

WETHERSFIELD RETAIL

709 - 725 SILAS DEANE HWY | WETHERSFIELD, CT 06109

AVAILABLE 4,360 SF

ANCHORED BY



PROPERTY INFORMATION

- High-traffic location with excellent visibility along Silas Deane Highway
- 4,360 SF open floor plan adaptable to a variety of retail uses
- Large glass storefront with ample natural light and strong curb appeal
- Surrounded by complementary businesses, offices, and residential density
- Convenient parking available for customers and employees

SPACE DETAILS

- Available 4,360 SF
- Move-in ready medical space

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,805	70,164	228,917
MEDIAN HH INC	\$138,674	\$100,283	\$89,824
AVERAGE HH INC	\$161,011	\$120,896	\$112,412



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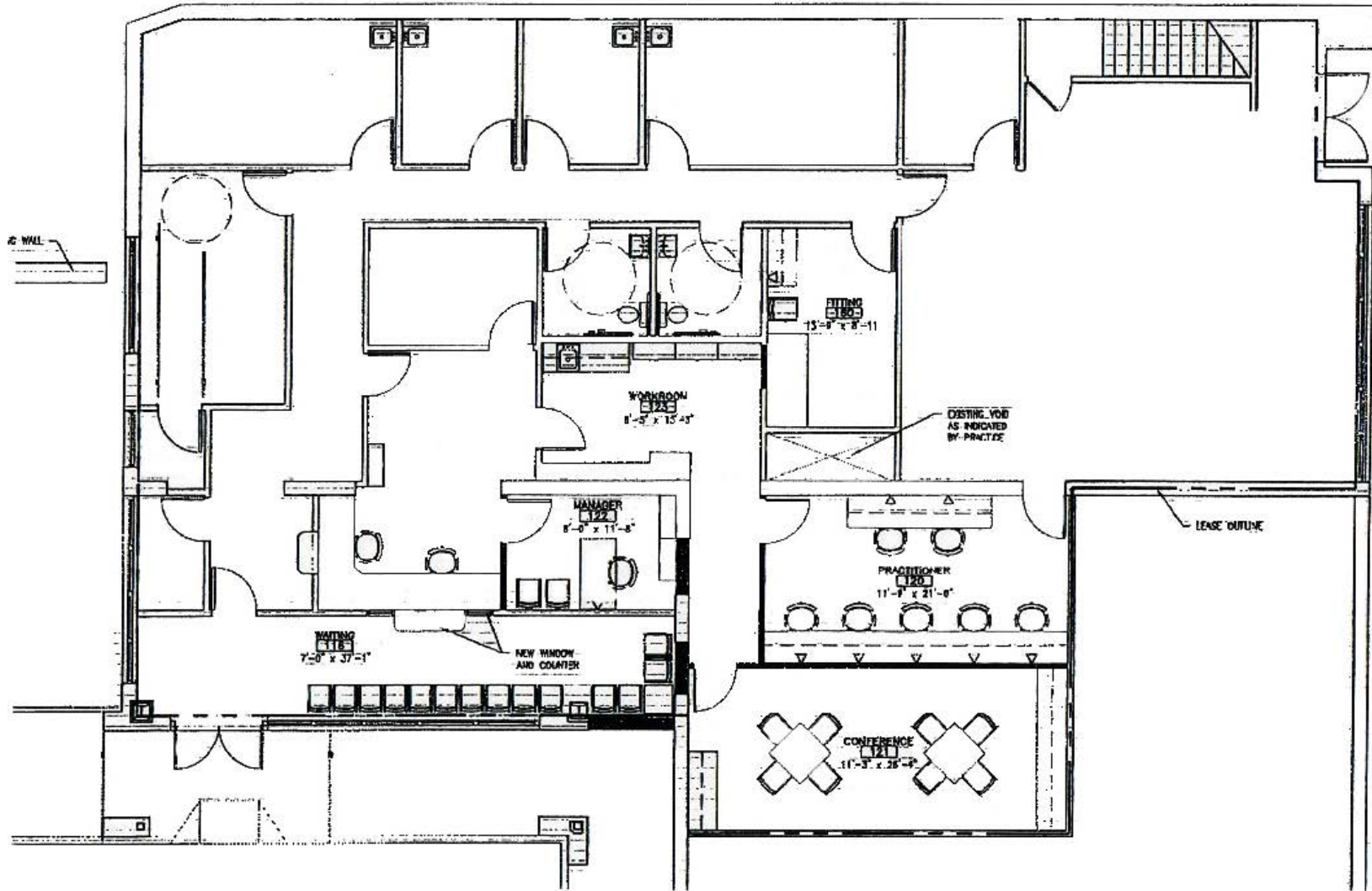
FOR MORE INFORMATION CONTACT:

