

AVON RETAIL

275-279 WEST MAIN STREET | AVON, CT 06001

MULTIPLE SIZES AND CONFIGURATIONS AVAILABLE

AREA TENANTS



PROPERTY INFORMATION

- **New Development** along prime Route 44 retail corridor
- Regional market serving Avon, Canton, Simsbury, Bloomfield, West Hartford and beyond
- Multiple site configurations possible with abundant parking
- Top retailers in the market include Athleta, Ulta Beauty, Whole Foods, Raising Cane's, Shake Shack (coming soon), HomeGoods, Marshalls
- **All Uses Considered**

AVAILABLE SPACE

- Space 1: 3,218 sf - 5,270 sf
- Space 2: 7,150 sf (divisible)
- Space 3: 7,150 sf (divisible)

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	24,598	56,826	119,812
MEDIAN HH INC	\$160,550	\$158,592	\$156,190
AVERAGE HH INC	\$225,337	\$212,195	\$202,887



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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THE FRESH MARKET
Marshalls
HomeGoods
Michaels
Great Clips

Big Y
Walmart
Save money. Live better.



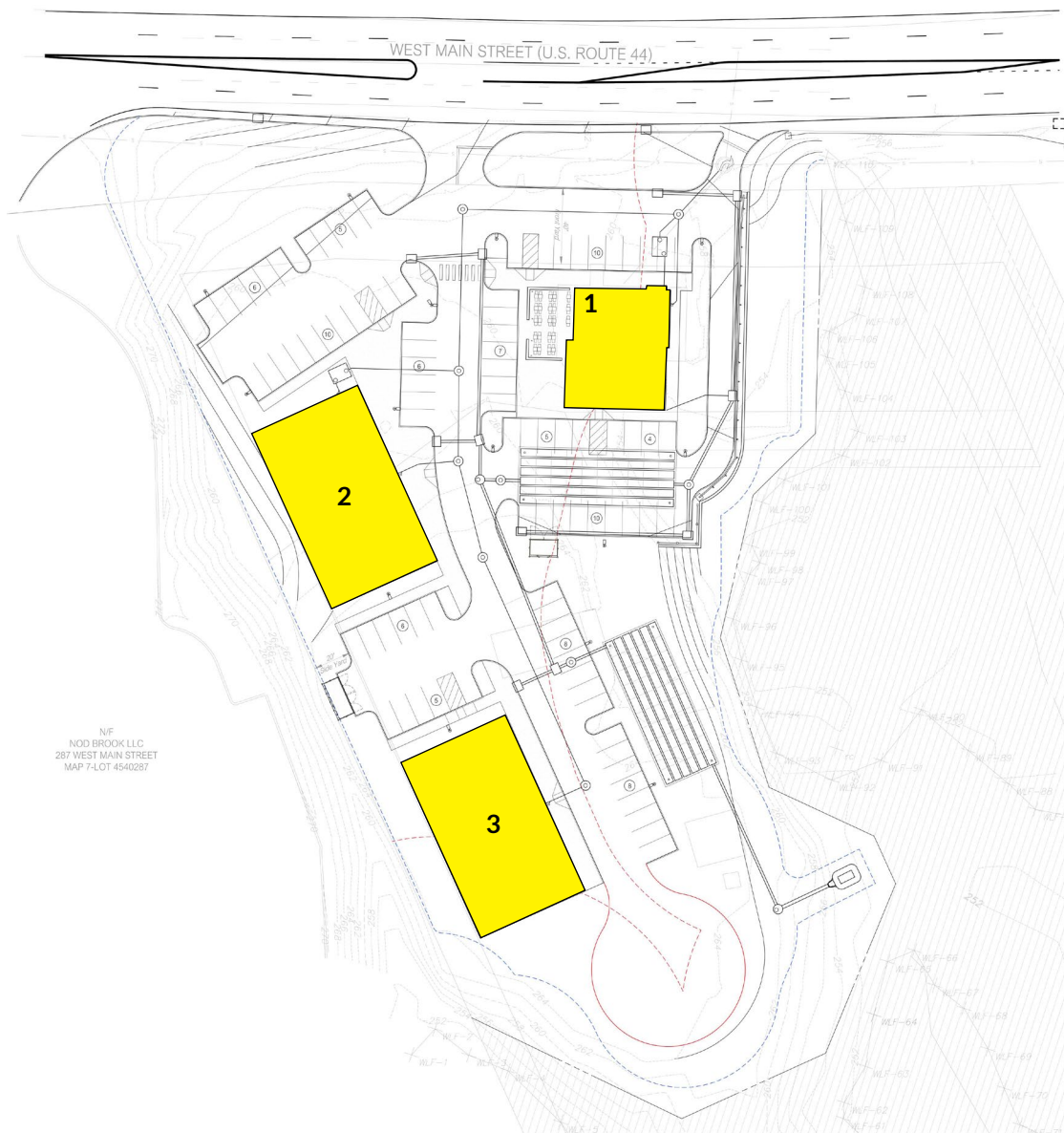
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Available	3,218 - 5,270
02	Available	7,150 (divisible)
03	Available	7,150 (divisible)

