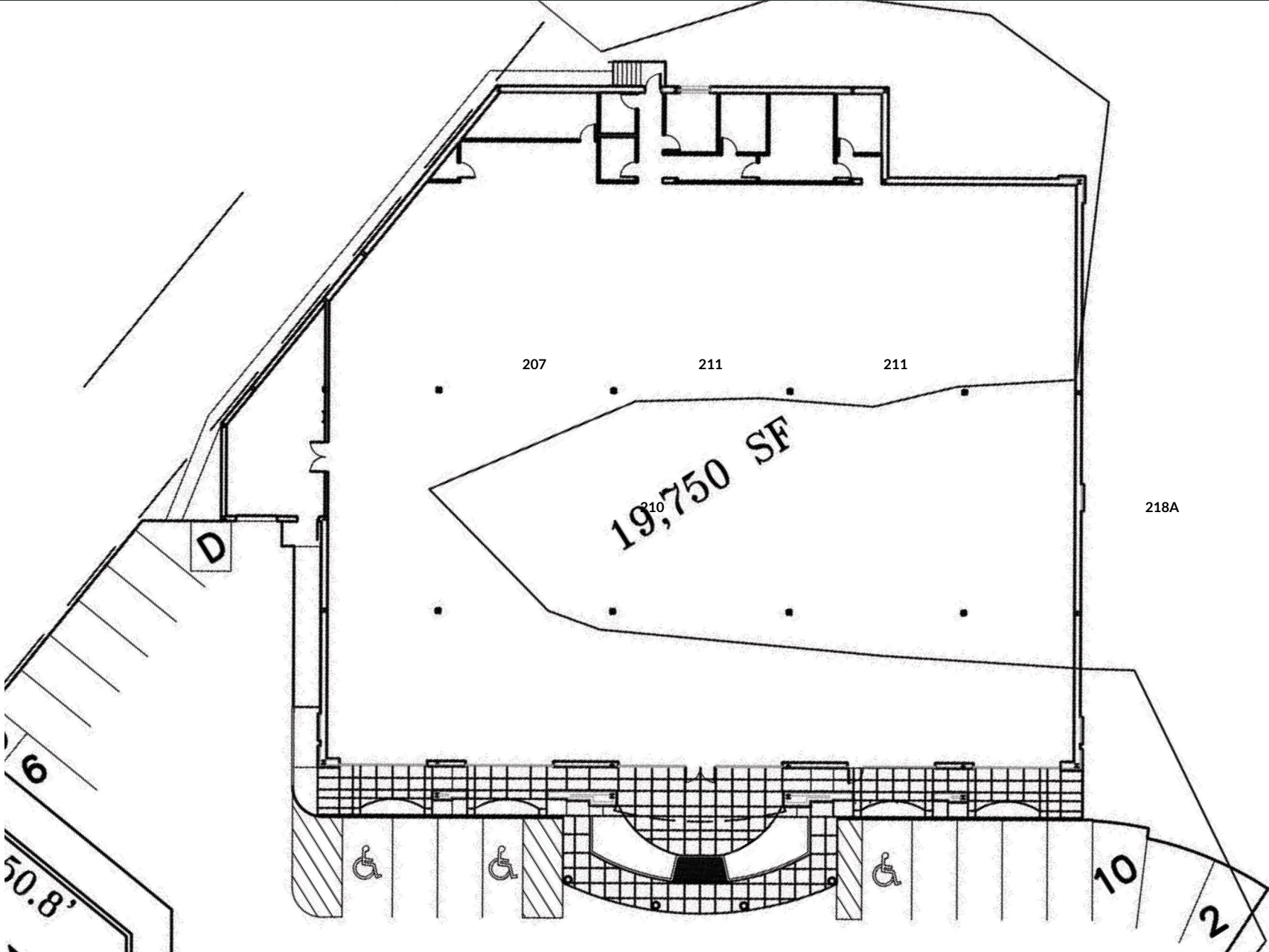
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## TRADE AREA DEMOGRAPHICS

