

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 | 617.947.0428 | Bryan@CharterRealty.com

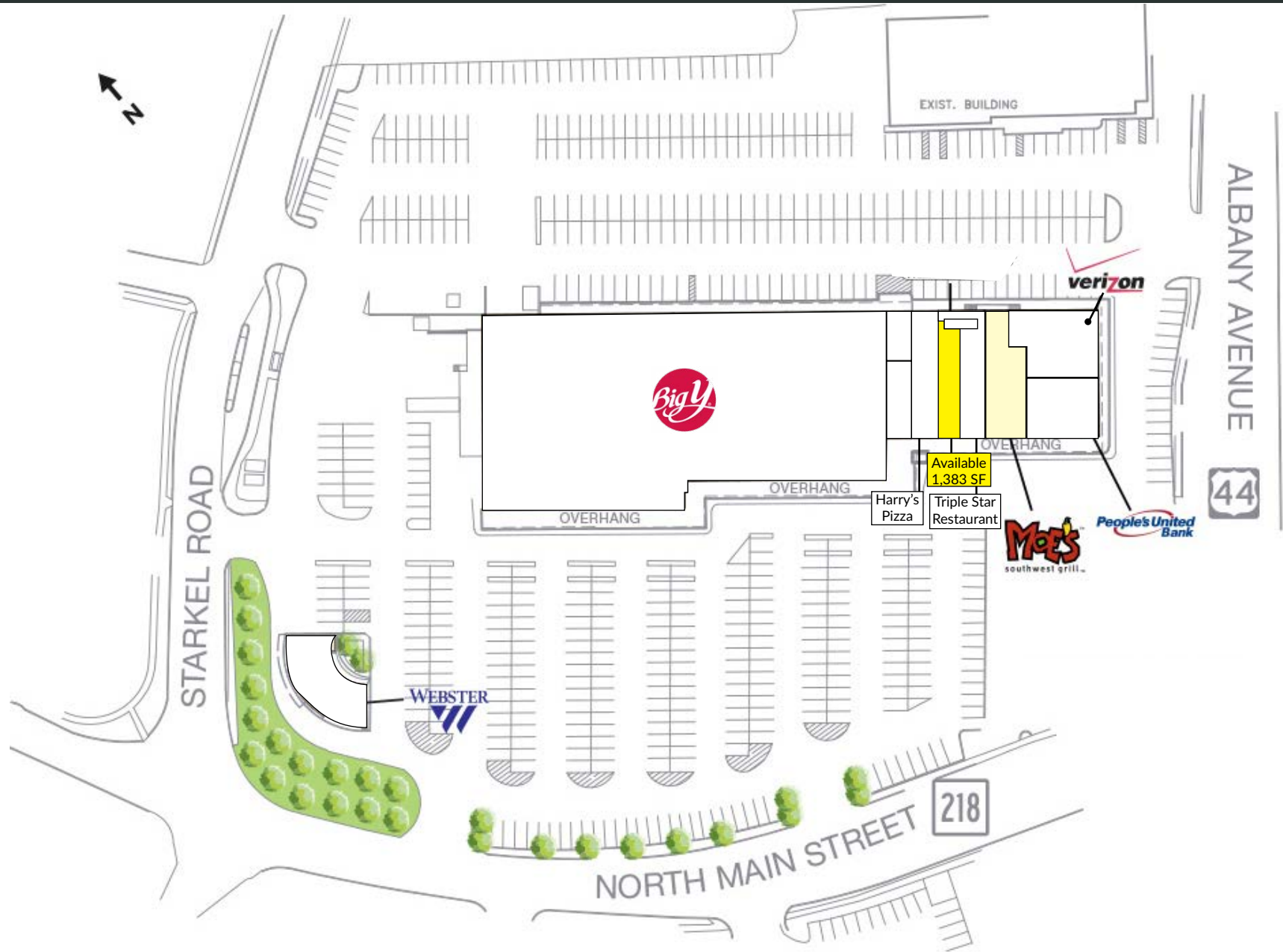


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SOUTH SIDE



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NORTH SIDE



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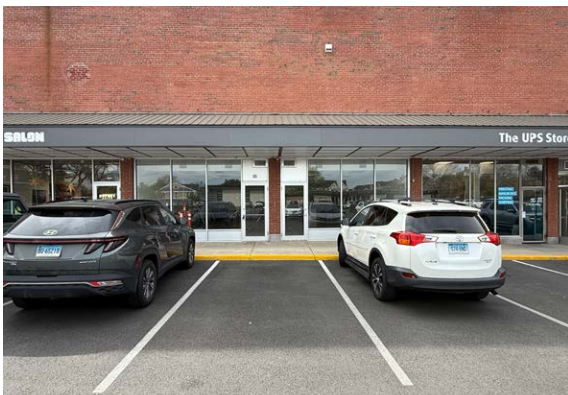
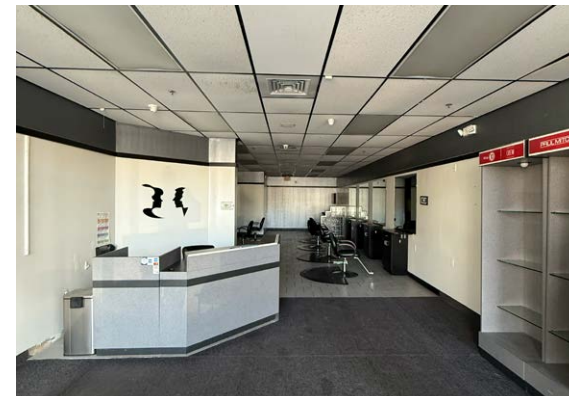
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SUITE 2-40

