

PRIME RETAIL SPACE MIDDLETOWN

804 WASHINGTON STREET | MIDDLETOWN, CT 06457

AVAILABLE 1,450 SF

ANCHORED BY



PROPERTY INFORMATION

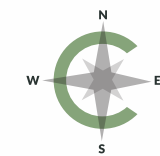
- Retail / Restaurant / Medical
- Lot Size: 6.05 Acres
- Newly built with modern design and features
- Located on busy Washington Street (Route 66) with over 31,000 cars passing daily, offering excellent visibility and foot traffic.
- +100 on-site spaces

SPACE DETAILS

- Available 1,450 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,237	44,728	80,077
MEDIAN HH INC	\$68,216	\$81,864	\$91,829
AVERAGE HH INC	\$88,129	\$105,399	\$117,978



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www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: 6,237

Households: 2,823

Daytime Population: 3,464

Median Age: 40.2



Average Household Income: \$88,129

Median Household Income: \$68,216

3 MILE RADIUS:



Total Population: 44,728

Households: 19,051

Daytime Population: 36,306

Median Age: 39.4



Average Household Income: \$105,399

Median Household Income: \$81,864

5 MILE RADIUS:



Total Population: 80,077

Households: 34,047

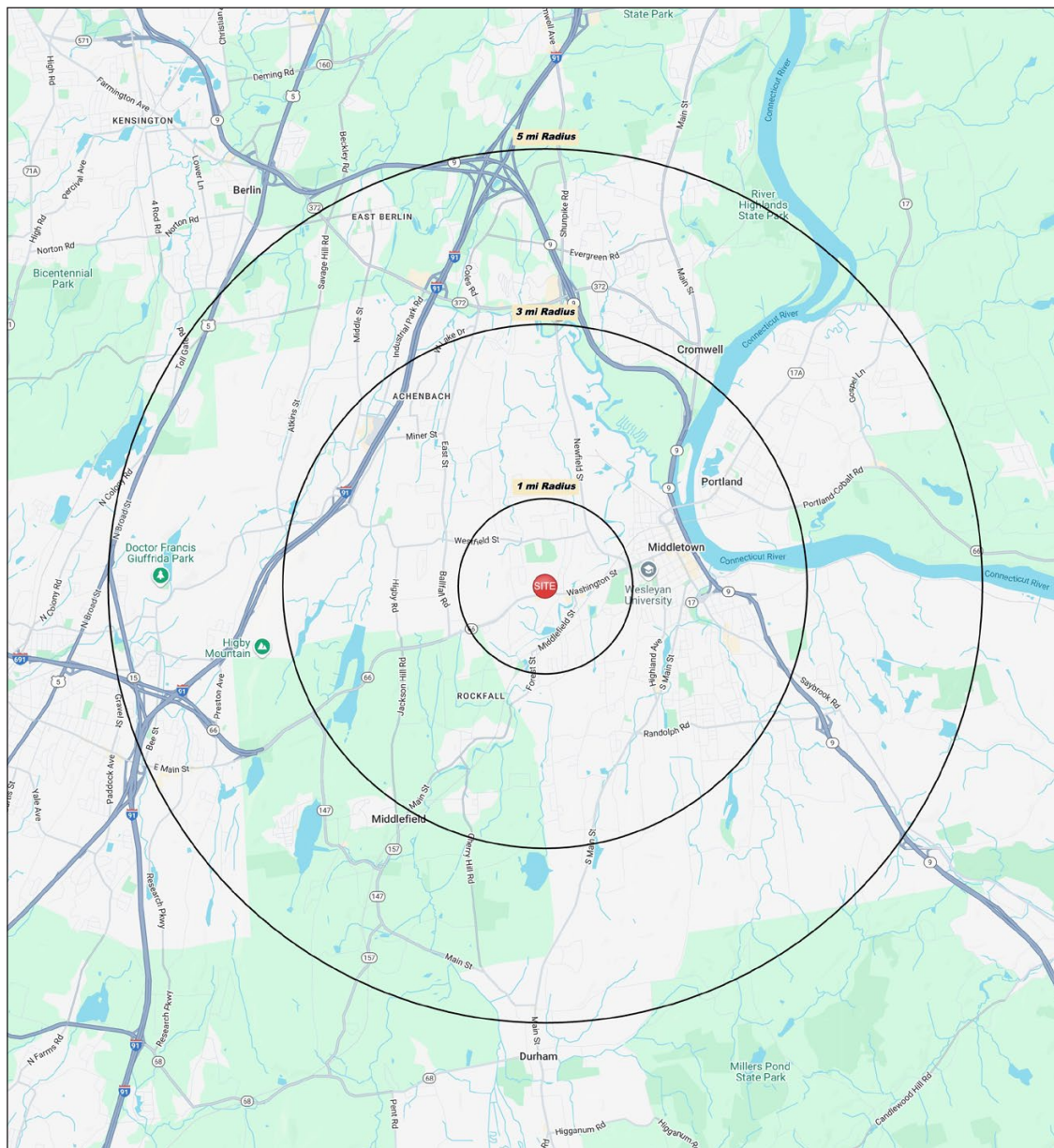
Daytime Population: 66,184