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FLOOR PLAN



Lower level usable space with kitchen and bathrooms, not included in square footage.



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: 8,805

Households: 3,742

Daytime Population: 6,623

Median Age: 39.4



Average Household Income: \$161,011

Median Household Income: \$138,674

3 MILE RADIUS:



Total Population: 70,164

Households: 28,648

Daytime Population: 61,179

Median Age: 39.0



Average Household Income: \$120,896

Median Household Income: \$100,283

5 MILE RADIUS:



Total Population: 228,917

Households: 97,395

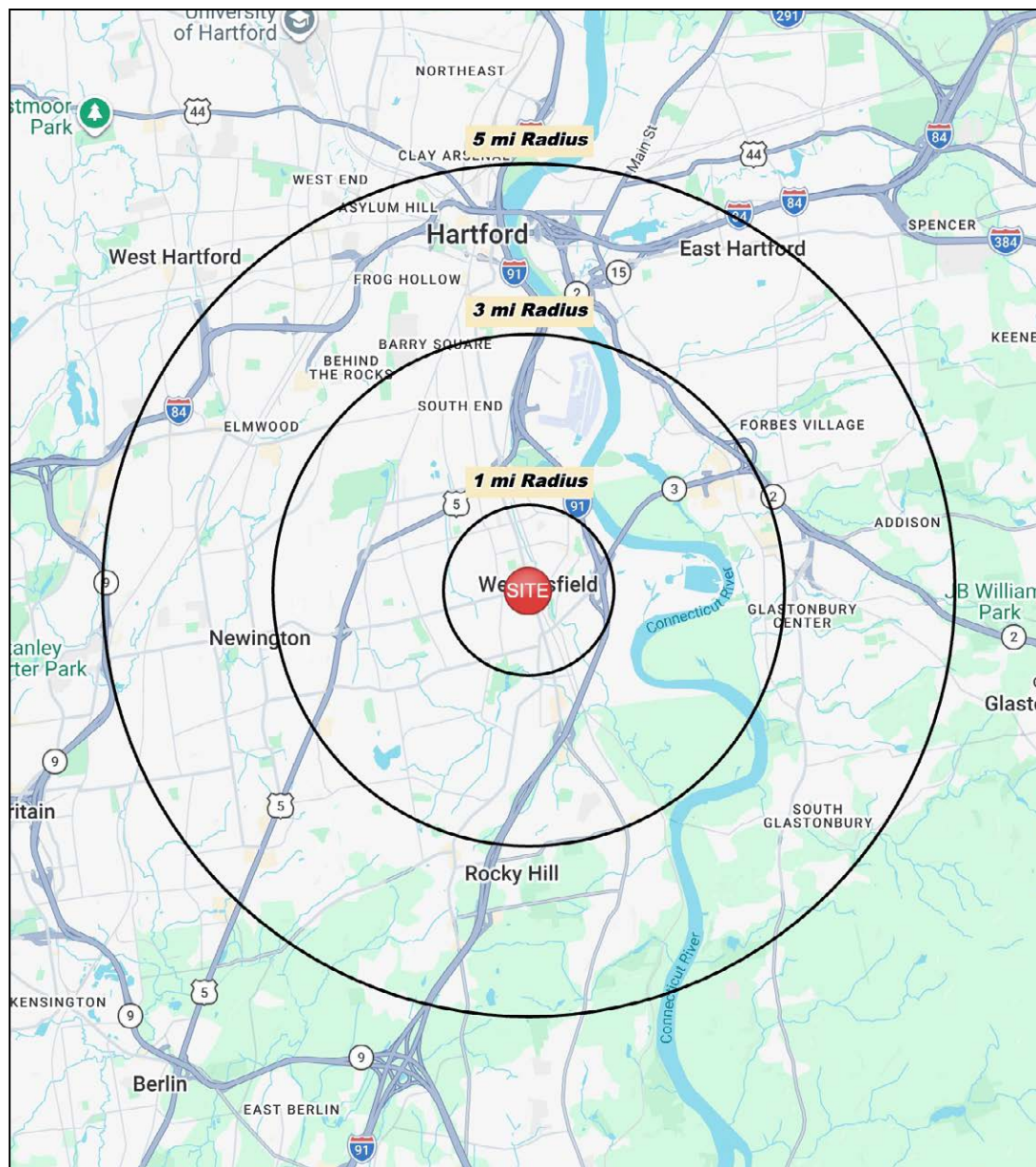
Daytime Population: 244,842

Median Age: 37.7



Average Household Income: \$112,412

Median Household Income: \$89,824



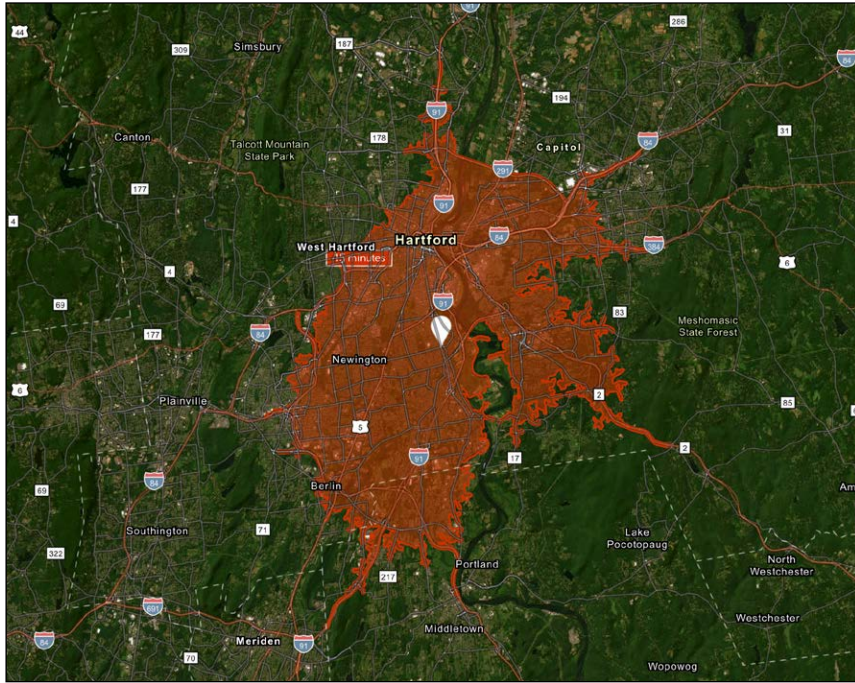
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15 MINUTE DRIVE TIME



KEY FACTS

330,056

Population

\$77,416

Median Household Income

39.1

Median Age

391,764

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions

17,200 households

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.

