

# TOLLAND MEETINGHOUSE COMMONS

200 MERROW ROAD | TOLLAND, CT 06084

**AVAILABLE 1,833 SF - 13,058 SF + 2,870 SF WITH DRIVE-THRU**

## AREA TENANTS



**DUNKIN'**

**SUBWAY**

## PROPERTY INFORMATION

- Built in 1988
- 180 Parking Spaces
- Gross Leasable Area: 36,800 SF
- Total Land Area: 7.92 AC
- Traffic Count:
  - I-84: 70,858 VPD
  - Merrow Road, CT 195: 17,812 VPD
- 0.3 miles from exit 68 off of I-84

## SPACE DETAILS

- Available:
  - 1,833 sf
  - 2,870 sf with drive-thru
  - 13,058 sf

## AREA DEMOGRAPHICS

| 2025 DEMOGRAPHICS | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 753       | 11,755    | 33,310    |
| MEDIAN HH INC     | \$113,084 | \$129,114 | \$111,625 |
| AVERAGE HH INC    | \$186,665 | \$182,931 | \$151,428 |



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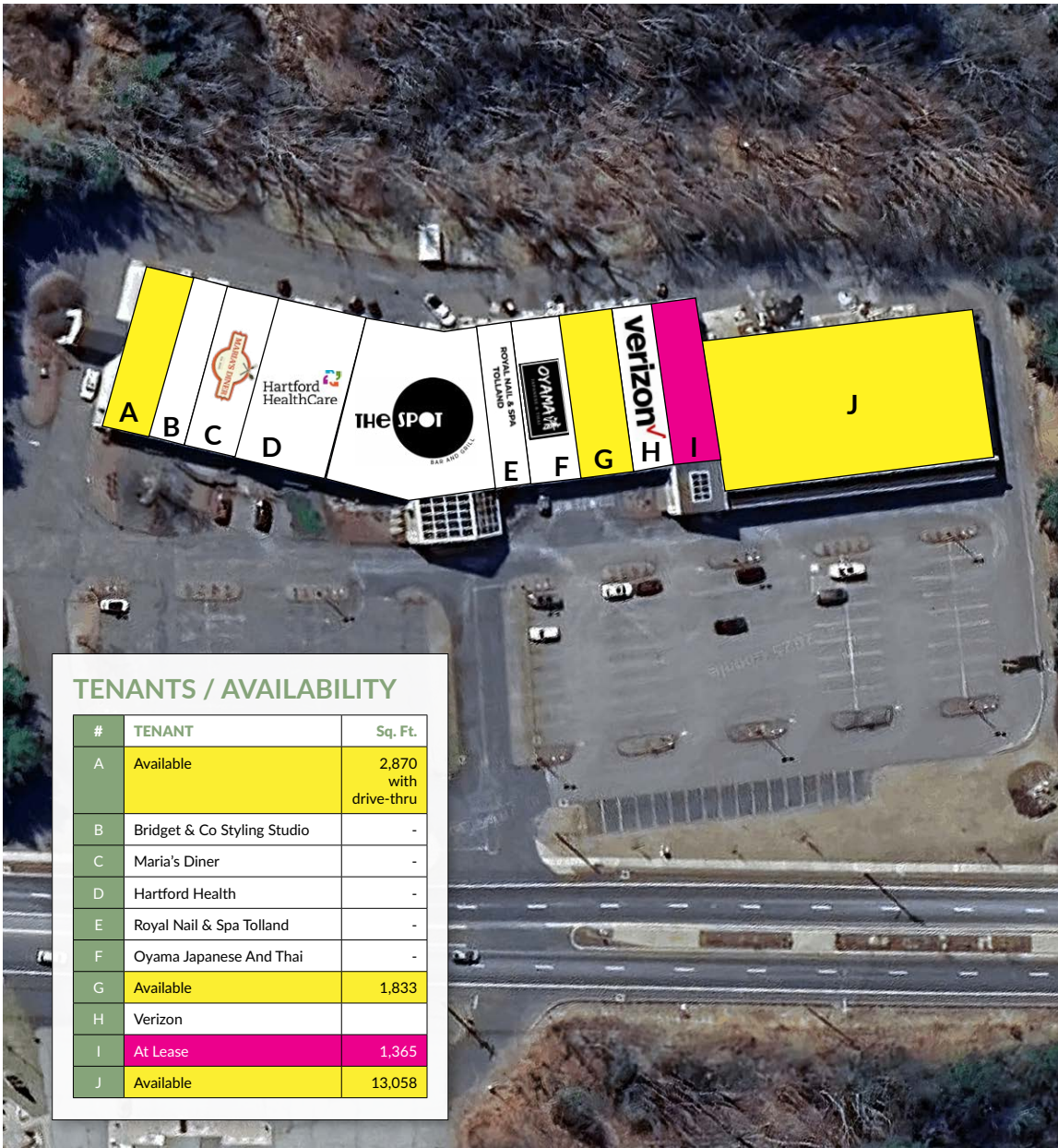
## FOR MORE INFORMATION CONTACT:

