

# 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

FOR MORE INFORMATION CONTACT:

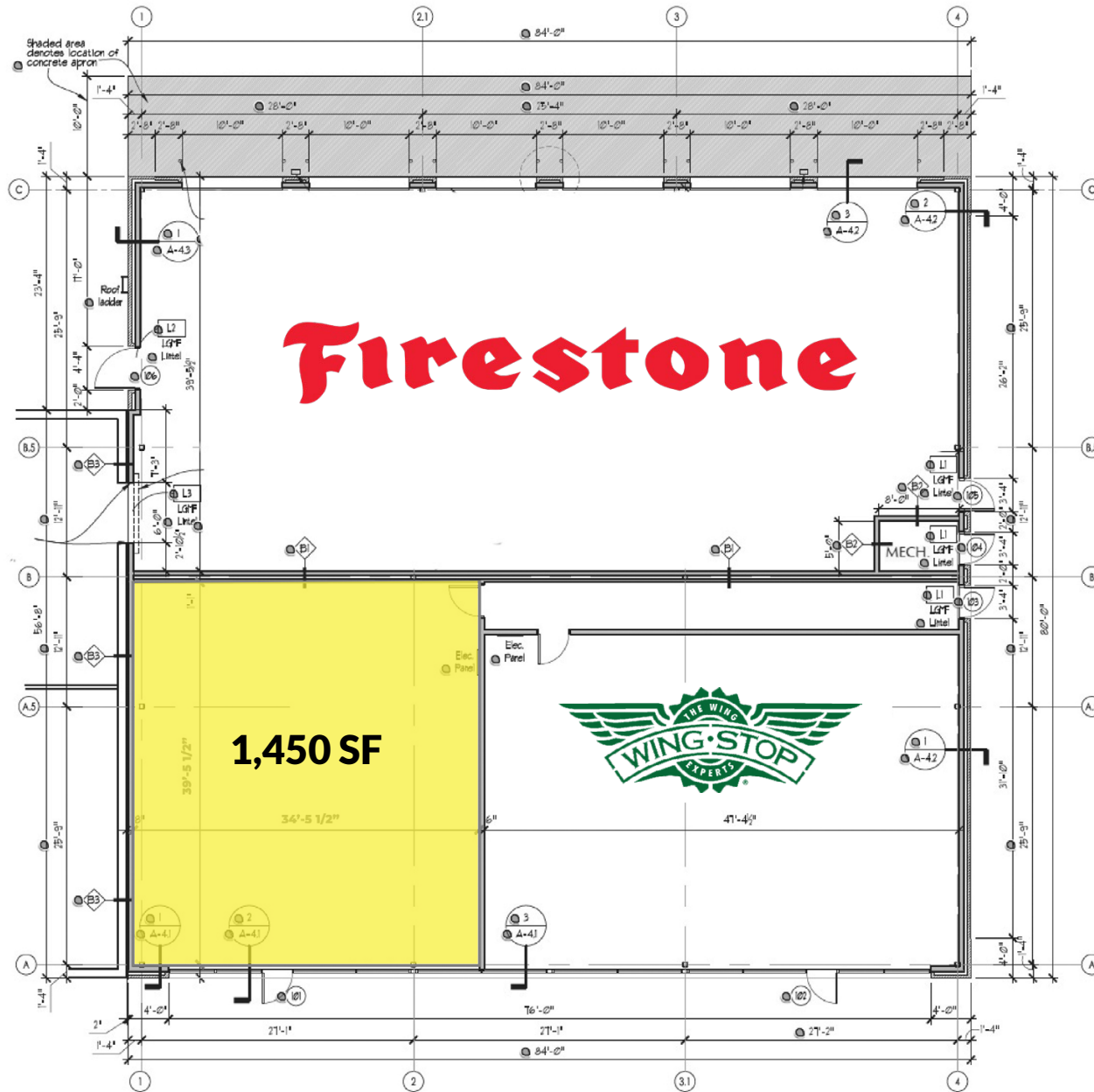
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## TRADE AREA DEMOGRAPHICS

