AVON RETAIL

275-279 WEST MAIN STREET | AVON, CT 06001

AVAILABLE 1,553 SF - 1,740 SF

AREA TENANTS

THE FRESH MARKET · 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: 1,740 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

FOR MORE INFORMATION CONTACT:

PETER H. LEVINE | 203.683.1567 | Peter@CharterRealty.com

CHARTER REALTY

www.CharterRealty.com

AVON RETAIL

275-279 WEST MAIN STREET | AVON, CT 06001



CHARTER REALTY

CHARTER REALTY

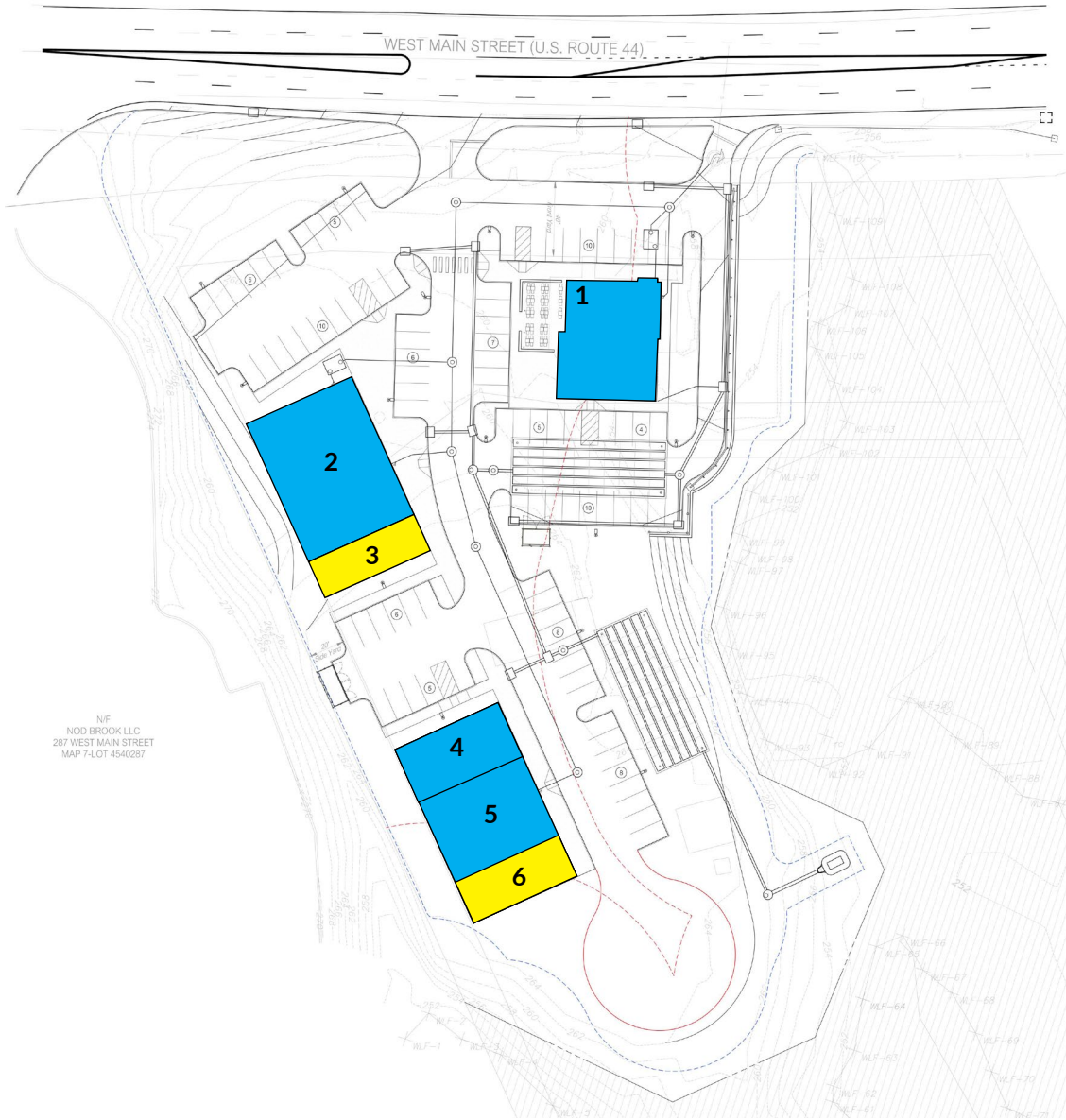
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

