

CROSSROADS PLAZA

772 NORTH MAIN STREET | WEST HARTFORD, CT 06117

AVAILABLE 778 SF - 2,662 SF



PROPERTY INFORMATION

- Daily-needs and community-driven uses including the U.S. Post Office, public library, and Council on Aging, generating recurring visits throughout the day.
- Dominant neighborhood center anchored by Big Y and owned/operated by the grocer, creating long-term stability and consistent daily traffic.
- Strategically positioned at highly trafficked Bishop's Corner — one of West Hartford's premier retail intersections and a proven regional shopping destination.
- Exceptional convenience and visibility along North Main Street with strong surrounding demographics, affluent neighborhoods, and established co-tenancy driving repeat customer engagement.

SPACE DETAILS

- Available 778 sf - 2,662 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,836	94,092	224,430
MEDIAN HH INC	\$170,678	\$108,023	\$88,400
AVERAGE HH INC	\$217,065	\$140,401	\$114,873

FOR MORE INFORMATION CONTACT:

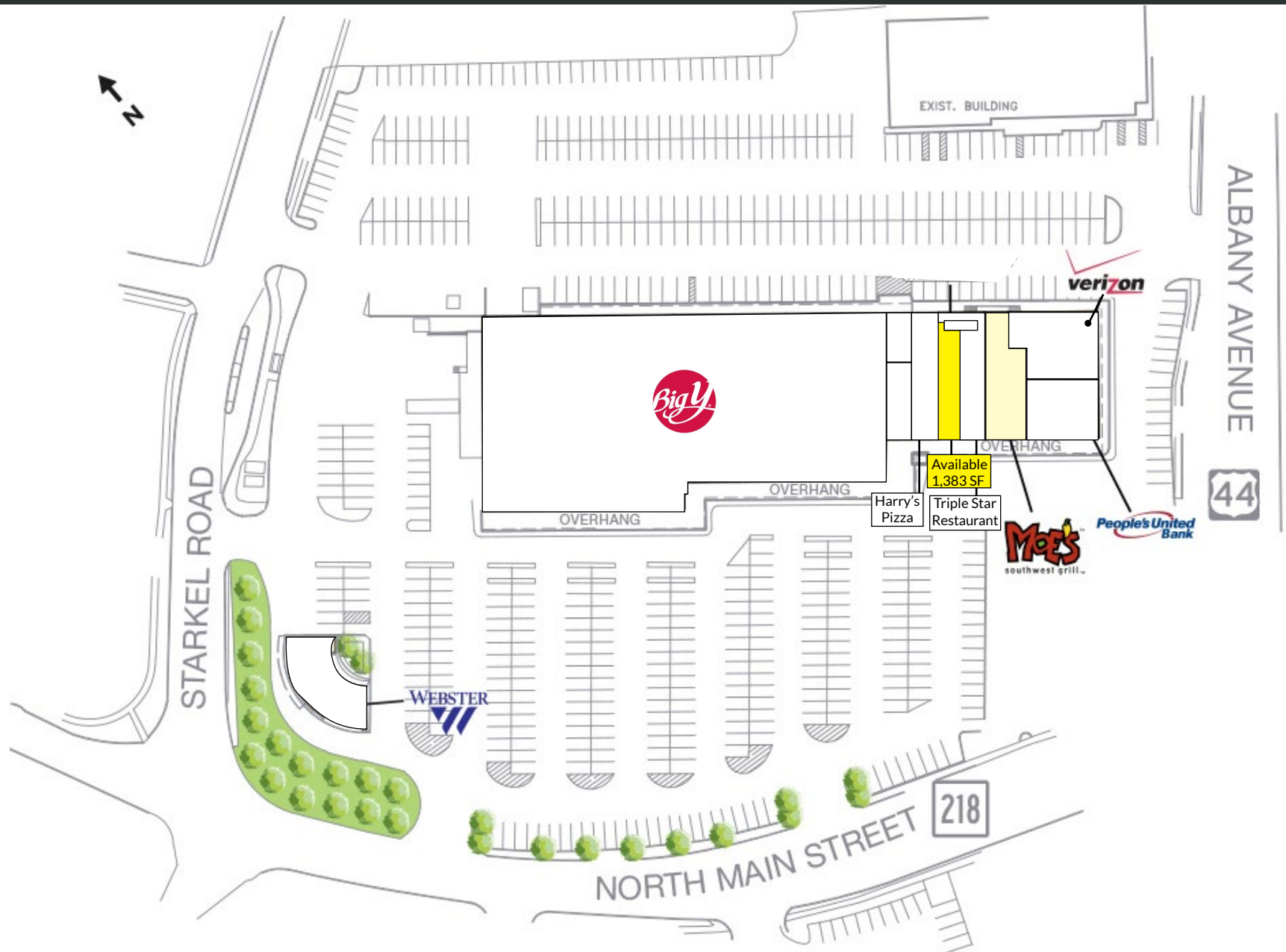
BRYAN W. FURZE | 617.591.9995 | Bryan@CharterRealty.com