Median Age: 41.6



Average Household Income: \$117,978

Median Household Income: \$91,829



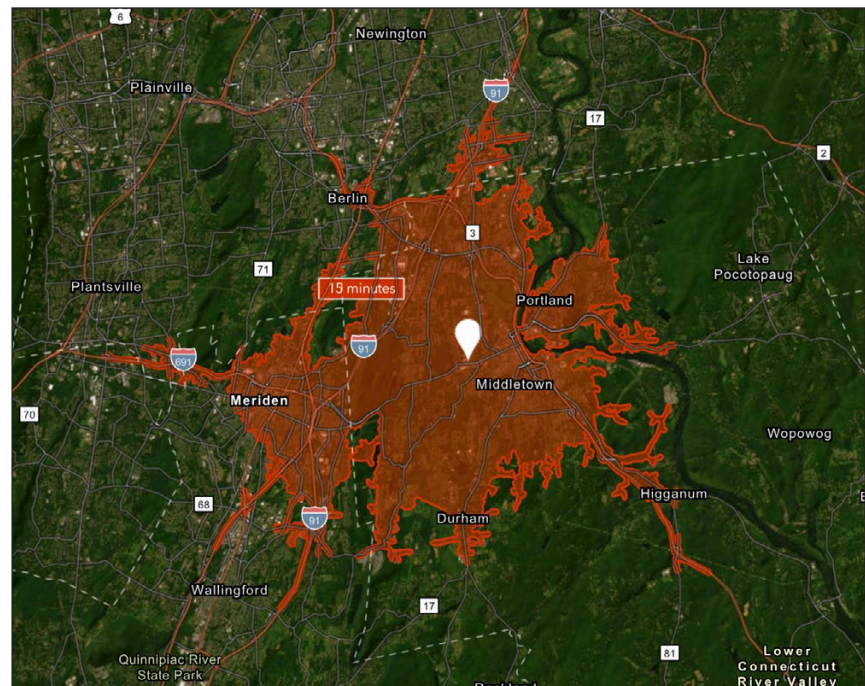
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15 MINUTE DRIVE TIME



KEY FACTS

118,498

Population

\$75,915

Median Household Income

40.8

Median Age

121,734

Daytime Population

TAPESTRY SEGMENTS

City Greens

7,175 households

Socioeconomic Traits

Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.

Household Types

Married couples;
singles living alone

Typical Housing

Single Family

Room to Roam

5,816 households

Socioeconomic Traits

Primarily in the Midwest and South, these metro-area communities feature older, married homeowners in single-family homes. Self-employment is common, with affordable housing, multiple vehicles, and commuting alone the norm.

Household Types

Married couples with no kids

Typical Housing

Single Family

Moderate Metros

3,585 households

Socioeconomic Traits

In growing suburban areas, these young communities feature diverse households, including singles and families with young children. Residents earn middle incomes, work in service jobs, and live in modest, often pre-1990 single-family homes.

