

BUILDING IN TOWN LINE PLAZA

80 TOWN LINE ROAD | ROCKY HILL, CT 06067

AVAILABLE 3,000 SF or Two(2) 1,500 SF Spaces

ANCHORED BY

Walmart

STOP & SHOP

DOLLAR TREE

goodwill

PROPERTY INFORMATION

- Freestanding building for retail, medical, or restaurant
- Excellent visibility and easy highway access.
- High traffic area with over 23,000 vehicles per day from Silas Deane Highway (Route 99) and Interstate-91
- Approximately 0.4 miles, 1 minute drive to Interstate-91 (Exit 24)

SPACE DETAILS

- Available 3,000 SF **OR** Two(2) 1,500 SF spaces

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,691	45,691	155,982
MEDIAN HH INC	\$97,532	\$119,817	\$100,407
AVERAGE HH INC	\$125,110	\$143,863	\$123,299



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FOR MORE INFORMATION CONTACT:

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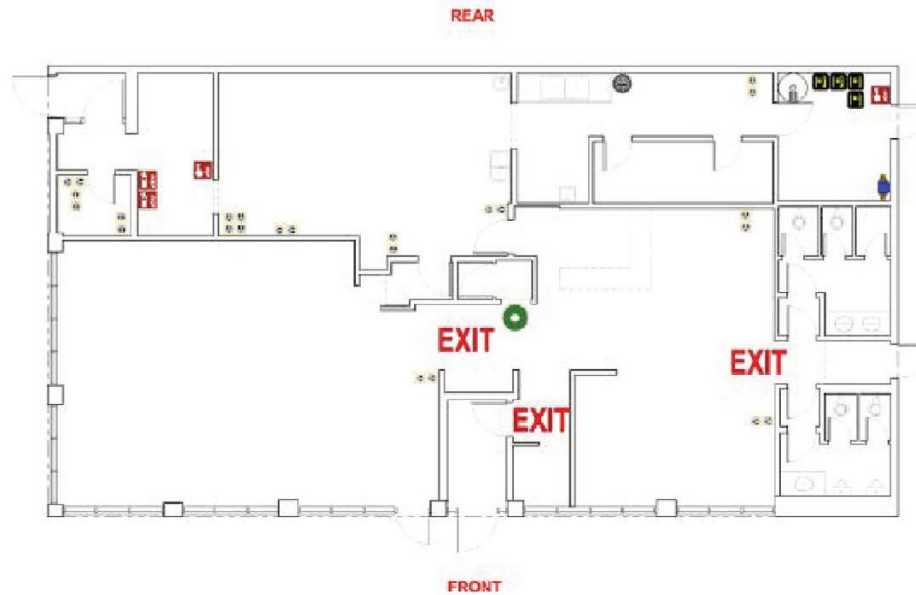
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
1	Wal-Mart (not owned)	97,300
2	Dollar Tree	8,106
3A	Fashion Nails	1,253
3B	UNDER CONTRACT	2,000
4	Super Cuts	1,705
5	New England Rendokan	2,748
6	LensCrafters	3,305
7A	Sally Beauty	2,029
7B	Children & Family Dentistry & Braces	2,029
8	Stop & Shop	65,479
9	Goodwill	11,000
10	AVAILABLE	1,500 - 3,000
11	LEASED	6,022



