

ROCKY HILL RETAIL

412 CROMWELL AVE, UNIT 7 | ROCKY HILL, CT

AVAILABLE 1,250 SF

AREA ANCHORS



PROPERTY INFORMATION

- High traffic area with over 17,600 vehicles per day
- Excellent visibility from Cromwell Ave
- Ample on-site parking
- Easy highway access; 0.4 miles, 3 minutes to Interstate-91
- Neighboring tenants include, Big Y Supermarket, Wells Fargo,
- Residence Inn by Marriott, Trinity Health, The Goddard School, Dunkin' and many more.

SPACE DETAILS

- Available 1,250 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,243	50,996	131,933
MEDIAN HH INC	\$131,131	\$113,681	\$105,826
AVERAGE HH INC	\$159,390	\$140,889	\$129,404



www.CharterRealty.com



FOR MORE INFORMATION CONTACT:

KERRY WOOD

475-288-7040

Kerry@CharterRealty.com

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TENANTS / AVAILABILITY

#	TENANT
1	Michael Gabor DMD
2	Rocky Hill Medical Center
3	Bowl & Brush
4	Bella Flora
5	Fibromyalgia Chronic Pain Centers of Central Connecticut
6	Green Cleaners
7	AVAILABLE
8	Mozzicato



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: 5,243

Households: 2,085

Daytime Population: 4,836

Median Age: 42.1



Average Household Income: \$159,390

Median Household Income: \$131,131

3 MILE RADIUS:



Total Population: 50,996