Household Types

Single parents and married or cohabiting couples

Typical Housing

Multi-Units

City Greens

15,800 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

Classic Comfort

10,800 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

TOTAL RETAIL SALES

Includes F&B



\$3,337,548,737

EDUCATION

Bachelor's Degree or Higher



34%

OWNER OCCUPIED HOME VALUE

Average



\$596,907

ANNUAL HOUSEHOLD SPENDING

\$3,930

Eating Out

\$2,314

Apparel & Services

\$7,111

Groceries

\$205

Computer & Hardware

\$6,797

Health Care

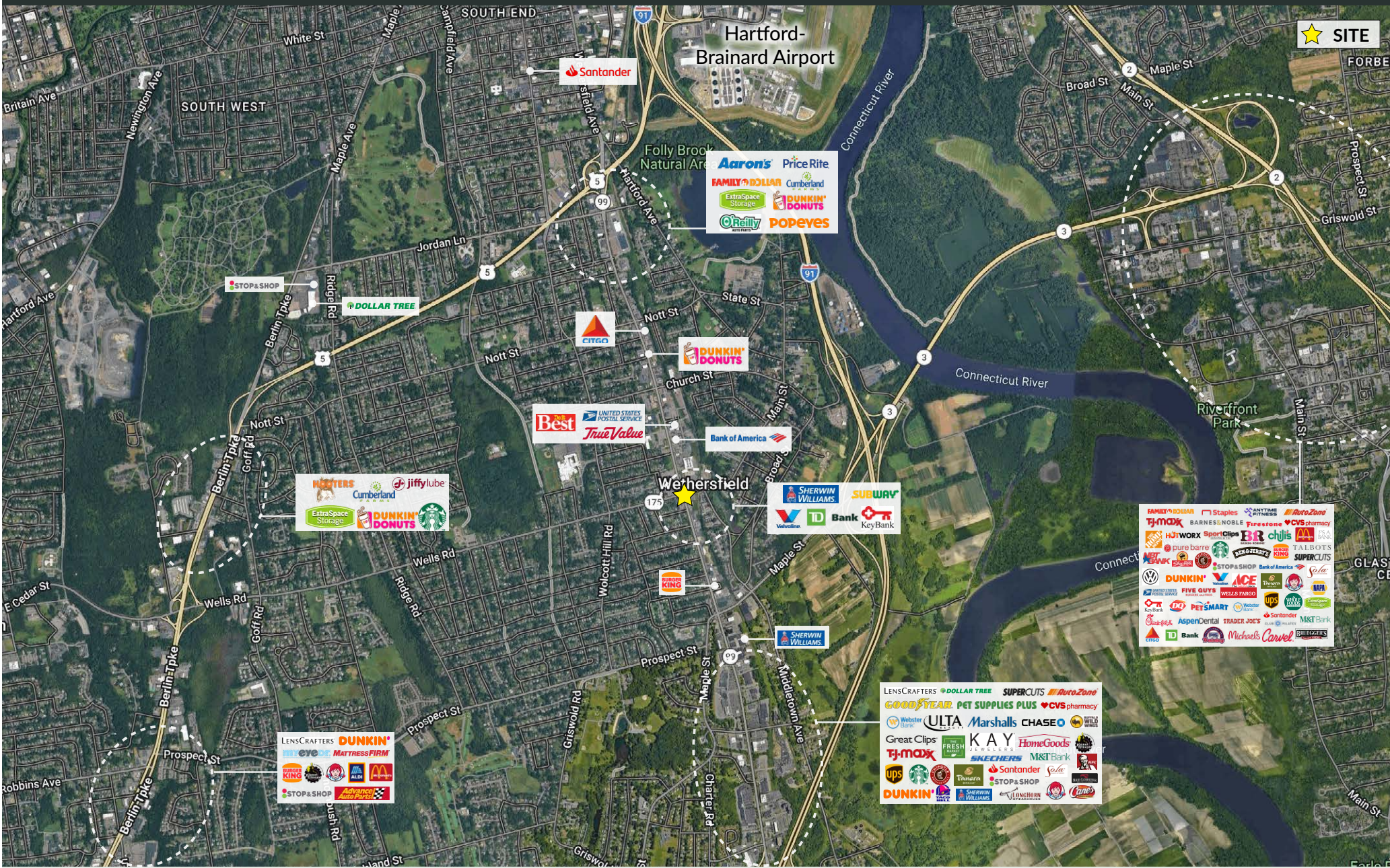


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