AVON RETAIL

275-279 WEST MAIN STREET | AVON, CT 06001

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	2,507
05	At Lease - Optometrist	2,867
06	Available	1,740



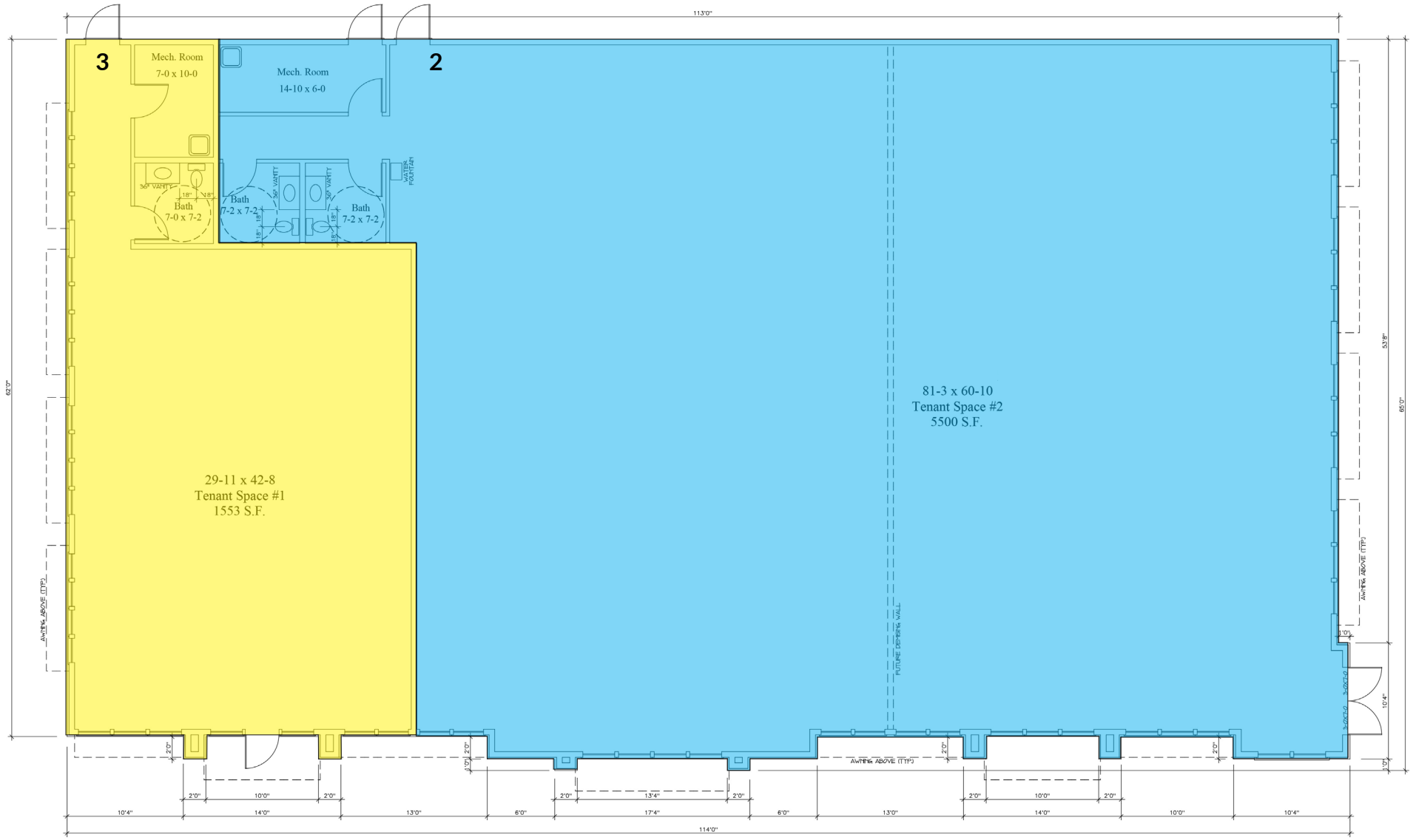
CHARTER REALTY

CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

AVON RETAIL

275-279 WEST MAIN STREET | AVON, CT 06001

SPACE 3 FLOOR PLAN



CHARTER REALTY

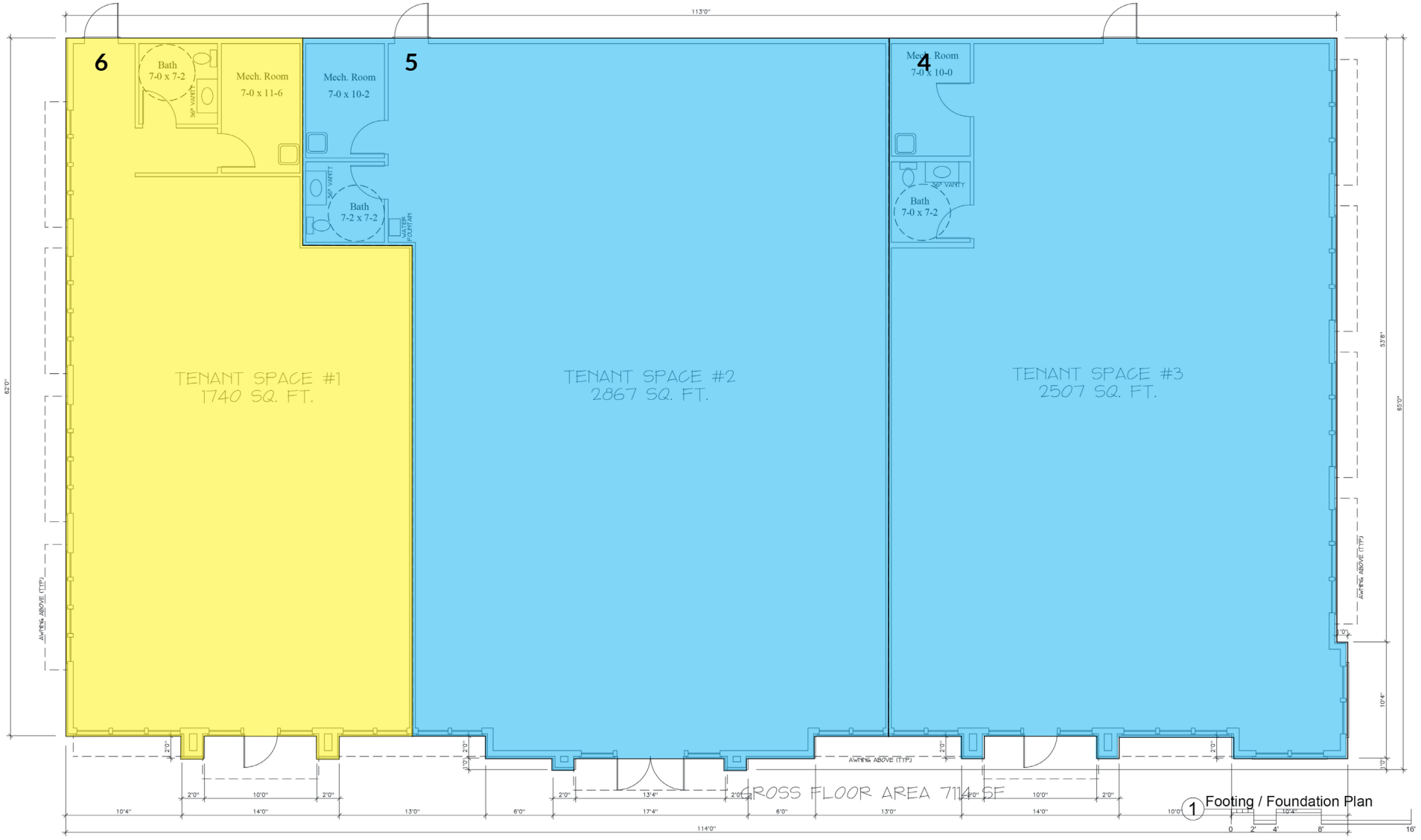
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