Households: 21,647

Daytime Population: 48,485

Median Age: 40.5



Average Household Income: \$140,889

Median Household Income: \$113,681

5 MILE RADIUS:



Total Population: 131,933

Households: 55,814

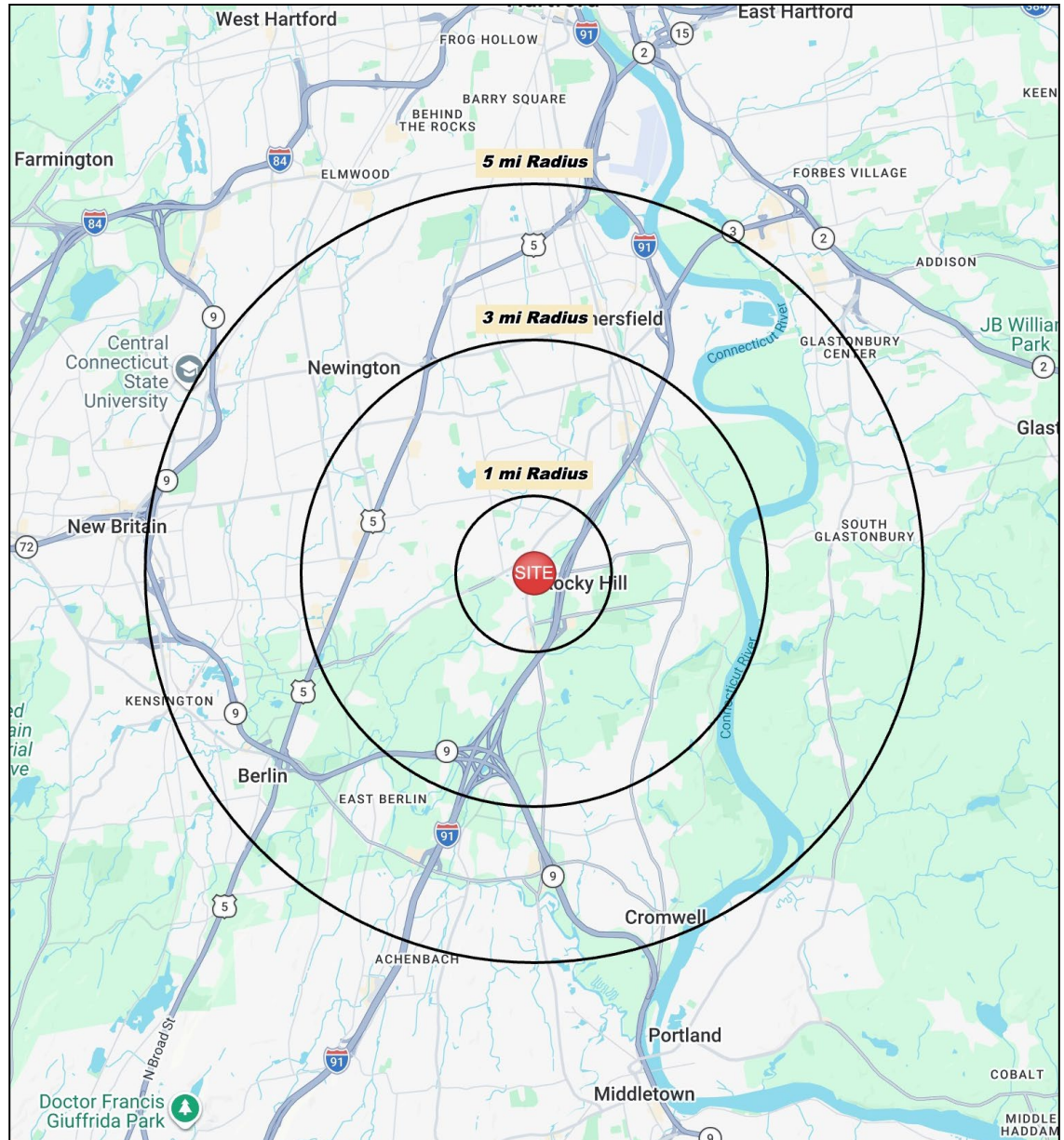
Daytime Population: 113,937

Median Age: 39.8



Average Household Income: \$129,404

Median Household Income: \$105,826

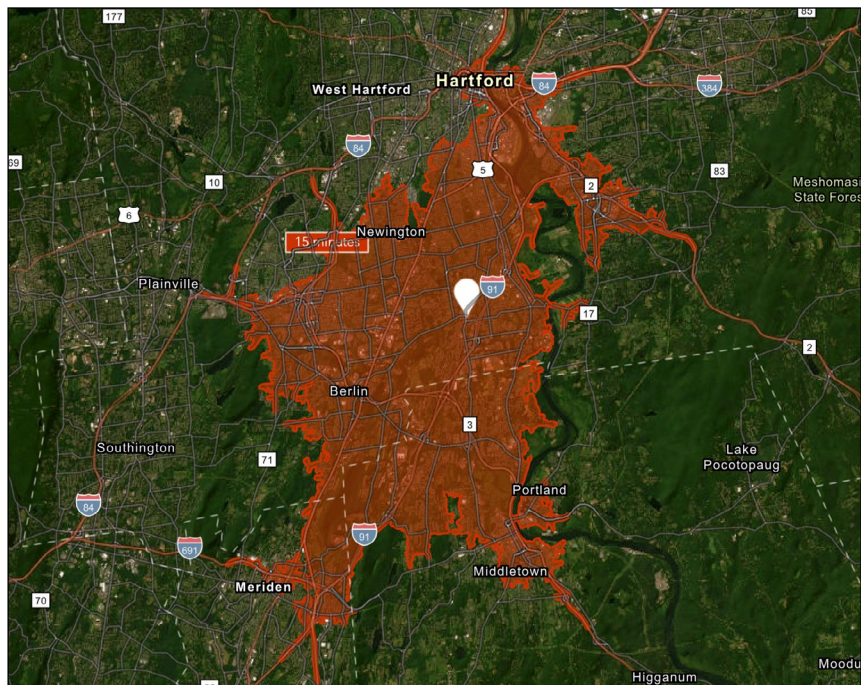


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TOTAL RETAIL SALES

Includes F&B



\$2,282,269,591

EDUCATION

Bachelor's Degree or Higher



38%

OWNER OCCUPIED HOME VALUE

Average



\$341,843

KEY FACTS

213,556

Population

\$82,963

Median Household Income

41.1

Median Age

264,322

Daytime Population

TAPESTRY SEGMENTS

City Greens <i>13,300 households</i>	Fresh Ambitions <i>9,858 households</i>	Savvy Suburbanites <i>8,926 households</i>
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.	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.	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; singles living alone	Household Types Single parents and married or cohabiting couples	Household Types Married couples
Typical Housing Single Family	Typical Housing Multi-Units	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$3,901