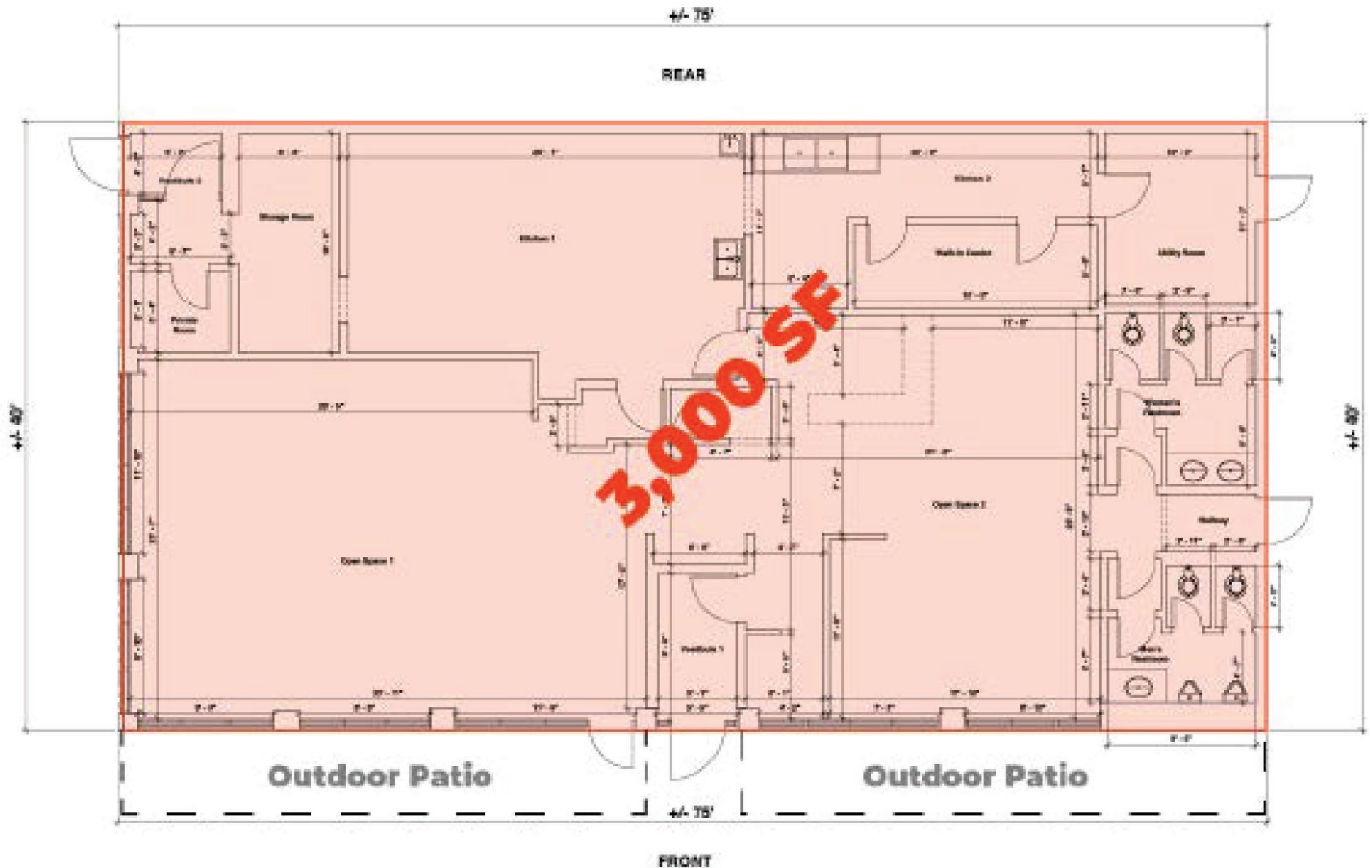
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3,000 SF



