

AVON RETAIL

275-279 WEST MAIN STREET | AVON, CT 06001

AVAILABLE 1,501 SF - 1,553 SF

AREA TENANTS



Marshalls

HomeGoods

Michaels
Where Creativity Happens

Walmart
Save money. Live better.



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 3: 1,553 sf
- Space 6: 1,501 sf

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



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FOR MORE INFORMATION CONTACT:

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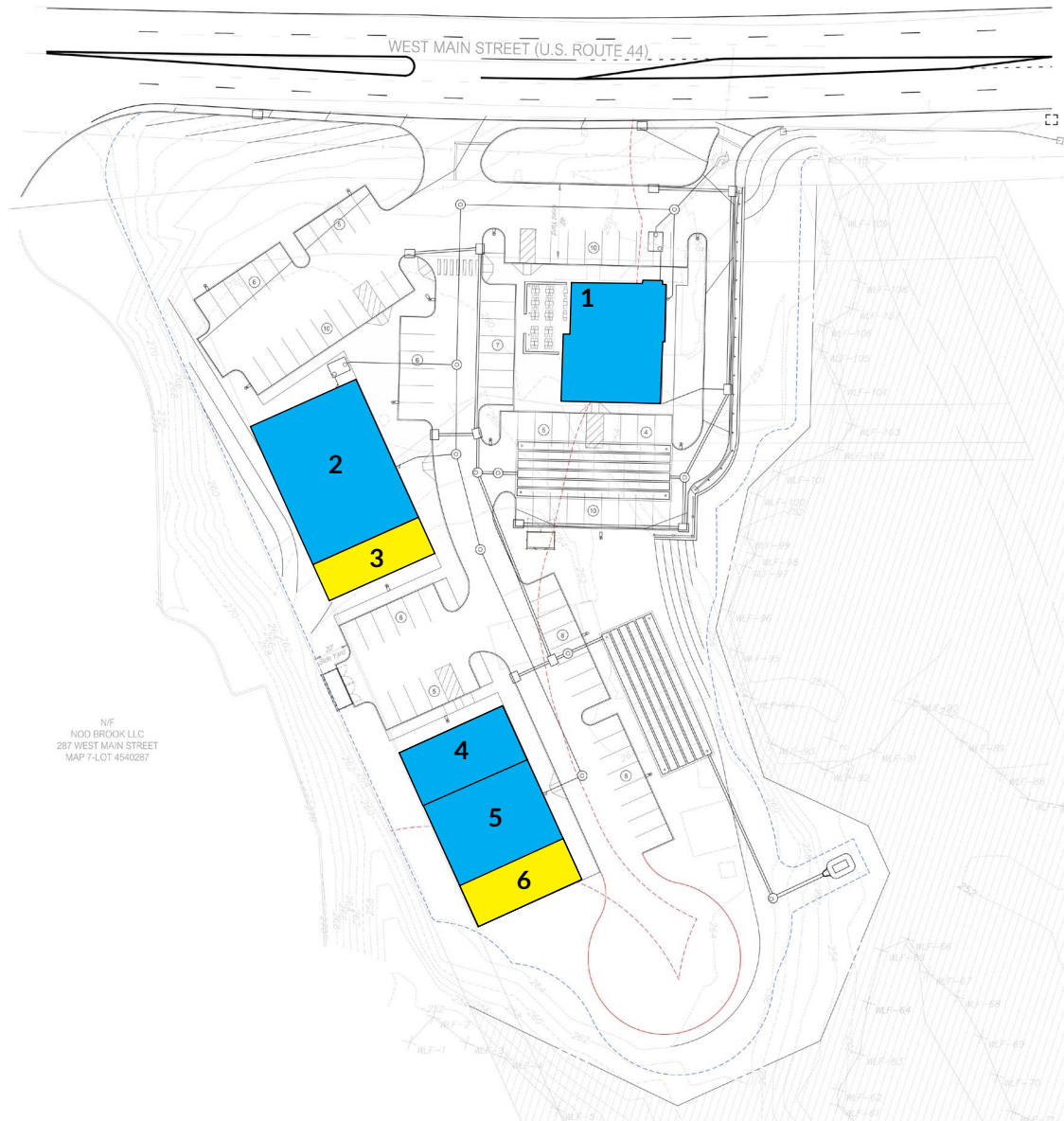
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	At Lease - Restaurant	3,500
02	At Lease - Retail	5,500
03	Available	1,553
04	At Lease - Health & Wellness	2,392
05	At Lease - Optometrist	2,912
06	Available	1,501