Eating Out

\$2,373

Apparel & Services

\$7,148

Groceries

\$222

Computer & Hardware

\$7,209

Health Care



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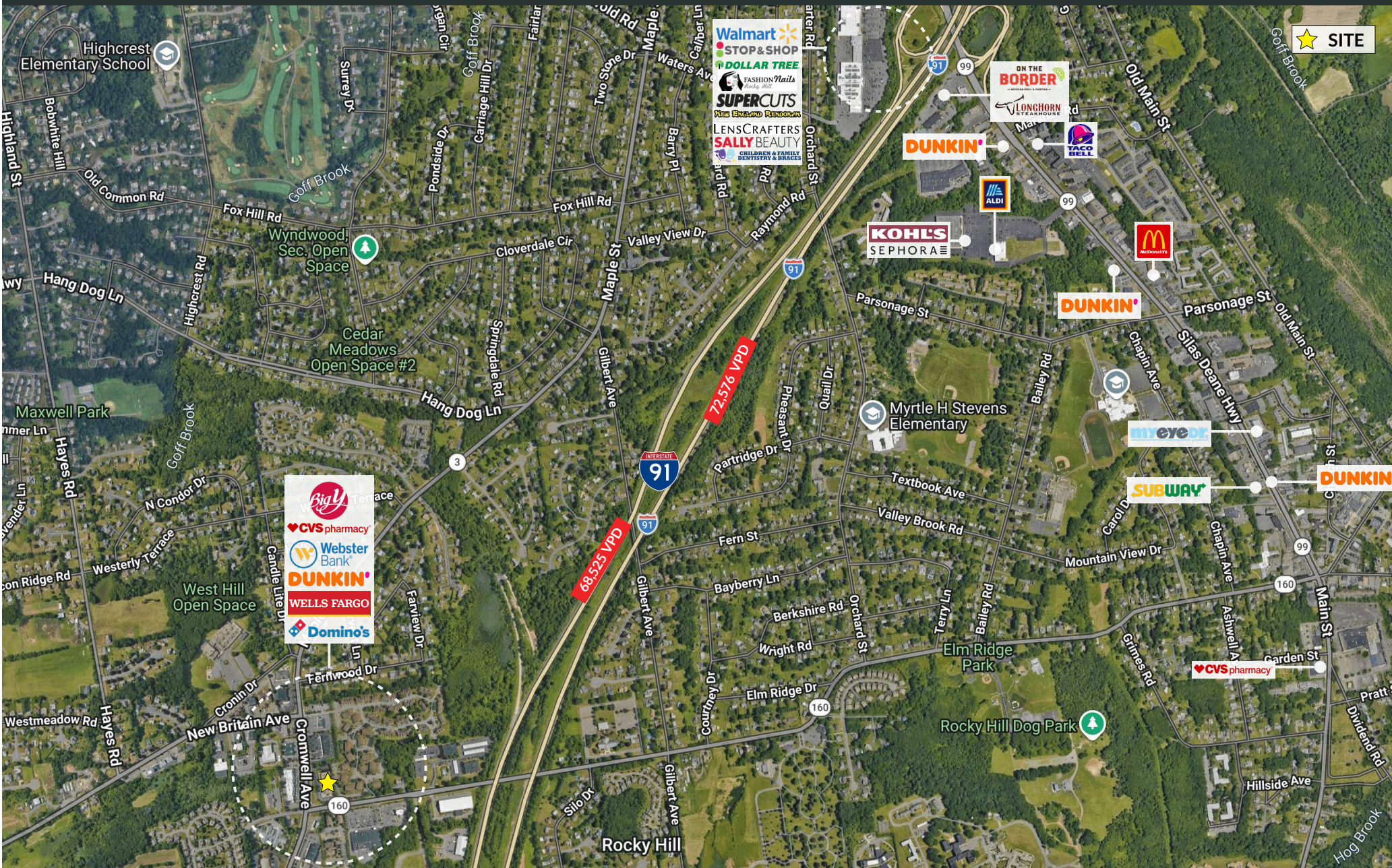


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