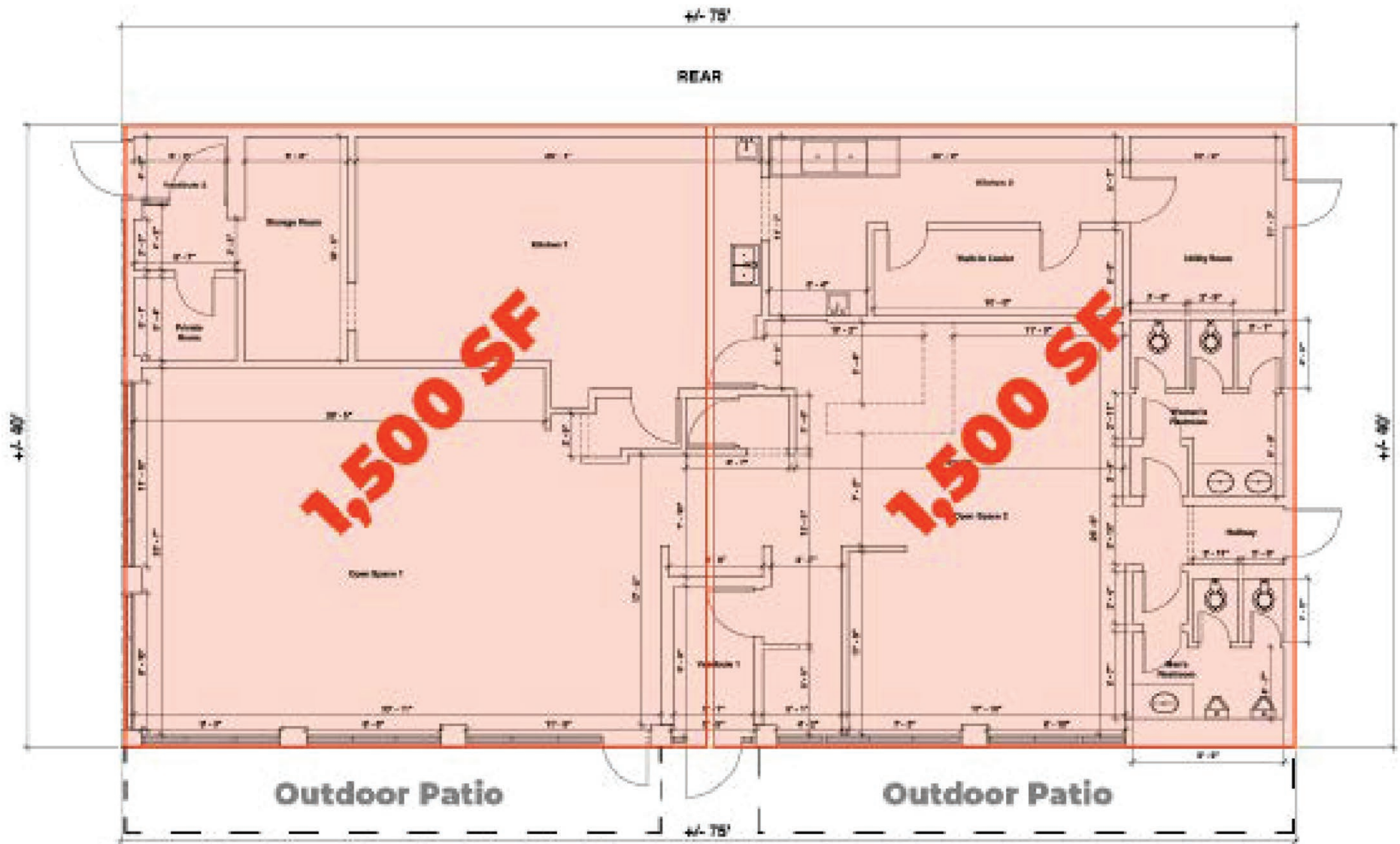
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Two(2) 1,500 SF