Household Types

Married couples;
singles living alone

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$1,486,665,386

EDUCATION

Bachelor's Degree
or Higher



36%

OWNER OCCUPIED HOME VALUE

Average



\$451,443

ANNUAL HOUSEHOLD SPENDING

\$3,757

Eating
Out

\$2,284

Apparel &
Services

\$6,922

Groceries

\$214

Computer &
Hardware

\$7,072

Health
Care



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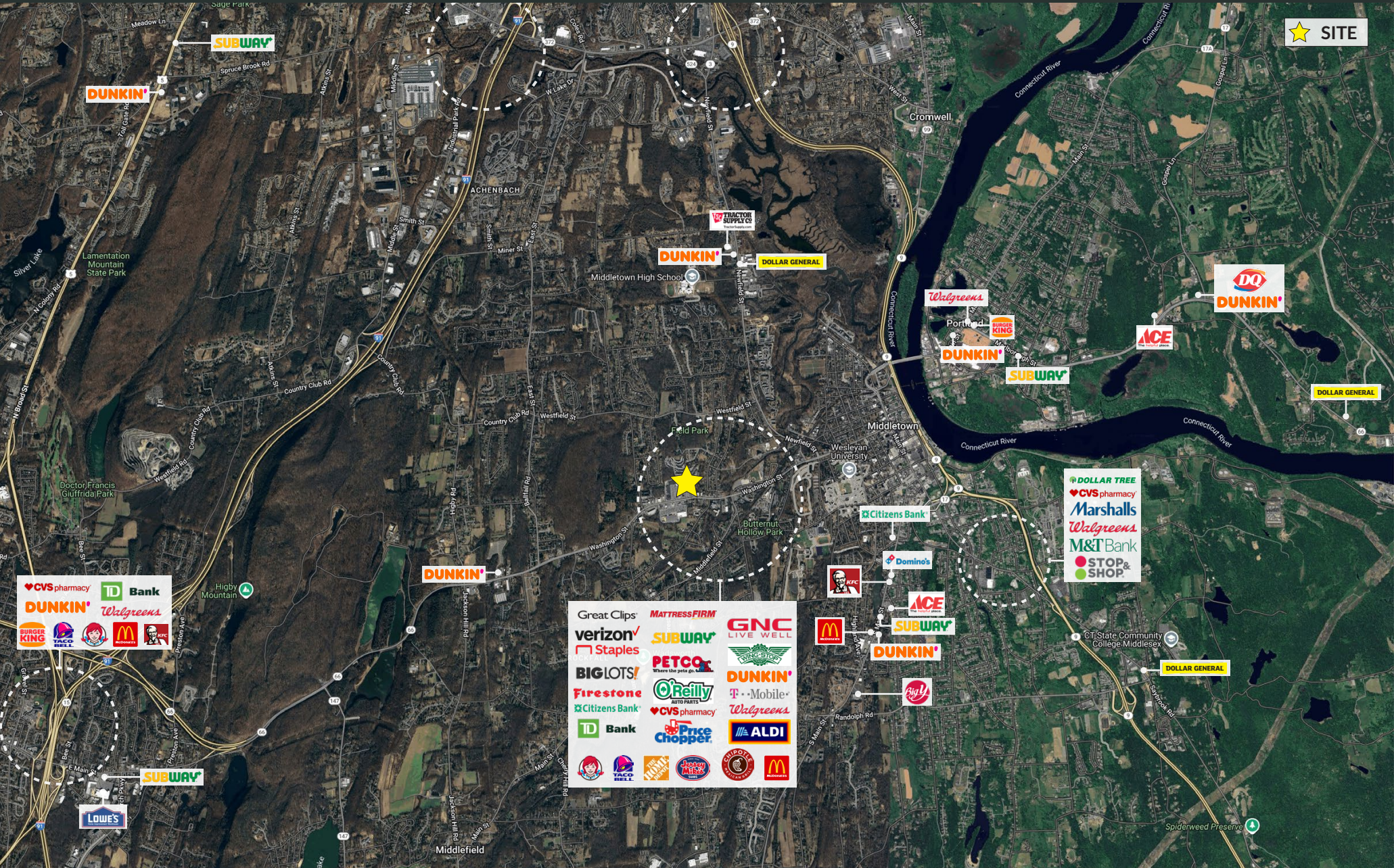
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