AVON RETAIL

275-279 WEST MAIN STREET | AVON, CT 06001

SPACE 6 FLOOR PLAN



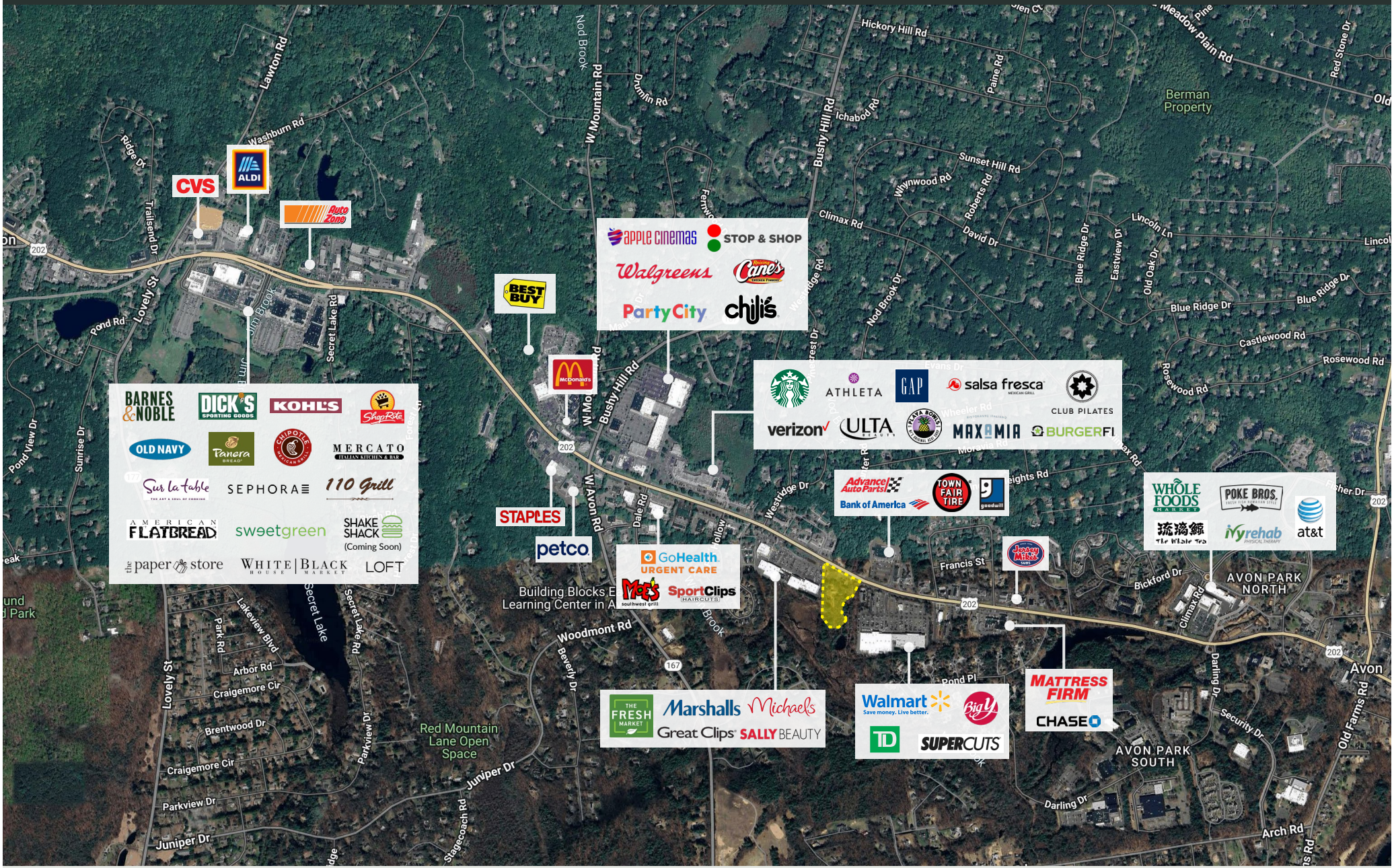
CHARTER REALTY

CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

AVON RETAIL

275-279 WEST MAIN STREET | AVON, CT 06001



CHARTER REALTY

CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

AVON RETAIL