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## TENANTS / AVAILABILITY

| # | TENANT                      | Sq. Ft.               |
|---|-----------------------------|-----------------------|
| A | Available                   | 2,870 with drive-thru |
| B | Bridget & Co Styling Studio | -                     |
| C | Maria's Diner               | -                     |
| D | Hartford Health             | -                     |
| E | Royal Nail & Spa Tolland    | -                     |
| F | Oyama Japanese And Thai     | -                     |
| G | Available                   | 1,833                 |
| H | Verizon                     | -                     |
| I | At Lease                    | 1,365                 |
| J | Available                   | 13,058                |



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: 753

Households: 285

Daytime Population: 1,501

Median Age: 43.5



Average Household Income: \$186,665

Median Household Income: \$113,084

### 3 MILE RADIUS:



Total Population: 11,755

Households: 4,443

Daytime Population: 6,182

Median Age: 43.1



Average Household Income: \$182,931

Median Household Income: \$129,114

### 5 MILE RADIUS:



Total Population: 33,310

Households: 13,460

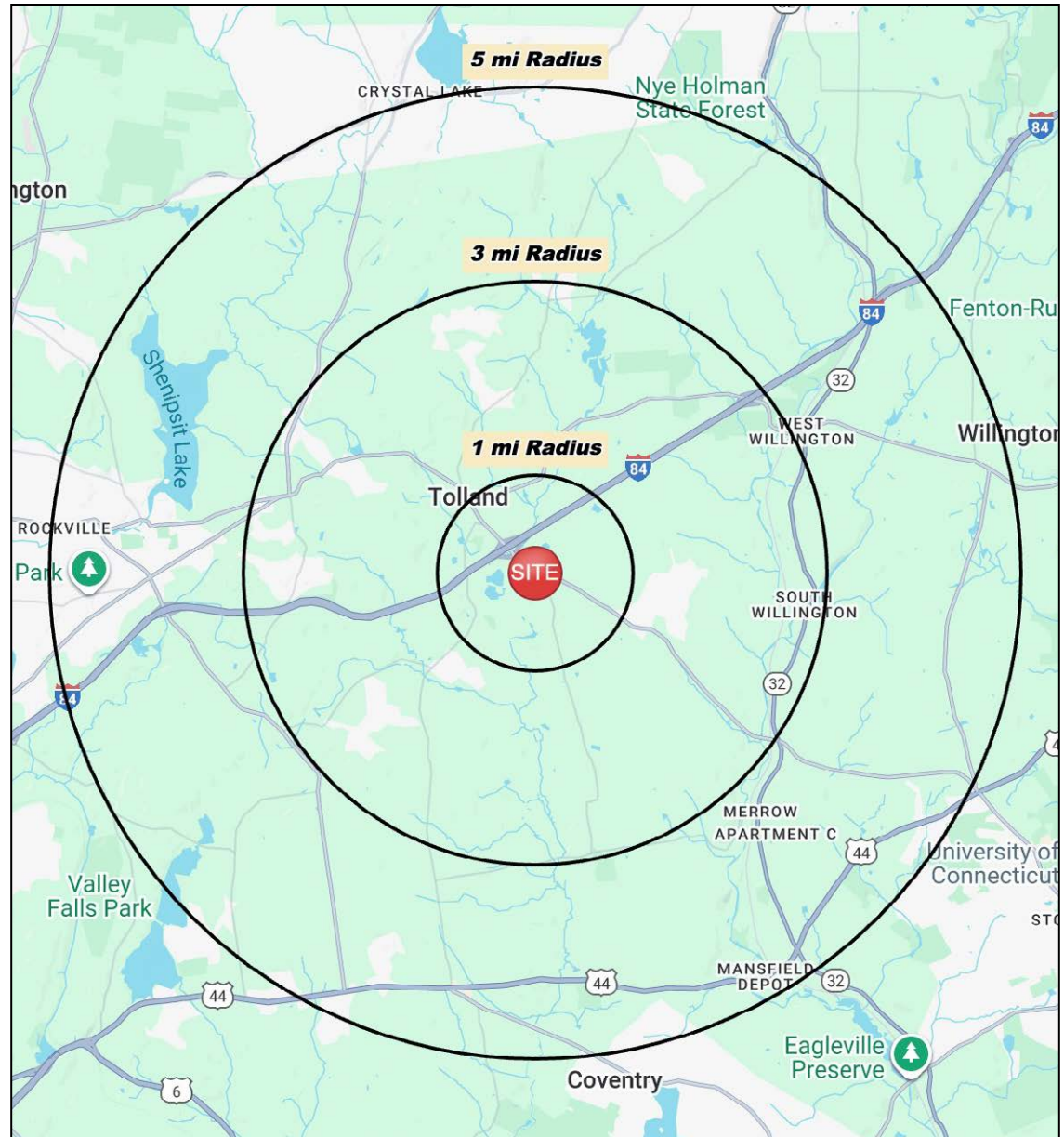
Daytime Population: 19,275

Median Age: 40.8



Average Household Income: \$151,428

Median Household Income: \$111,625



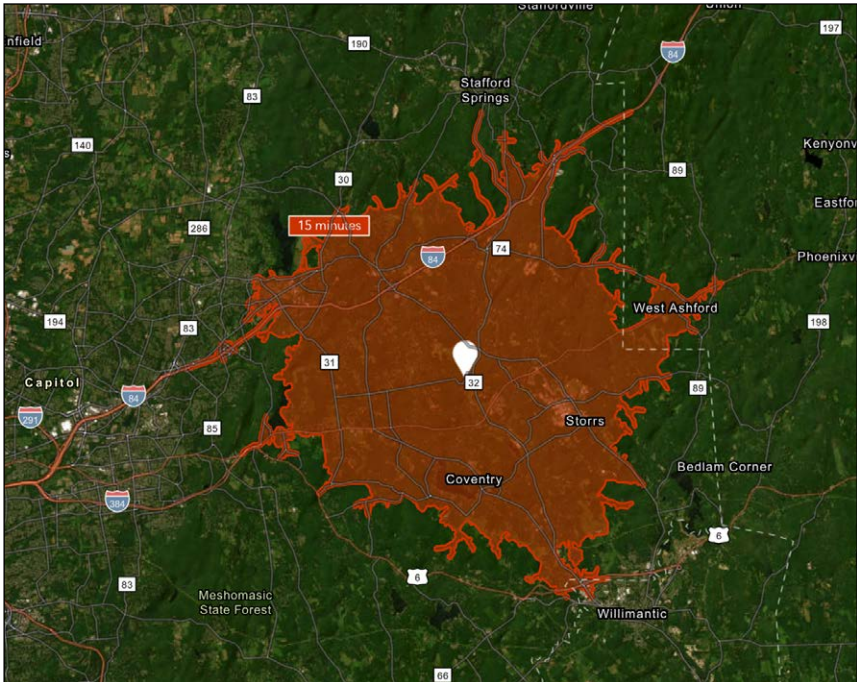
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15 MINUTE DRIVE TIME