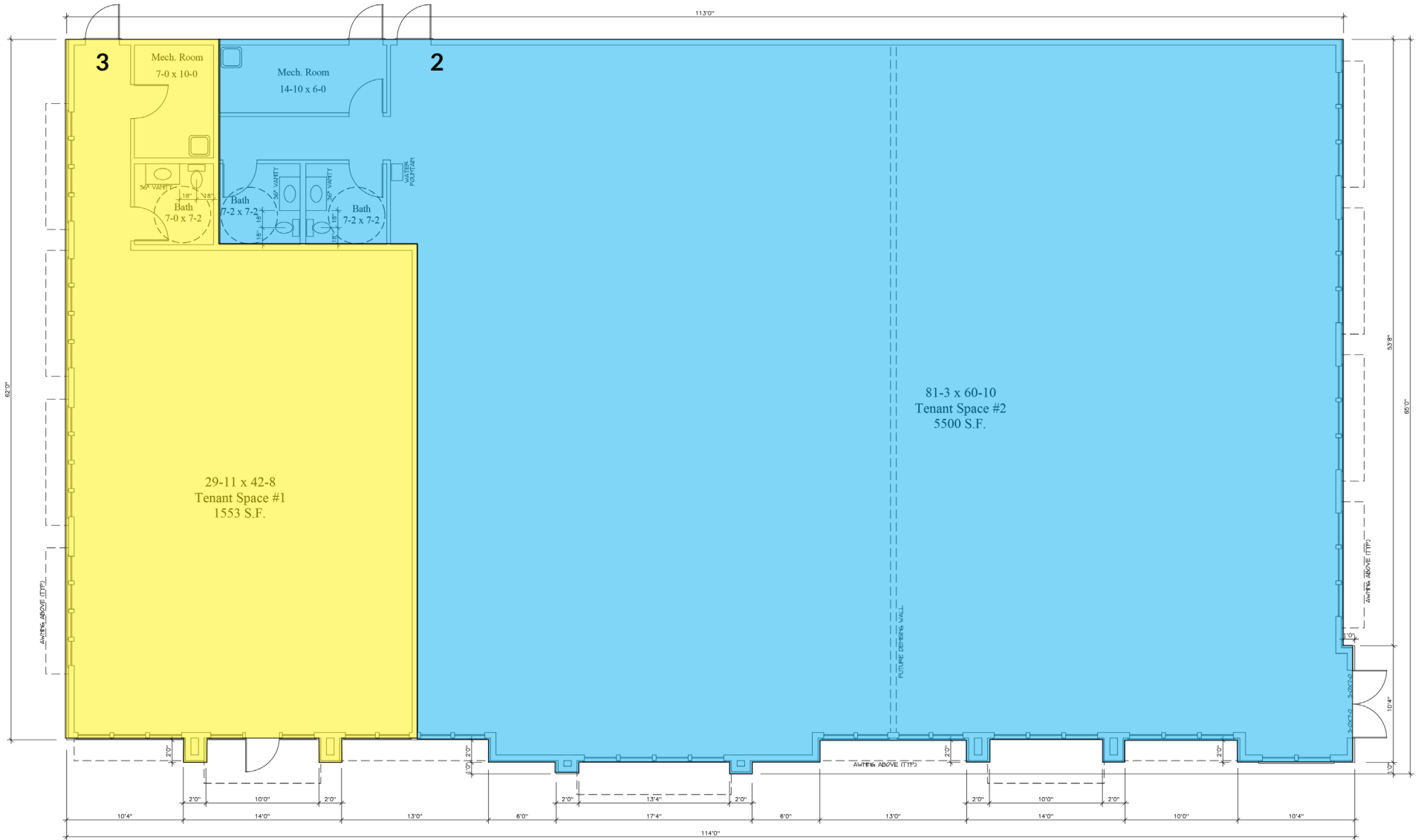
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SPACE 3 FLOOR PLAN