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SOUTH SIDE



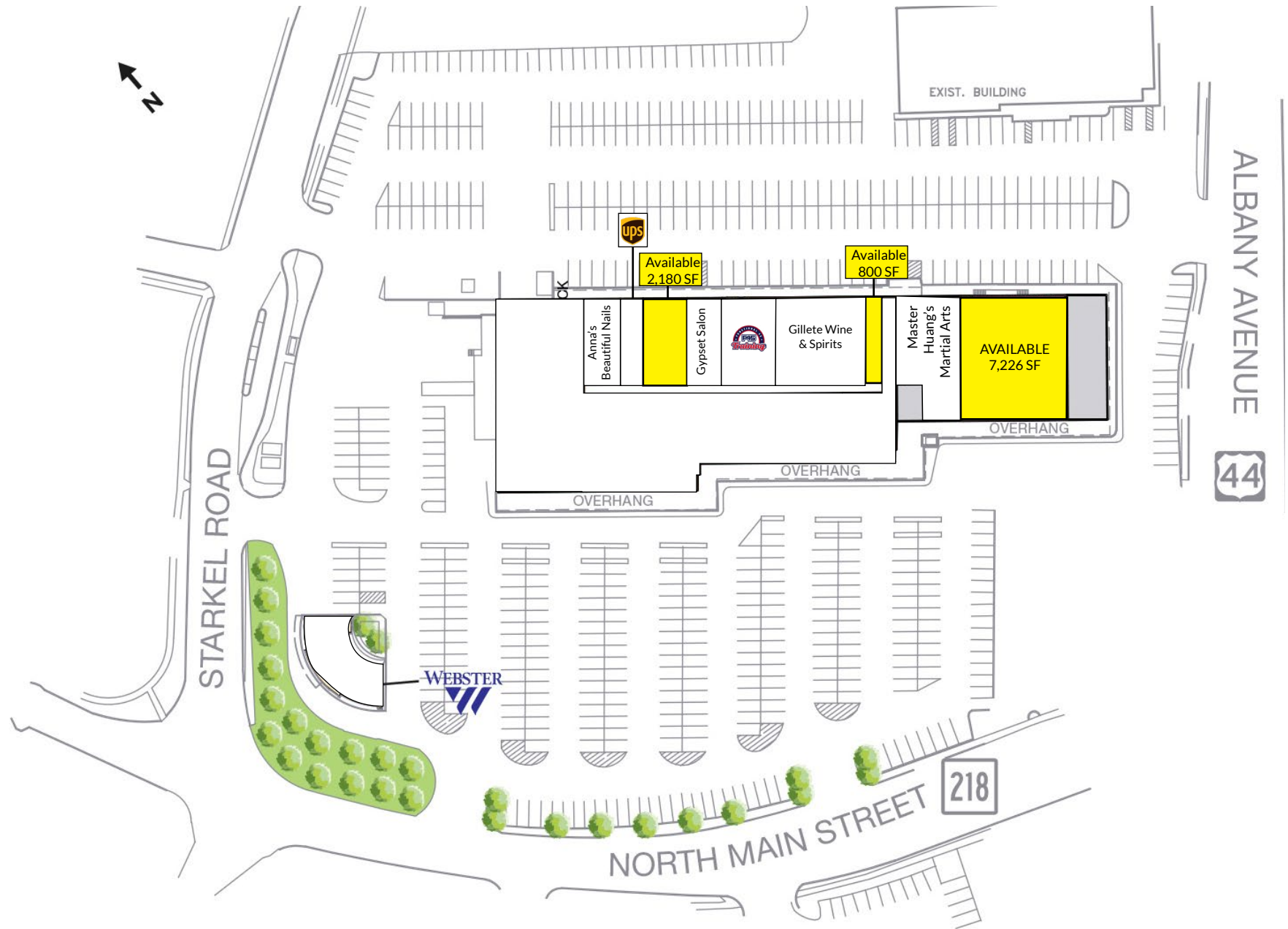
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NORTH SIDE