- 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

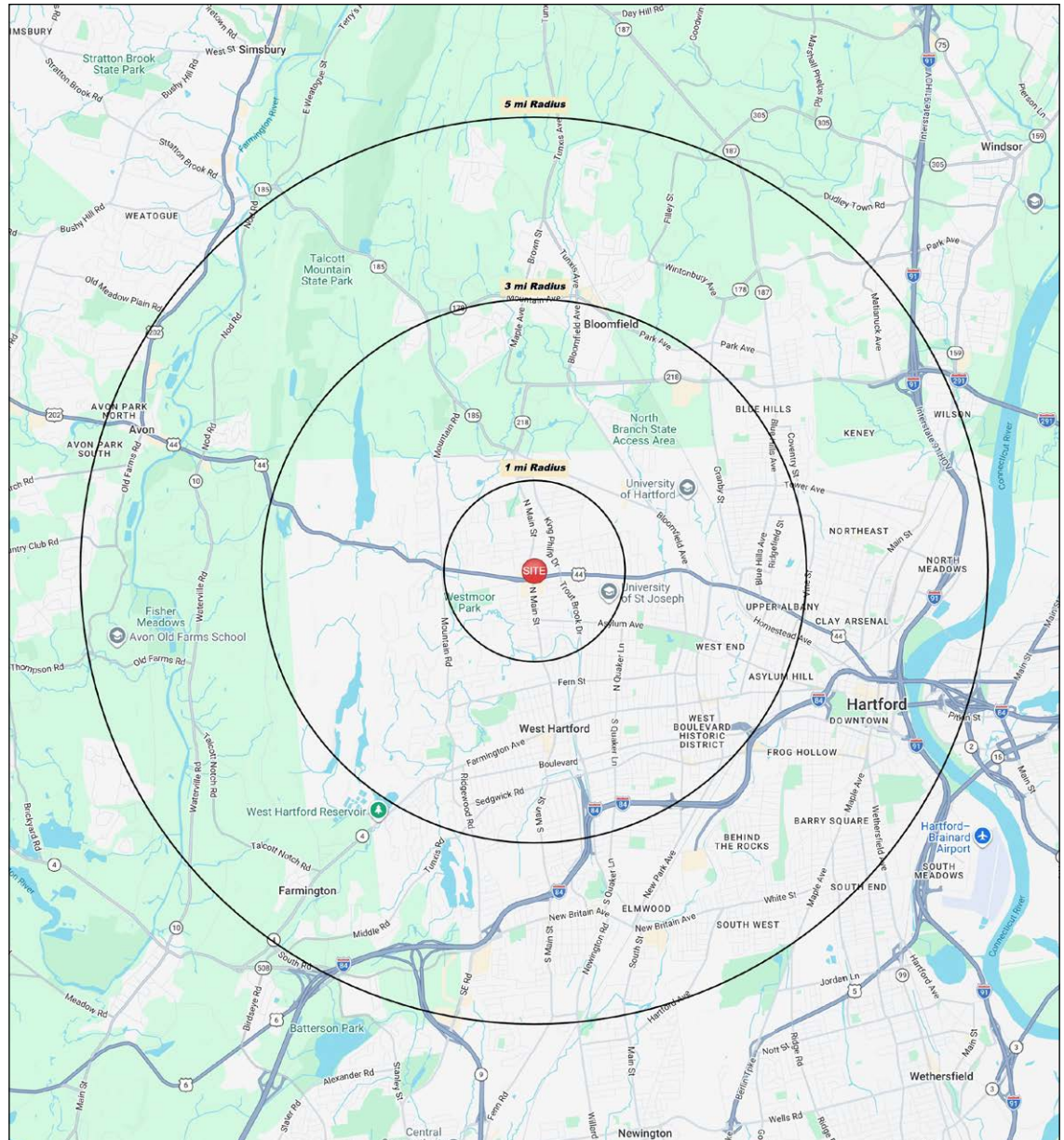
Daytime Population: 226,154

Median Age: 37.8



Average Household Income: \$114,873

Median Household Income: \$88,400



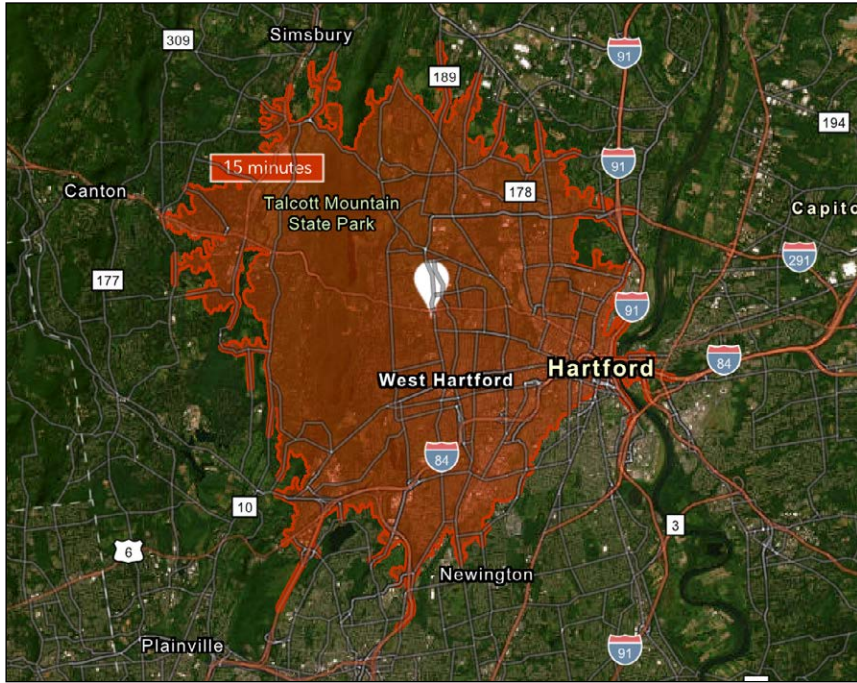
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15 MINUTE DRIVE TIME



KEY FACTS

184,277

Population

\$80,078

Median Household Income

39.0

Median Age

249,307

Daytime Population

TAPESTRY SEGMENTS

Top Tier <i>6,577 households</i>	City Greens <i>6,147 households</i>	Retirement Communities <i>6,102 households</i>
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.	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 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 Married couples	Household Types Married couples; singles living alone	Household Types Singles living alone; married couples with no kids
Typical Housing Single Family	Typical Housing Single Family	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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