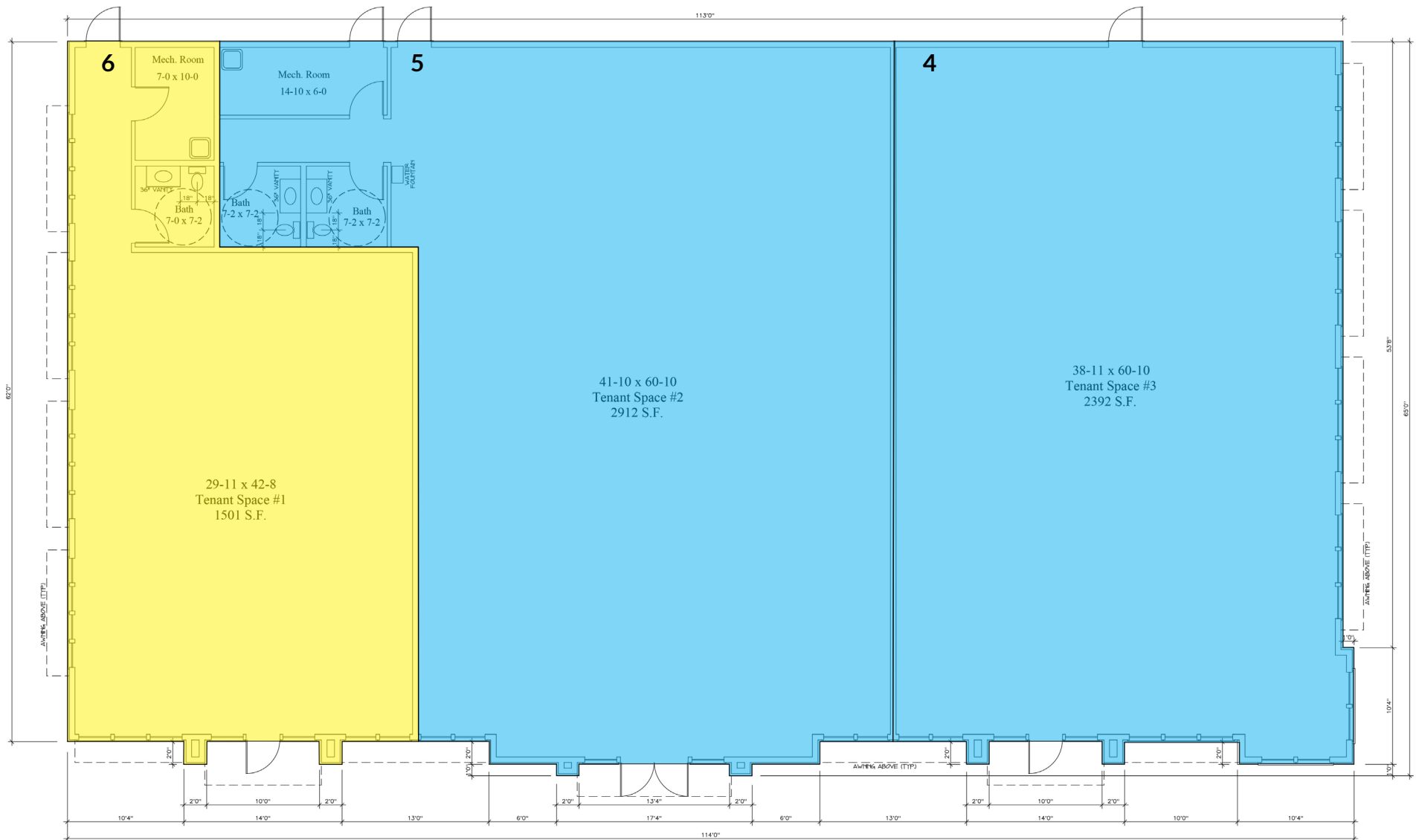
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SPACE 6 FLOOR PLAN