### 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

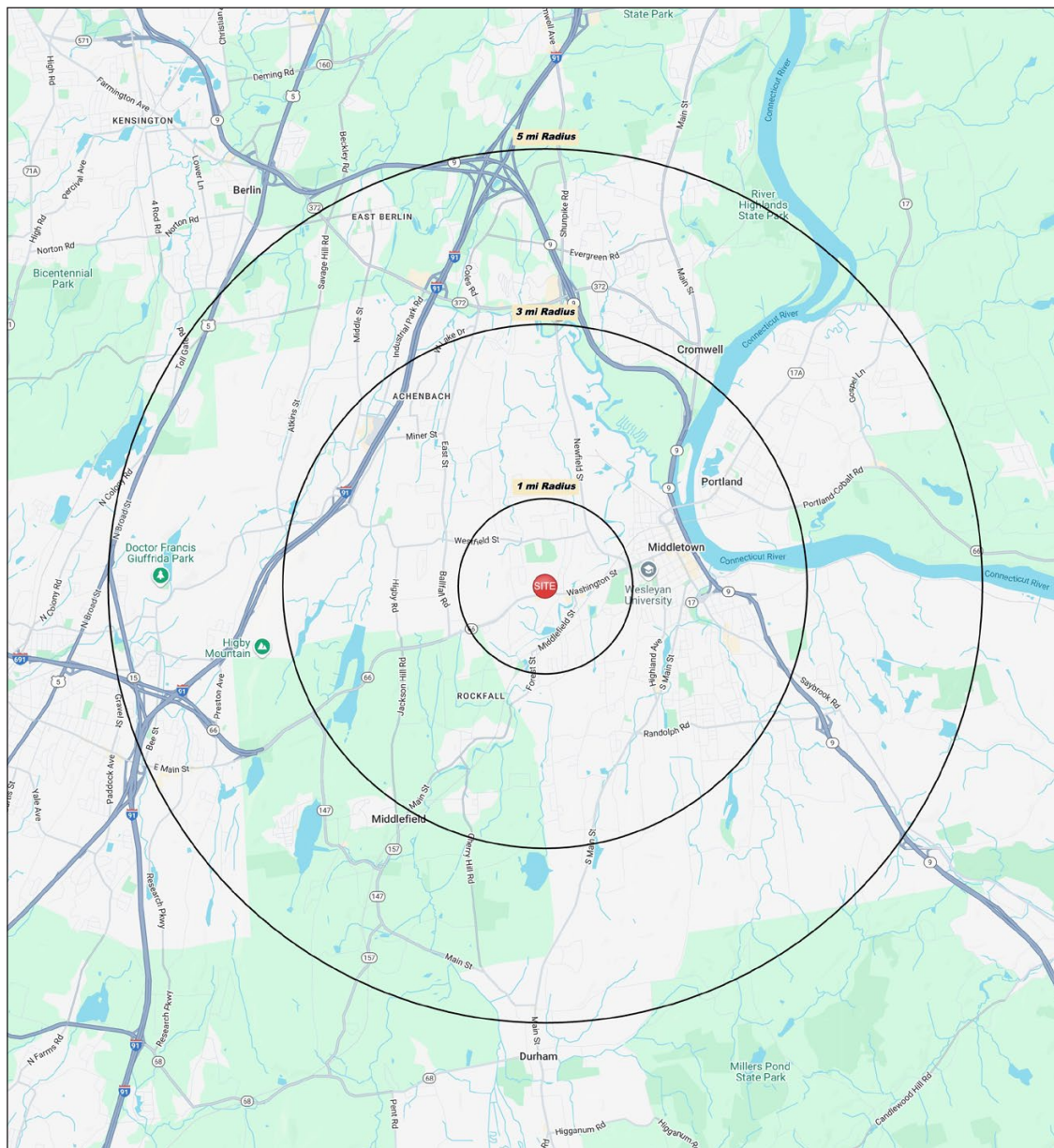
Daytime Population: 66,184

Median Age: 41.6



Average Household Income: \$117,978

Median Household Income: \$91,829



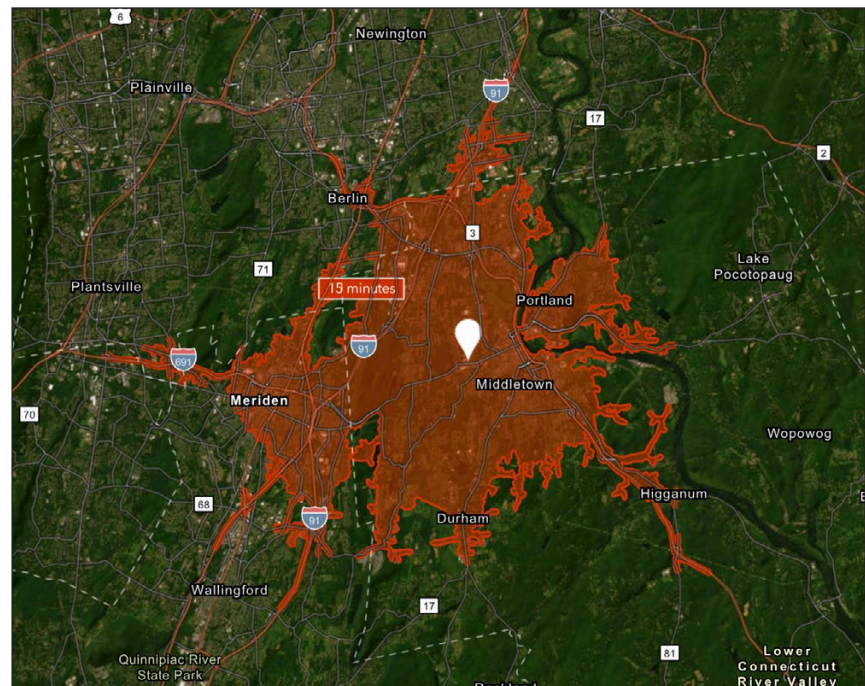
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15 MINUTE DRIVE TIME