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **6,691**

Households: **3,053**

Daytime Population: **8,741**

Median Age: **41.7**



Average Household Income: **\$125,110**

Median Household Income: **\$97,532**

3 MILE RADIUS:



Total Population: **45,691**

Households: **19,225**

Daytime Population: **43,896**

Median Age: **40.9**



Average Household Income: **\$143,863**

Median Household Income: **\$119,817**

5 MILE RADIUS:



Total Population: **155,982**

Households: **63,239**

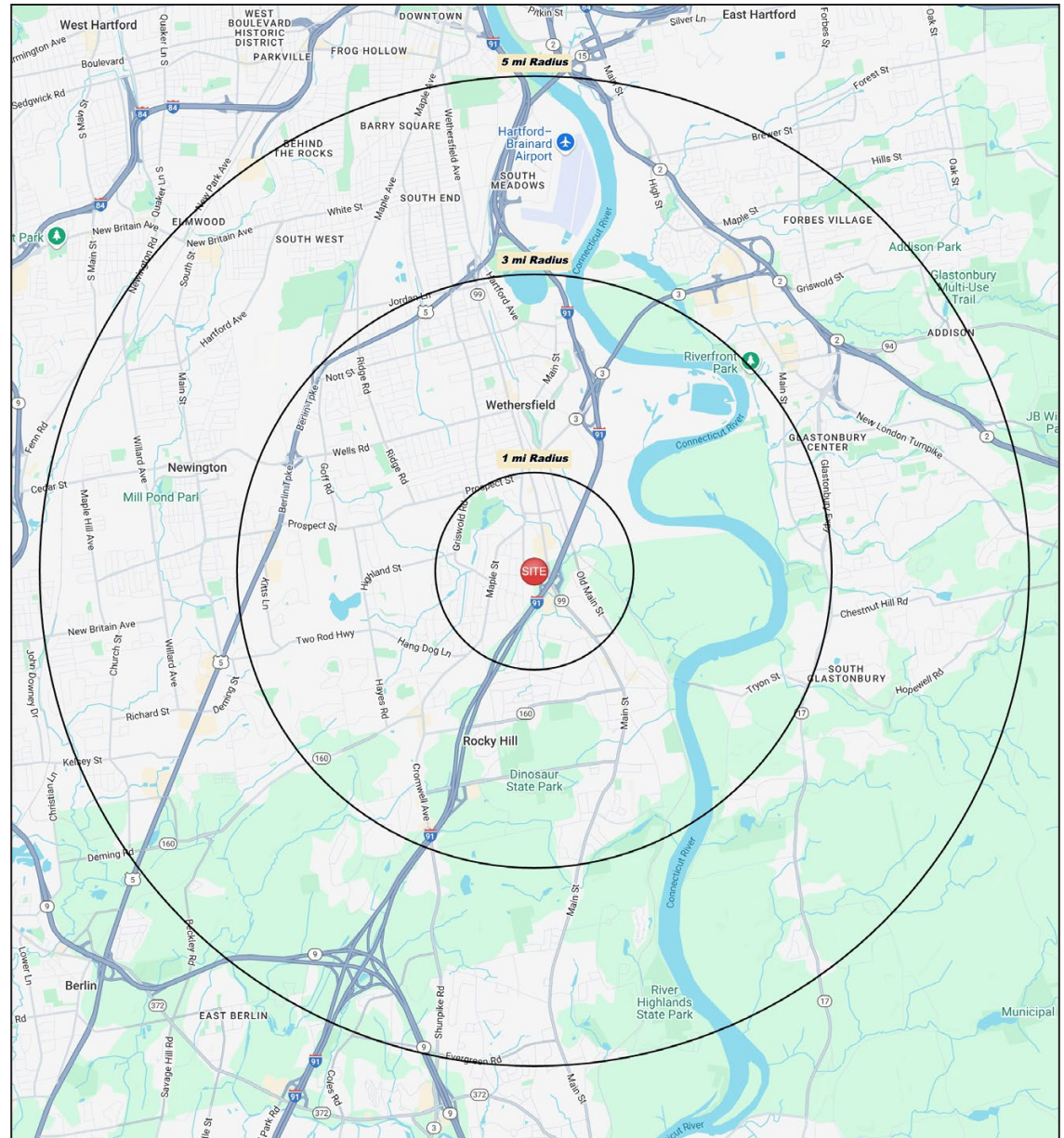
Daytime Population: **139,157**

Median Age: **39.3**



Average Household Income: **\$123,299**

Median Household Income: **\$100,407**



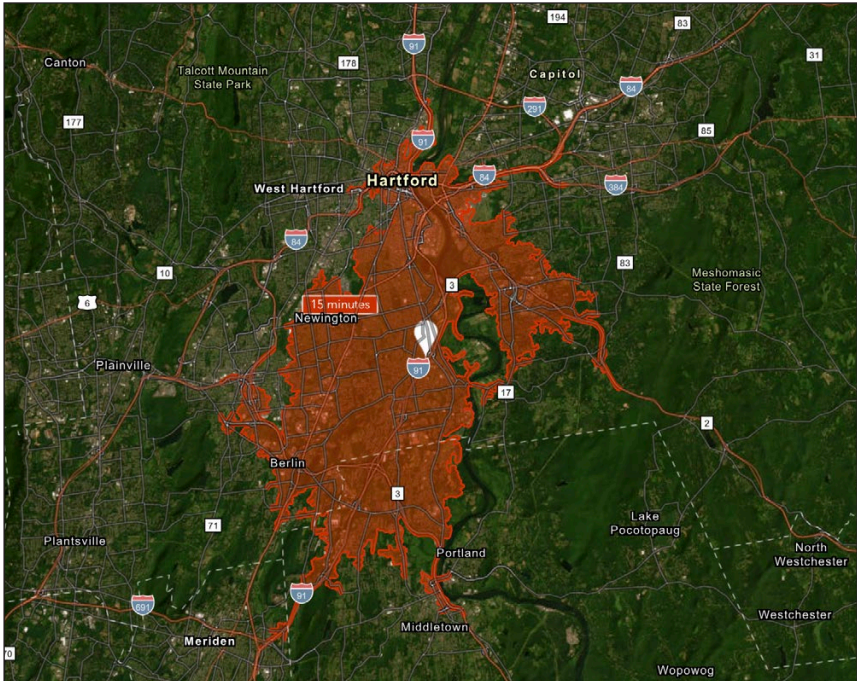
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15 MINUTE DRIVE TIME



KEY FACTS

184,574

Population

\$82,903

Median Household Income

40.9

Median Age

252,793

Daytime Population

TAPESTRY SEGMENTS

City Greens

12,300 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

Fresh Ambitions

8,327 households

Socioeconomic Traits

Found in the Mid-Atlantic and Pacific regions, these urban communities include large families and young children. Residents work service jobs, earn modest incomes, and often face high rental burdens despite lower-than-average rents.