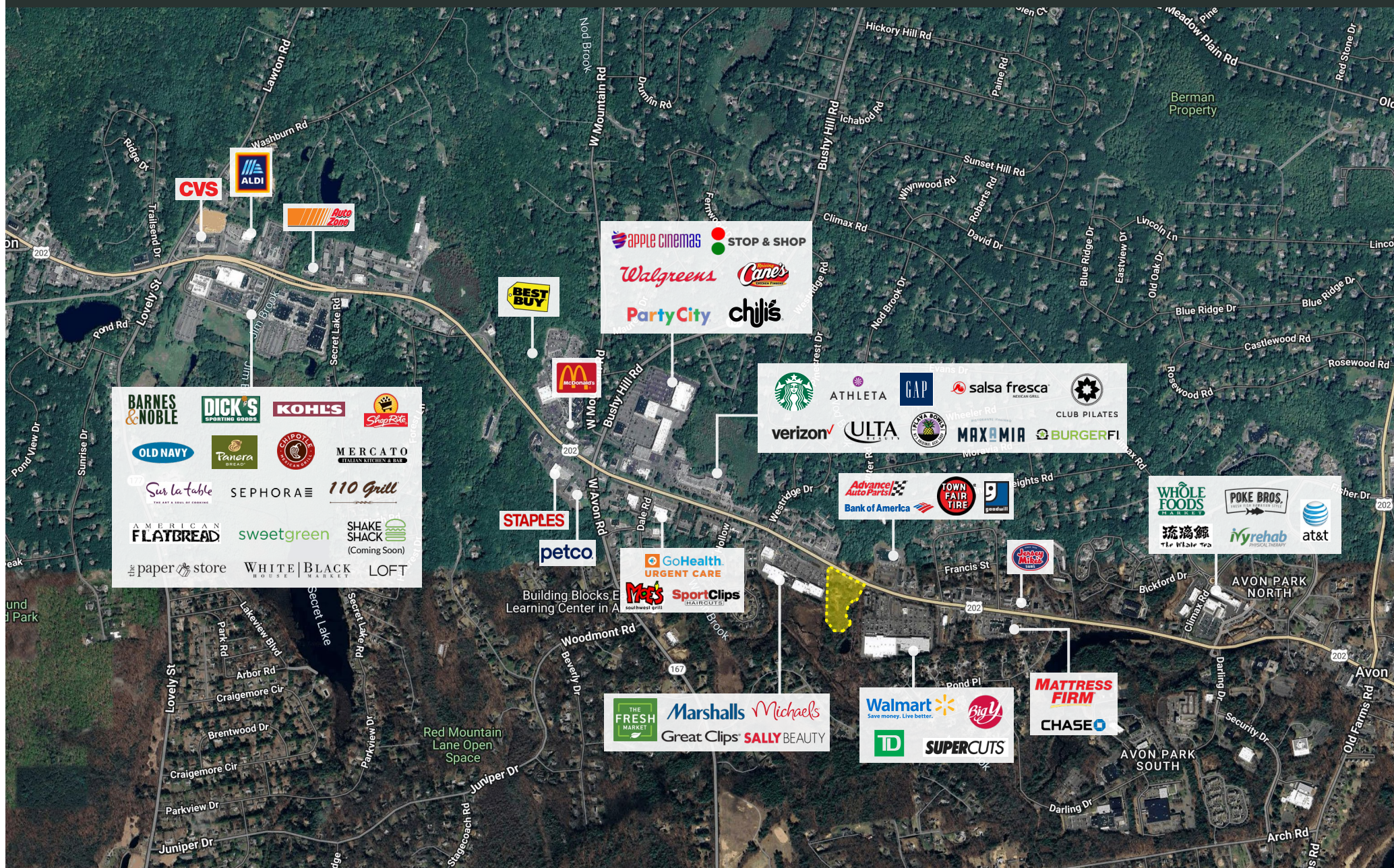


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TRADE AREA DEMOGRAPHICS

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**

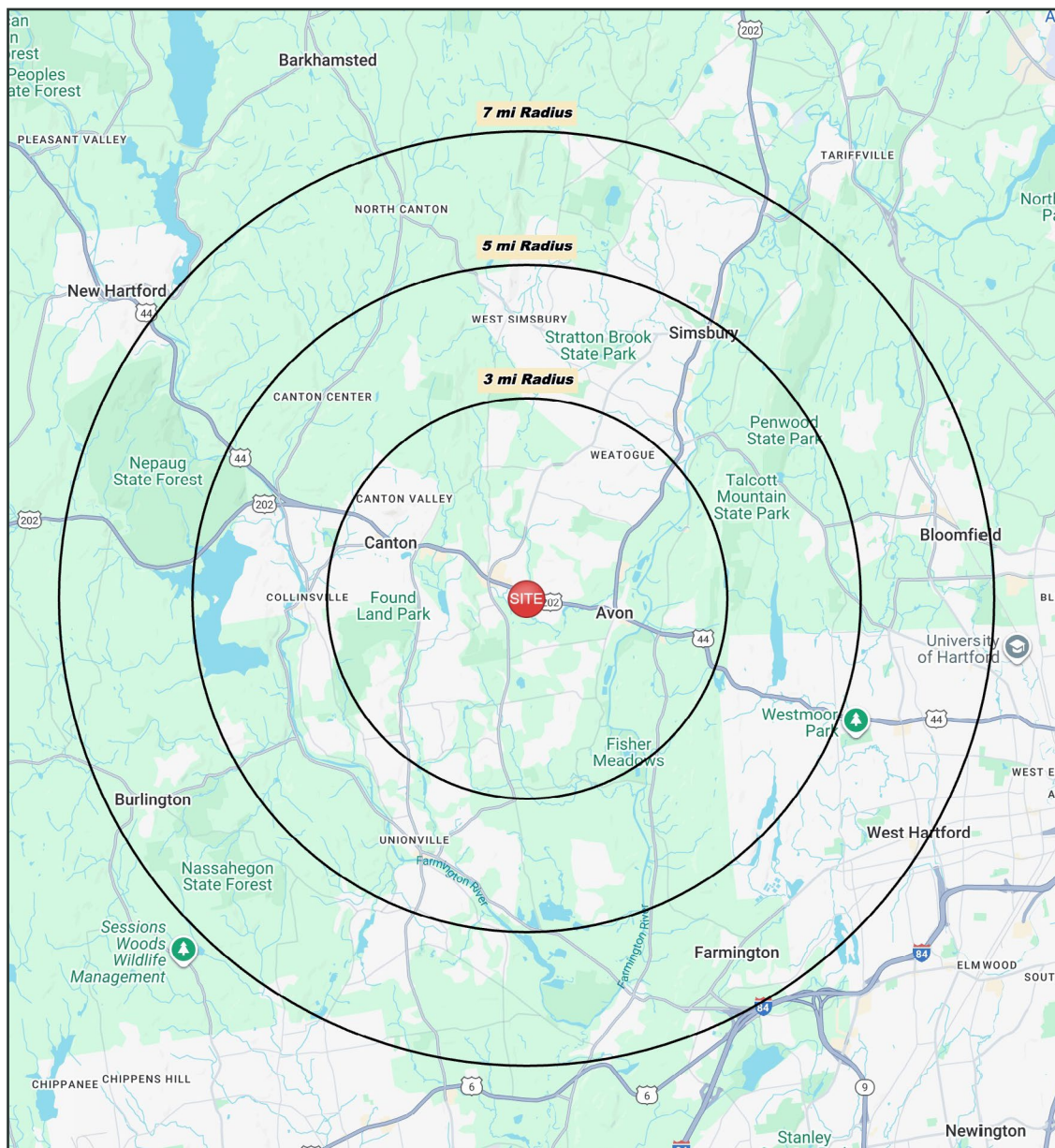
Daytime Population: **93,346**

Median Age: **43.4**



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

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



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