



SIZE

124,218 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|--------|--------|--------|
| Population | 2,890 | 38,378 | 77,466 |
| Households | 1,317 | 15,854 | 29,616 |
| Median HH Income (\$) | 71,701 | 86,113 | 95,863 |

MAJOR TENANT(S)

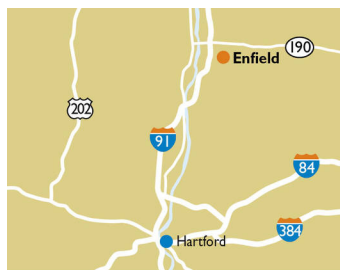
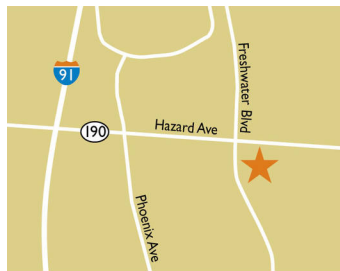
Stop & Shop
Advance Auto Parts
The UPS Store

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

54 Hazard Avenue | Enfield, CT 06082

PROPERTY HIGHLIGHTS

- Anchored by Stop & Shop, the top grocer in the Hartford, CT trade area
- National tenants include The UPS Store, T-Mobile, Quest Diagnostics, IHOP and H&R Block
- Located at the intersection of Hazard Avenue and Freshwater Boulevard, with more than 35,700 vehicles per day
- Half mile from both I-95 and Enfield Mall
- Pad Site Available



STOP & SHOP PLAZA

54 Hazard Avenue | Enfield, CT 06082

| SPACE | TENANT | SQ. FT. |
|----------------------|------------------------------------|----------------|
| GUI | Russell Speeder's Car Wash | |
| 1 | Stop & Shop | 71,440 SF |
| 2 | Advance Auto Parts | 8,000 SF |
| 3 | Russell Speeder's Car Wash | 6,500 SF |
| 4 | Stop & Shop Fuel Center | 1,500 SF |
| 20 | Enfield Fencing Club | 1,912 SF |
| 30 | Harry's Liquors | 3,200 SF |
| 40 | Smoking Gorilla Premium Smoke Shop | 1,800 SF |
| 50 | Dr. Dental | 2,000 SF |
| 60 | H&R Block | 1,500 SF |
| 70 | The UPS Store | 1,500 SF |
| 80A | Joy Bowl | 1,500 SF |
| 80B | GBS Threading & Skincare | 1,500 SF |
| 90 | Quest Diagnostics | 2,000 SF |
| 110 | SalonCentric | 3,898 SF |
| 111 | Cox Communications | 2,718 SF |
| 115 | Red Carpet Nails & Spa | 4,250 SF |
| 120 | T-Mobile | 2,000 SF |
| 125 | Game X Change | 2,150 SF |
| 130 | GoHealth Urgent Care | 2,350 SF |
| 140 | IHOP | 2,500 SF |
| TOTAL SQ. FT. | | 124,218 |

| SITE LEGEND | |
|--|--|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

STOP & SHOP PLAZA

54 Hazard Avenue | Enfield, CT 06082



Route 90 (23,156 VPD)

STOP & SHOP PLAZA

54 Hazard Avenue | Enfield, CT 06082



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 41.987921

Longitude: -72.574579

| Stop & Shop Plaza Enfield, CT | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|----------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 2,890 | 38,378 | 77,466 |
| | 2028 Projected Population | 2,939 | 38,666 | 77,796 |
| | 2010 Census Population | 3,034 | 38,625 | 80,304 |
| | 2000 Census Population | 3,056 | 38,632 | 76,387 |
| | 1990 Census Population | 3,356 | 40,153 | 74,685 |
| | Historical Annual Growth 1990 to 2000 | -0.93% | -0.39% | 0.23% |
| | Historical Annual Growth 2000 to 2010 | -0.07% | 0.00% | 0.50% |
| | Estimated Annual Growth 2010 to 2023 | -0.35% | -0.05% | -0.26% |
| | Projected Annual Growth 2023 to 2028 | 0.34% | 0.15% | 0.08% |
| | Median Age | 44.1 | 42.8 | 43.5 |
| Households | Q4 2023 Estimated Households | 1,317 | 15,854 | 29,616 |
| | 2028 Projected Households | 1,340 | 15,980 | 29,762 |
| | 2010 Census Households | 1,339 | 15,772 | 28,669 |
| | 2000 Census Households | 1,294 | 15,406 | 27,393 |
| | 1990 Census Households | 1,332 | 14,913 | 26,035 |
| | Historical Annual Growth 1990 to 2000 | -0.29% | 0.33% | 0.51% |
| | Historical Annual Growth 2000 to 2010 | 0.34% | 0.23% | 0.46% |
| | Estimated Annual Growth 2010 to 2023 | -0.12% | 0.04% | 0.24% |
| | Projected Annual Growth 2023 to 2028 | 0.34% | 0.16% | 0.10% |
| | Population per Household | 2.16 | 2.34 | 2.39 |
| Population by Race | White | 83.6% | 76.0% | 76.3% |
| | Black or African American | 3.2% | 5.3% | 6.7% |
| | Asian & Pacific Islander | 1.8% | 2.5% | 3.4% |
| | Other Races | 3.3% | 5.2% | 4.3% |
| | Hispanic Population | 8.1% | 11.0% | 9.4% |
| Income | Average Household Income | \$88,813 | \$103,710 | \$122,121 |
| | Median Household Income | \$71,701 | \$86,113 | \$95,863 |
| | Per Capita Income | \$41,206 | \$44,806 | \$49,694 |
| Education (Age 25+) | Elementary | 2.4% | 1.8% | 2.0% |
| | Some High School | 4.1% | 3.4% | 5.4% |
| | High School Graduate | 30.1% | 30.6% | 27.3% |
| | Some College | 19.5% | 20.2% | 18.3% |
| | Associates Degree Only | 11.1% | 11.5% | 10.2% |
| | Bachelors Degree Only | 23.3% | 20.2% | 21.6% |
| | Graduate Degree | 9.6% | 12.3% | 15.2% |
| Business | Number of Businesses | 400 | 1,139 | 2,214 |
| | Total Number of Employees | 4,534 | 13,501 | 23,101 |
| | Employees per Business | 11.33 | 11.86 | 10.43 |
| | Residential Population per Business | 7.22 | 33.70 | 34.98 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.