275-279 WEST MAIN STREET | AVON, CT 06001

















CHARTER REALTY

CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

AVON RETAIL

275-279 WEST MAIN STREET | AVON, CT 06001

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:

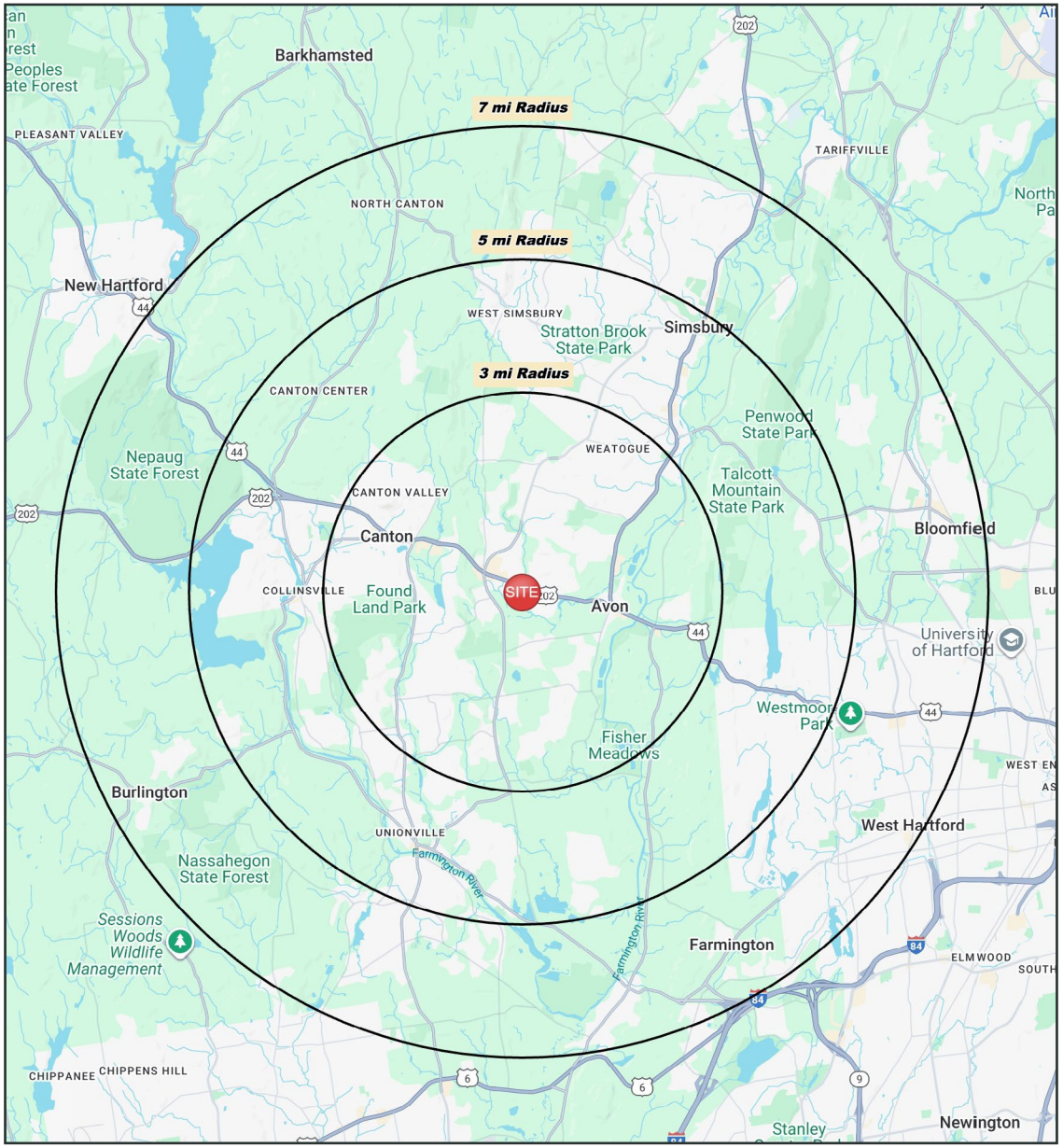
Total Population: **56,826**
Households: **22,940**
Daytime Population: **41,366**
Median Age: **44.4**