### 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

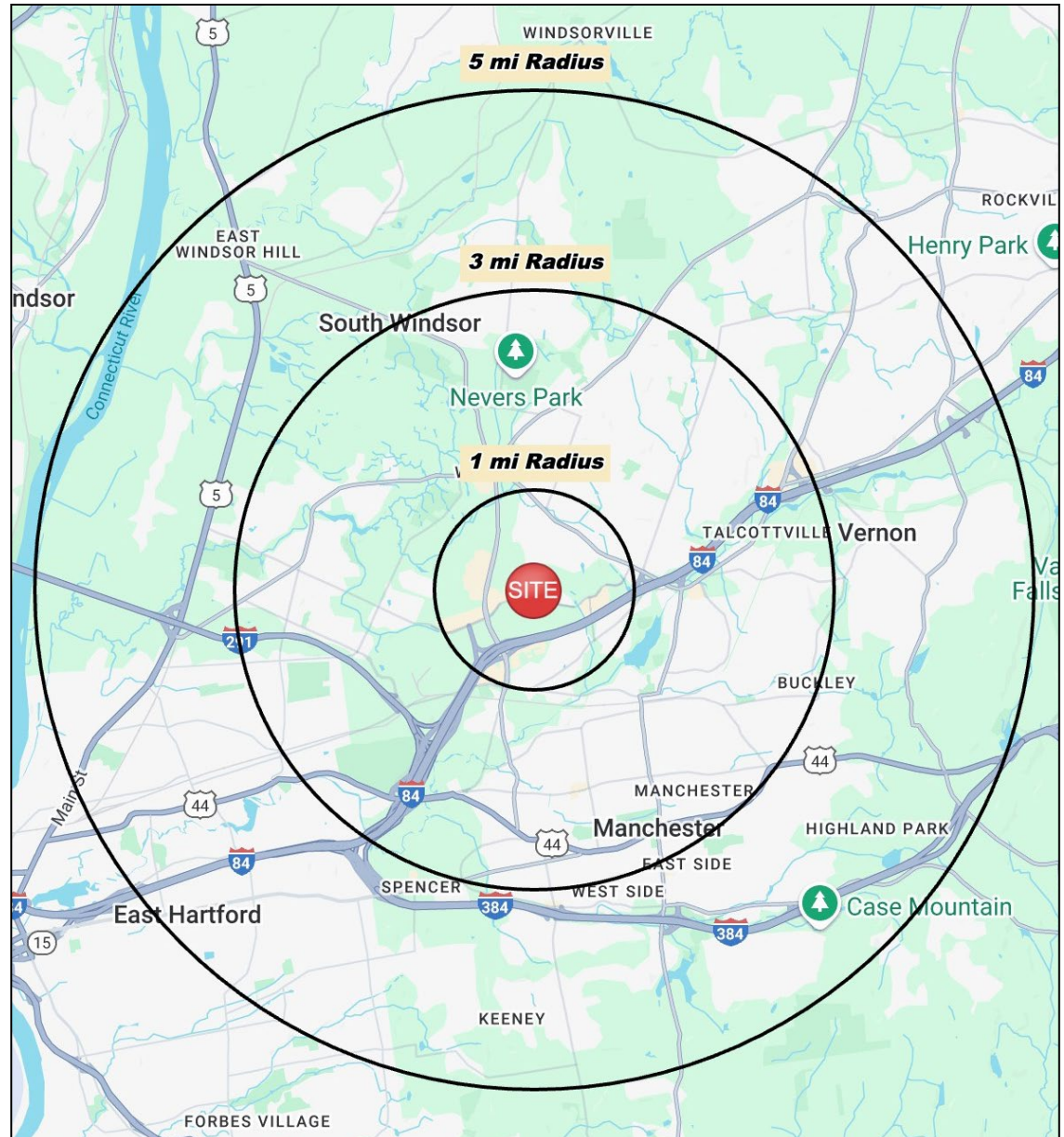
Daytime Population: 93,760

Median Age: 39.7



Average Household Income: \$122,427

Median Household Income: \$102,045



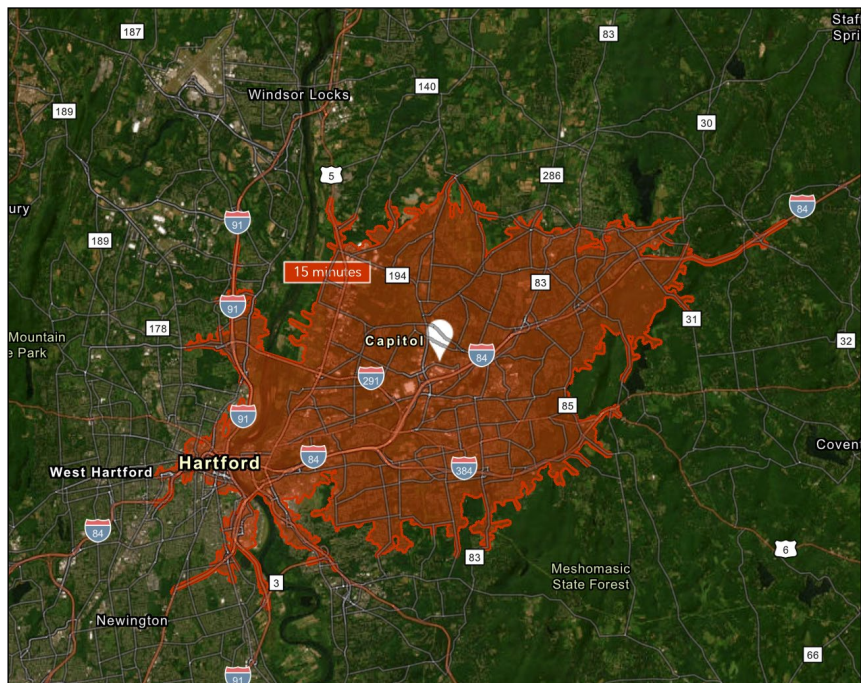
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15 MINUTE DRIVE TIME



## KEY FACTS

181,736

Population

\$83,605

Median Household Income

39.4

Median Age

230,101

Daytime Population

## TAPESTRY SEGMENTS

Classic Comfort 10,500 households	Savvy Suburbanites 7,293 households	Kids and Kin 7,083 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



\$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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