## KEY FACTS

118,953

Population

\$80,701

Median Household Income

40.4

Median Age

123,565

Daytime Population

## TAPESTRY SEGMENTS

### Parks & Rec

9,185 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

### Front Porches

5,732 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

### Savvy Suburbanites

4,388 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



\$1,261,825,234

## EDUCATION

Bachelor's Degree or Higher



34%

## OWNER OCCUPIED HOME VALUE

Average



\$430,133

## ANNUAL HOUSEHOLD SPENDING

\$3,578

Eating Out

\$2,365

Apparel & Services

\$6,623

Groceries

\$270

Computer & Hardware

\$7,443

Health Care



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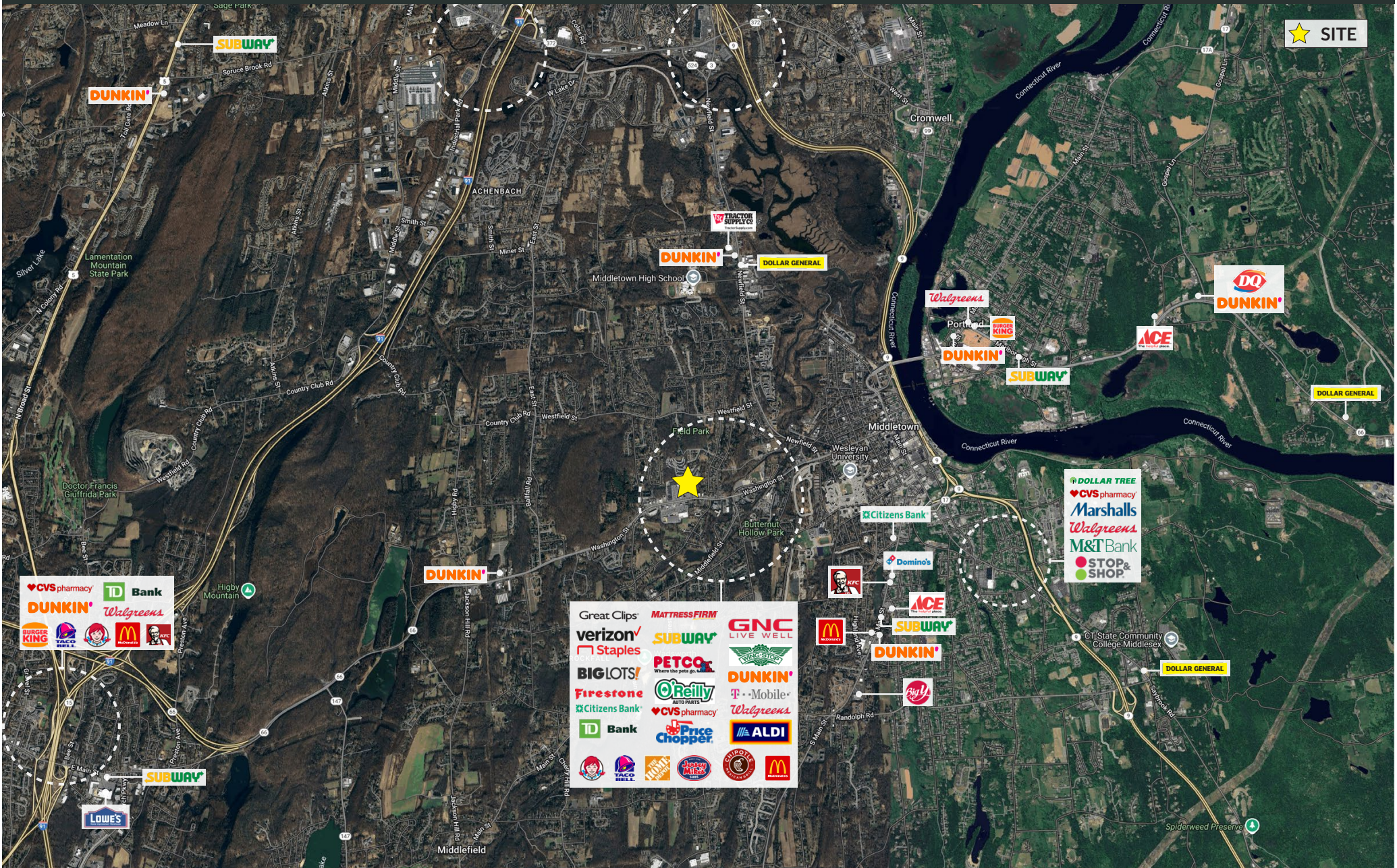


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