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SUITE 2-40

- 1,400 SF
- FRONTAGE: 17'
- FLOOR TO DROP CEILING: 9'
- FLOOR TO DECKING: 15'8"



SUITE 1-40

- 2,058 SF
- FRONTAGE: 33'
- FLOOR TO DROP CEILING: 9'
- FLOOR TO JOIST: 10.5'
- FLOOR TO DECKING: 11'5"



SUITE 1-10

- 840 SF
- FRONTAGE: 12'
- FLOOR TO DECKING: 11'5"



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **9,836**

Households: **3,792**

Daytime Population: **5,920**

Median Age: **43.3**



Average Household Income: **\$217,065**

Median Household Income: **\$170,678**

3 MILE RADIUS:



Total Population: **94,092**

Households: **39,076**

Daytime Population: **69,362**

Median Age: **37.9**



Average Household Income: **\$140,401**

Median Household Income: **\$108,023**

5 MILE RADIUS:



Total Population: **224,430**

Households: **90,715**

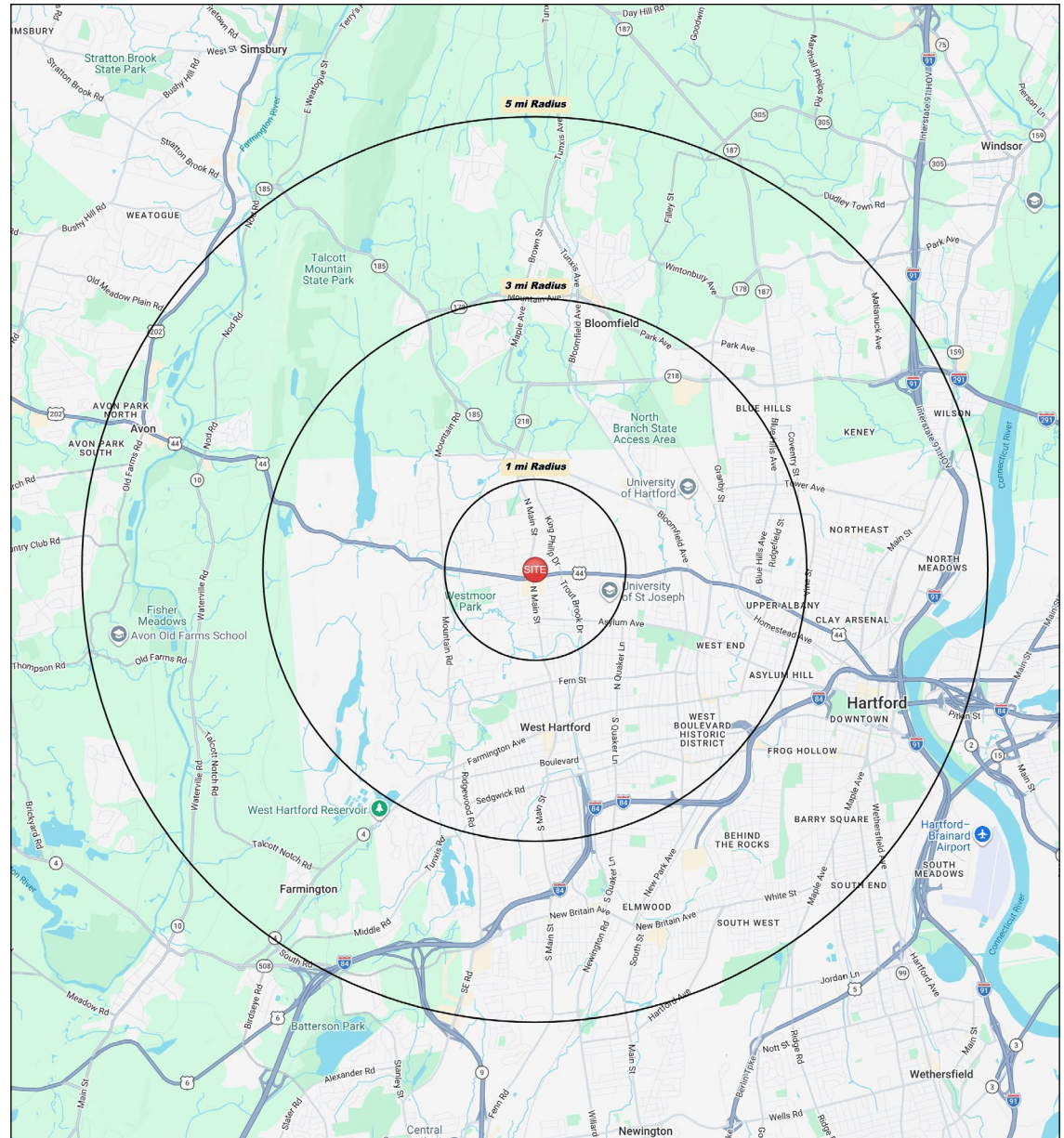
Daytime Population: **226,154**

Median Age: **37.8**



Average Household Income: **\$114,873**

Median Household Income: **\$88,400**



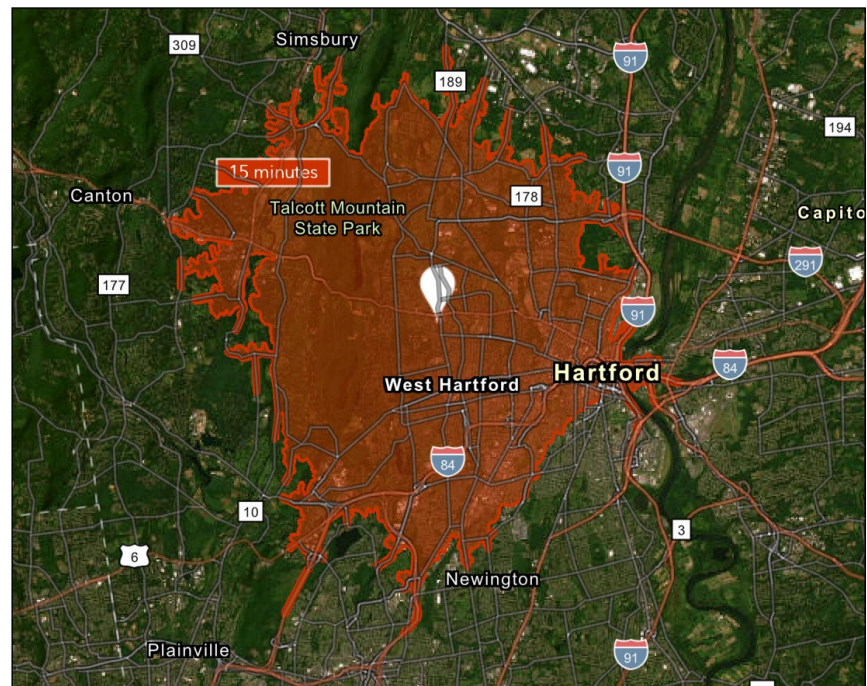
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15 MINUTE DRIVE TIME



KEY FACTS

184,277

Population

\$80,078

Median Household Income

39.0

Median Age

249,307

Daytime Population

TAPESTRY SEGMENTS

Top Tier

6,577 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

City Greens

6,147 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

Retirement Communities

6,102 households

Socioeconomic Traits

Nationwide suburban neighborhoods with many seniors and single households. Residents rely on retirement, investments, and wages, working in professional fields. Homes vary, with above-average net worth and higher-than-average rent prices.

Household Types

Singles living alone; married couples with no kids

Typical Housing

Multi-Units

TOTAL RETAIL SALES

Includes F&B



\$2,109,750,879

EDUCATION

Bachelor's Degree
or Higher



45%

OWNER OCCUPIED HOME VALUE

Average



\$458,849

ANNUAL HOUSEHOLD SPENDING

\$4,299

Eating
Out

\$2,625

Apparel &
Services

\$7,858

Groceries

\$245

Computer &
Hardware

\$7,714

Health
Care



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