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**



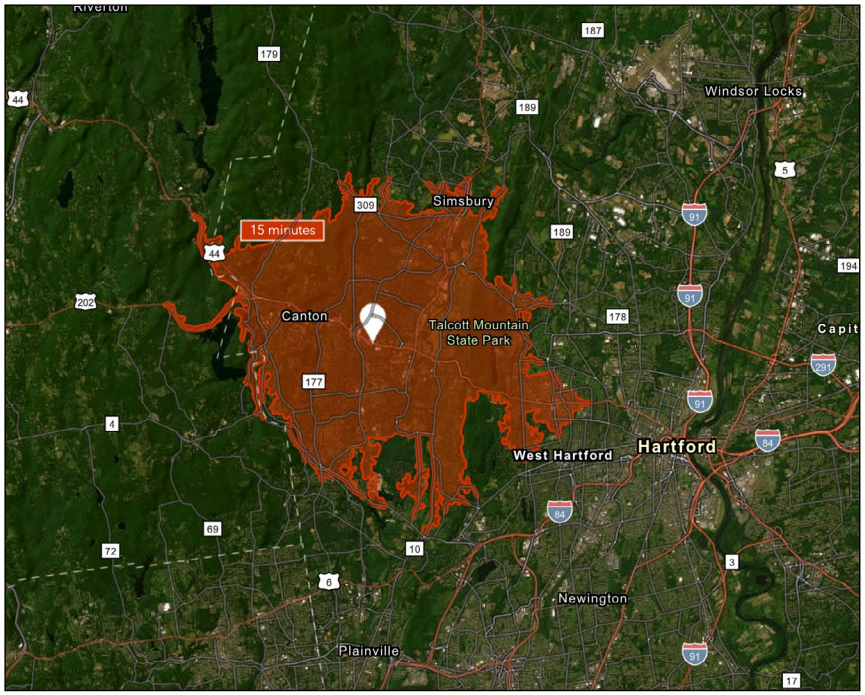
CHARTER REALTY

CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

AVON RETAIL

275-279 WEST MAIN STREET | AVON, CT 06001

15 MINUTE DRIVE TIME



KEY FACTS

54,450	45.6
Population	Median Age
$148,829	55,694
Median Household Income	Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites	Urban Chic	Top Tier
5,393 households	*3,580 households*	*3,323 households*
Socioeconomic Traits	**Socioeconomic Traits**	**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.	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.	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	**Household Types**	**Household Types**
Married couples	Married couples; singles living alone	Married couples
Typical Housing	**Typical Housing**	**Typical Housing**
Single Family	Single Family	Single Family

TOTAL RETAIL SALES	EDUCATION	OWNER OCCUPIED HOME VALUE
Includes F&B	Bachelor's Degree or Higher	Average
$922,926,422	72%	$536,925

ANNUAL HOUSEHOLD SPENDING

$6,606	$3,884	$11,551	$365	$12,210
Eating Out	Apparel & Services	Groceries	Computer & Hardware	Health Care

CHARTER REALTY

CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.