Household Types

Single parents and married or
cohabiting couples

Typical Housing

Multi-Units

Savvy Suburbanites

7,349 households

Socioeconomic Traits

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.

Household Types

Married couples

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$2,009,550,598

EDUCATION

Bachelor's Degree
or Higher



40%

OWNER OCCUPIED HOME VALUE

Average



\$410,901

ANNUAL HOUSEHOLD SPENDING

\$3,922

Eating
Out

\$2,386

Apparel &
Services

\$7,163

Groceries

\$223

Computer &
Hardware

\$7,162

Health
Care

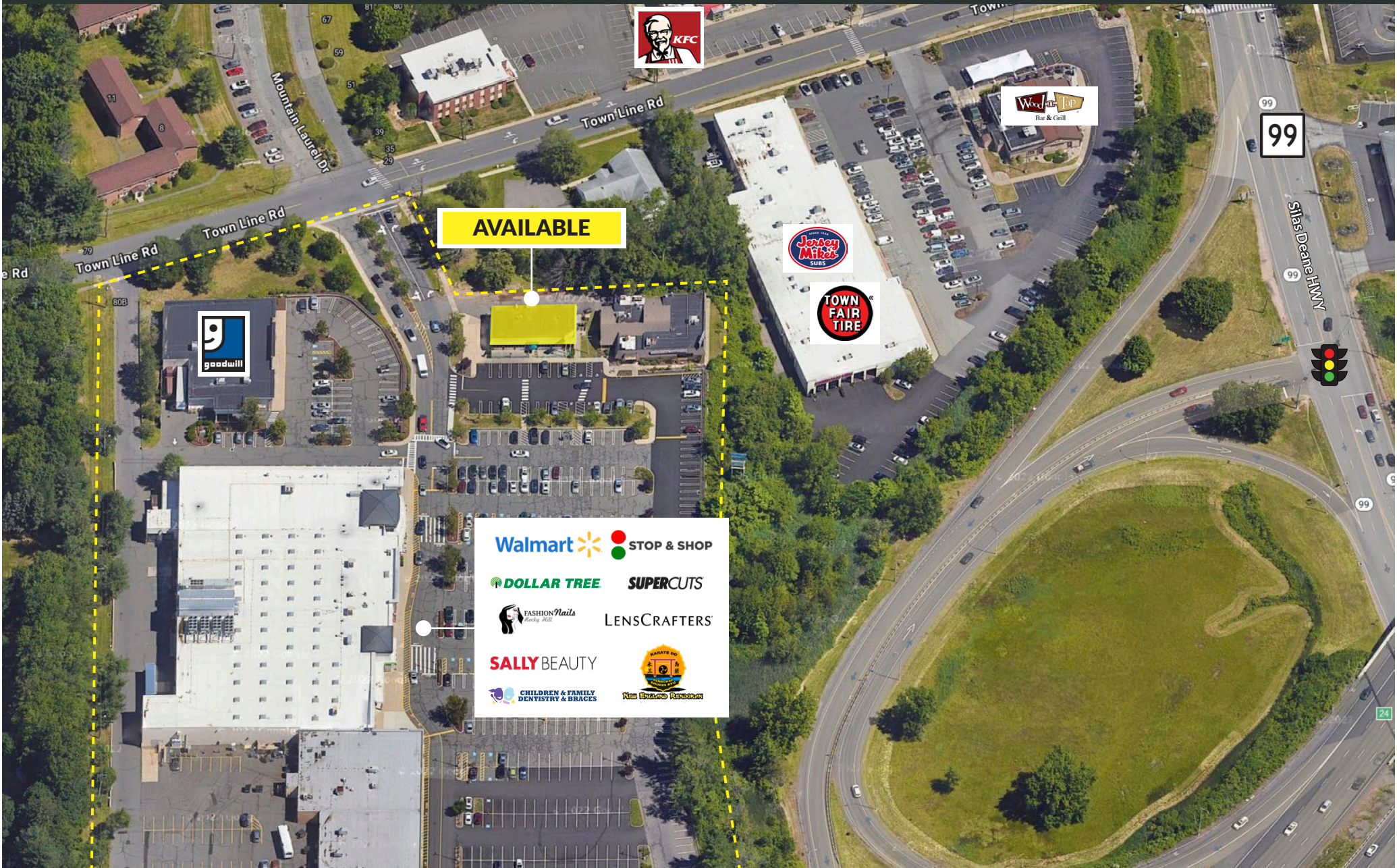


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AVAILABLE







138,624 VPD



22,274 VPD





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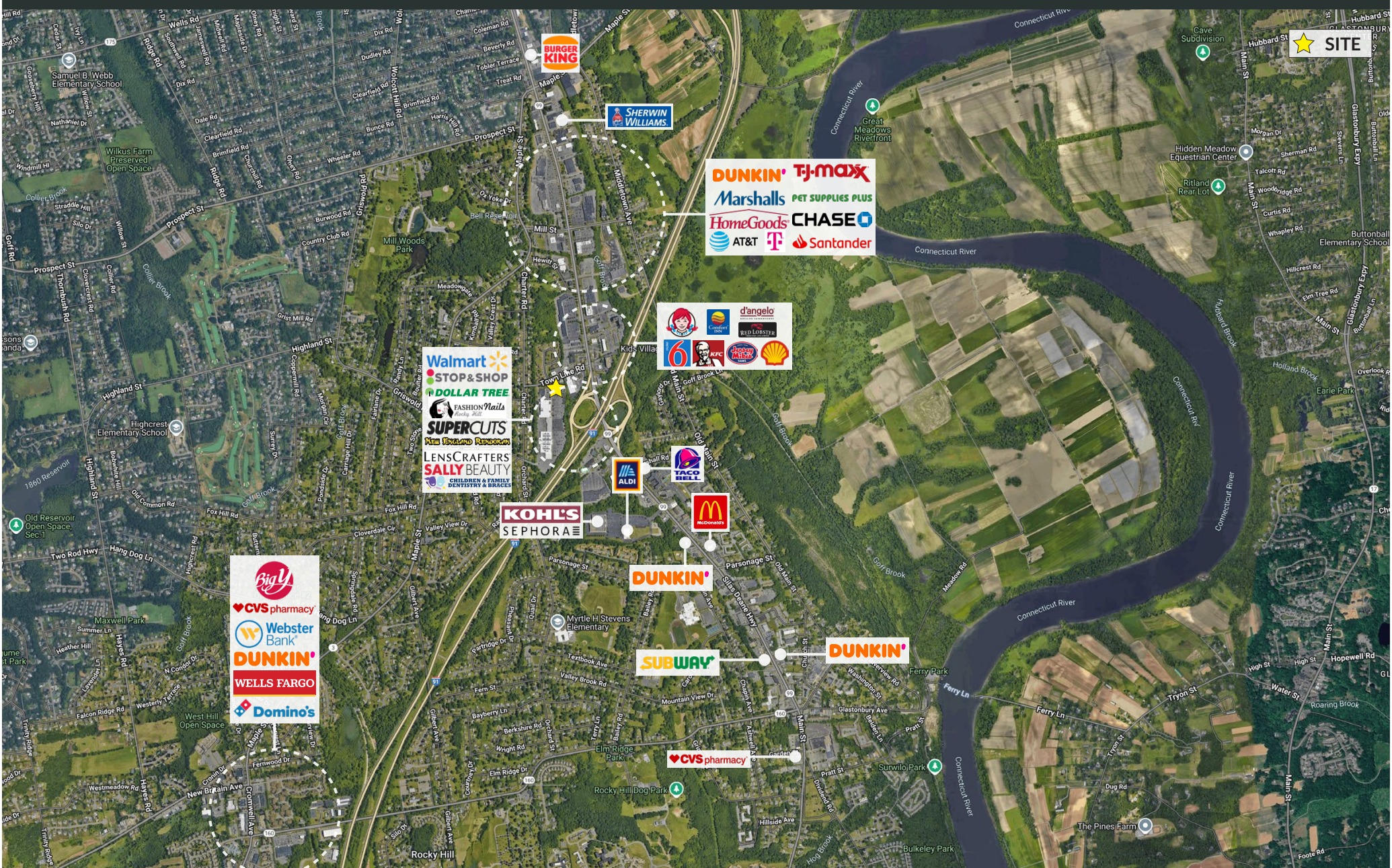
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