## KEY FACTS

51,736

Population

\$99,774

Median Household Income

30.8

Median Age

42,412

Daytime Population

## TAPESTRY SEGMENTS

### Savvy Suburbanites

4,791 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

### Classic Comfort

2,098 households

#### Socioeconomic Traits

Located in Southern and Midwestern suburbs, these neighborhoods have middle-income, full-time working households. Affordable homes built mid-century dominate. Solo commutes are common, and daytime populations exceed the number of local workers.

#### Household Types

Married couples

#### Typical Housing

Single Family

### Emerging Hub

1,901 households

#### Socioeconomic Traits

These growing urban communities consist mostly of young, single professionals and students. Many work remotely in professional fields, rent apartments, and frequently relocate. Walking or biking is sometimes possible.

#### Household Types

Singles living alone; married couples with no kids

#### Typical Housing

Multi-Units

## TOTAL RETAIL SALES

Includes F&B



\$503,849,112

## EDUCATION

Bachelor's Degree  
or Higher



49%

## OWNER OCCUPIED HOME VALUE

Average



\$446,308

## ANNUAL HOUSEHOLD SPENDING

\$4,454

Eating  
Out

\$2,669

Apparel &  
Services

\$8,032

Groceries

\$257

Computer &  
Hardware

\$8,420

Health  
Care



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6.5 MILES FROM UCONN (11 MIN DRIVE)



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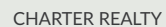
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