

# 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



[www.CharterRealty.com](http://www.CharterRealty.com)

FOR MORE INFORMATION CONTACT:

KERRY WOOD

203-227-2922 X 1574  
475-288-7040

[Kerry@CharterRealty.com](mailto:Kerry@CharterRealty.com)



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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

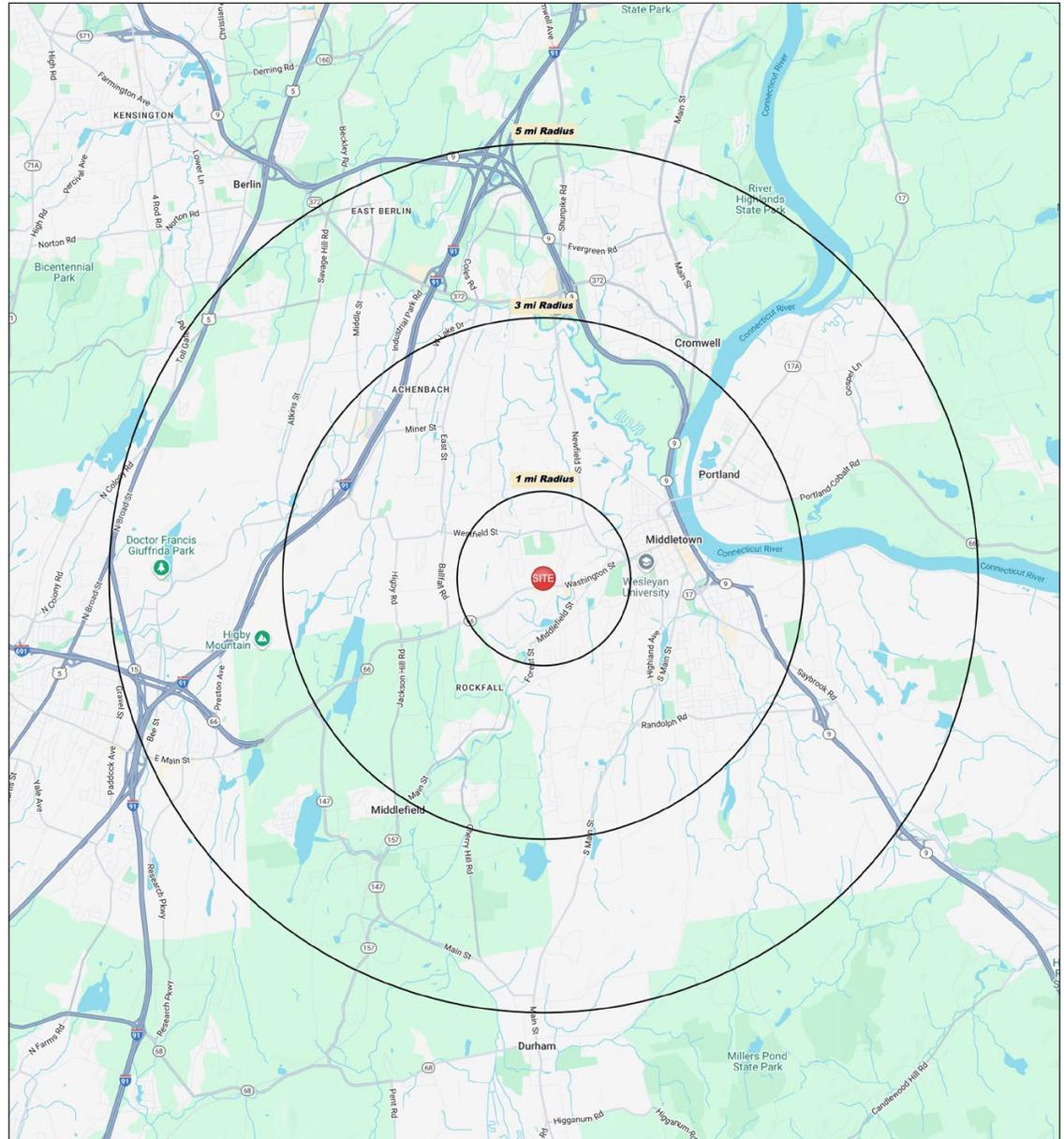
Daytime Population: 66,184

Median Age: 41.6



Average Household Income: **\$117,978**

Median Household Income: **\$91,829**



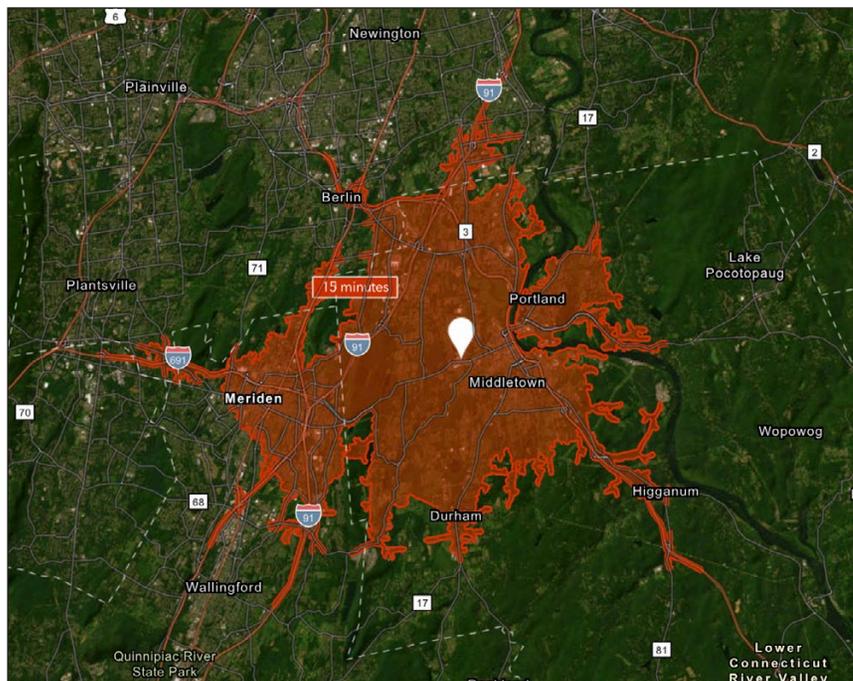
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**15 MINUTE DRIVE TIME**



## KEY FACTS

**118,953**

Population

**\$80,701**

Median Household Income

**40.4**

Median Age

**123,565**

Daytime Population

## TAPESTRY SEGMENTS

<b>Parks &amp; Rec</b> <i>9,185 Households</i>	<b>Front Porches</b> <i>5,732 Households</i>	<b>Savvy Suburbanites</b> <i>4,388 Households</i>
<p><b>Socioeconomic Traits</b></p> <p>More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.</p>	<p><b>Socioeconomic Traits</b></p> <p>Composed of a blue-collar workforce with a strong labor force participation rate.</p>	<p><b>Socioeconomic Traits</b></p> <p>Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.</p>
<p><b>Household Types</b></p> <p>Married couples, approaching retirement age.</p>	<p><b>Household Types</b></p> <p>Young families w/ children, single parent families, singles living alone.</p>	<p><b>Household Types</b></p> <p>Married couples with no children or older children; average household size is 2.85.</p>
<p><b>Typical Housing</b></p> <p>Single Family</p>	<p><b>Typical Housing</b></p> <p>Single Family; Multi-units</p>	<p><b>Typical Housing</b></p> <p>Single Family</p>

## 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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**BIG LOTS!**

**PETCO**  
Where the pets go.

**AVAILABLE  
1,450 SF**

**Firestone**

**WING STOP**

**Jenny Holm**

**CHIPOTLE**  
MEXICAN GRILL

**Great Clips**

**O'Reilly**  
AUTO PARTS



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