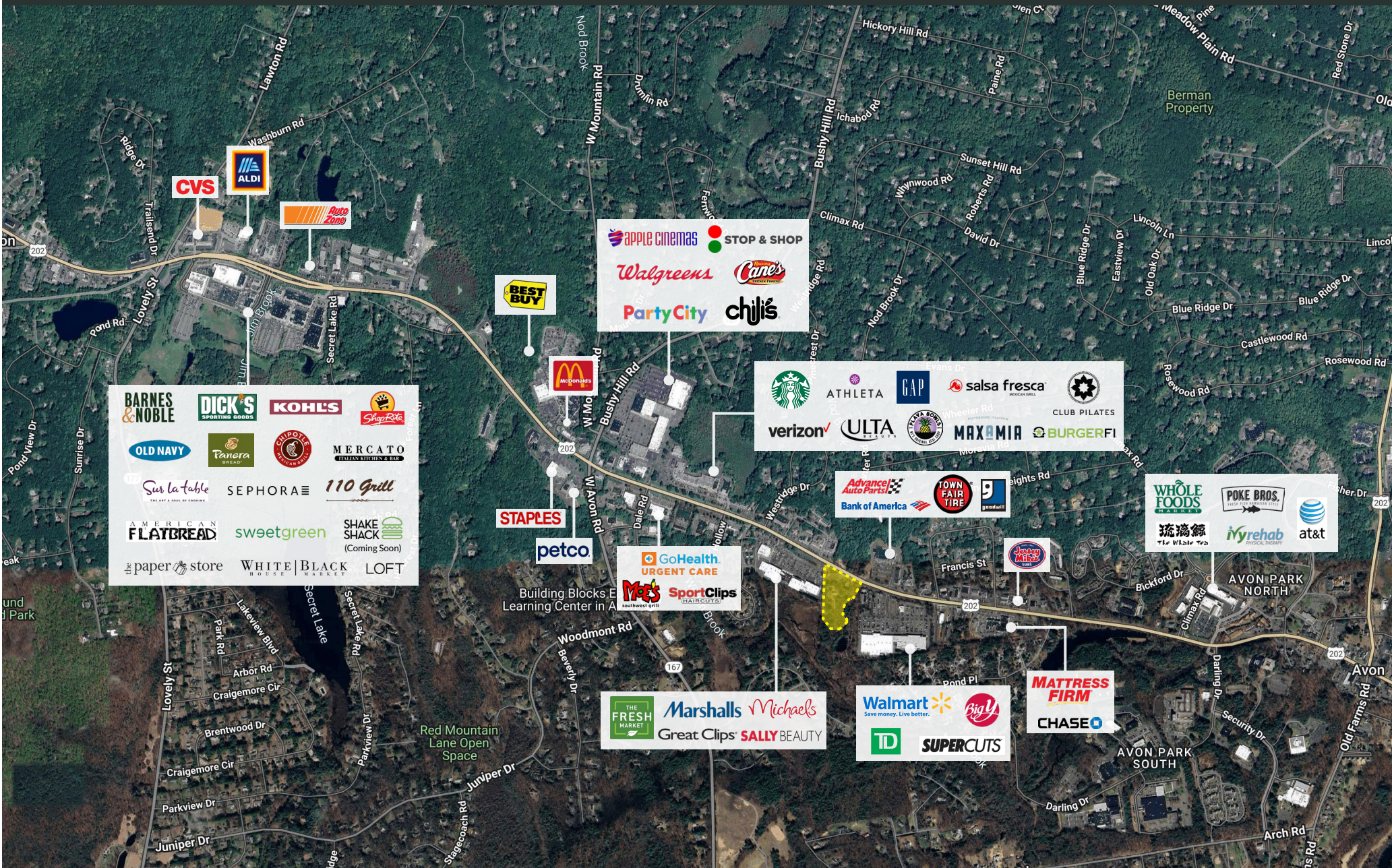


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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: **24,598**

Households: **9,835**

Daytime Population: **21,683**

Median Age: **44.7**



Average Household Income: **\$225,337**

Median Household Income: **\$160,550**

5 MILE RADIUS:



Total Population: **56,826**

Households: **22,940**

Daytime Population: **41,366**

Median Age: **44.4**



Average Household Income: **\$212,195**

Median Household Income: **\$158,592**

7 MILE RADIUS:



Total Population: **119,812**

Households: **48,196**

Daytime Population: **93,346**

Median Age: **43.4**



Average Household Income: **\$202,887**

Median Household Income: **\$156,190**



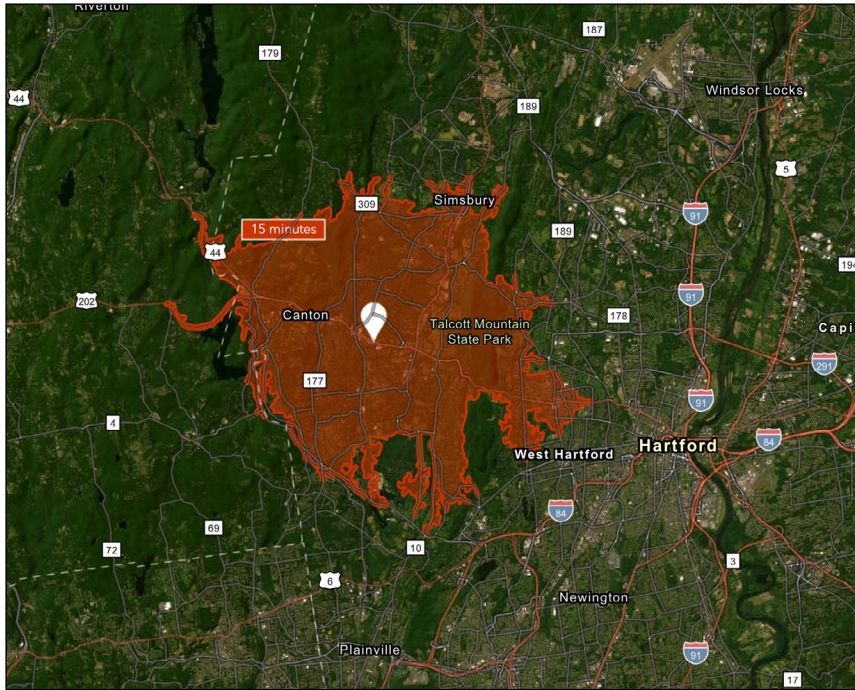
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15 MINUTE DRIVE TIME



KEY FACTS

54,450

Population

\$148,829

Median Household Income

45.6

Median Age

55,694

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites

5,393 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

Urban Chic

3,580 households

Socioeconomic Traits

Primarily in coastal suburbs, these affluent, educated families—often with young children—work in professional fields. Many own high-value homes, earn additional investment income, and have strong net worth and retirement savings.

Household Types

Married couples;
singles living alone

Typical Housing

Single Family

Top Tier

3,323 households

Socioeconomic Traits

Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.

Household Types

Married couples

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$922,926,422

EDUCATION

Bachelor's Degree or Higher



72%

OWNER OCCUPIED HOME VALUE

Average



\$536,925

ANNUAL HOUSEHOLD SPENDING

\$6,606

Eating Out

\$3,884

Apparel & Services

\$11,551

Groceries

\$365

Computer & Hardware

\$12,210

Health Care



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