

# FRESHWATER-STATELINE PLAZA

130 ELM STREET | ENFIELD, CT 06082

AVAILABLE 8,000 SF - 13,865 SF

ANCHORED BY



## PROPERTY INFORMATION

- Regional power center located within a dynamic retail corridor
- Well positioned to capture vehicular traffic between Hazard Avenue & Elm Street
- Signalized entrances
- Abundant parking
- Traffic Counts:
  - Freshwater Blvd: 12,500 VPD
  - Elm St: 31,000 VPD

## AVAILABLE SPACE

- Space 06: 8,000 SF
- Space 09: 13,865 SF

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,630	39,715	82,520
MEDIAN HH INC	\$97,176	\$94,841	\$111,927
AVERAGE HH INC	\$104,994	\$116,226	\$141,295



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## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Buffalo Wild Wings	5,700
02	Gloss Nails & Spa	2,019
03	My Gym	2,800
04	Miracle Shakes	1,400
05	Great Clips	1,500

06	Available	8,000
07	Wine Liquor Mart	4,100
08	P.C. Richard & Sons	32,603
09	Available	13,865
10	Dollar Tree	20,228
11	Dicks Sporting Goods	50,754

12	AutoZone	10,162
13	Shah's Halal Food	6,130
14	Costco	136,739
15	Costco Gasoline	
17	Panera Bread	4,312

\*Spaces 6 & 7 can be combined



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **4,630**

Households: **1,953**

Daytime Population: **6,726**

Median Age: **40.3**



Average Household Income: **\$104,994**

Median Household Income: **\$97,176**

### 3 MILE RADIUS:



Total Population: **39,715**

Households: **16,228**

Daytime Population: **29,752**

Median Age: **41.1**



Average Household Income: **\$116,226**

Median Household Income: **\$94,841**

### 5 MILE RADIUS:



Total Population: **82,520**

Households: **31,525**

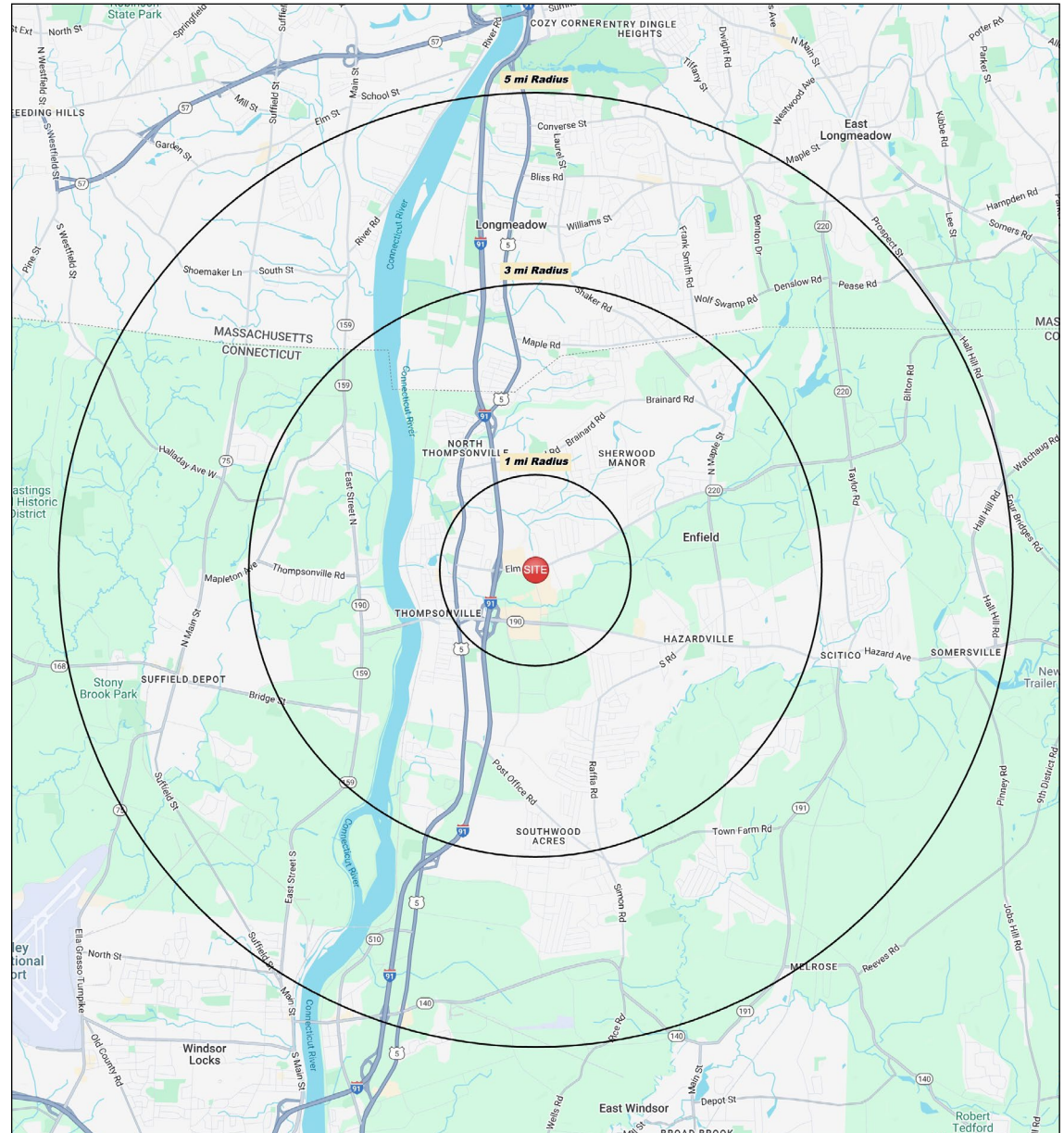
Daytime Population: **61,523**

Median Age: **42.8**



Average Household Income: **\$141,295**

Median Household Income: **\$111,927**



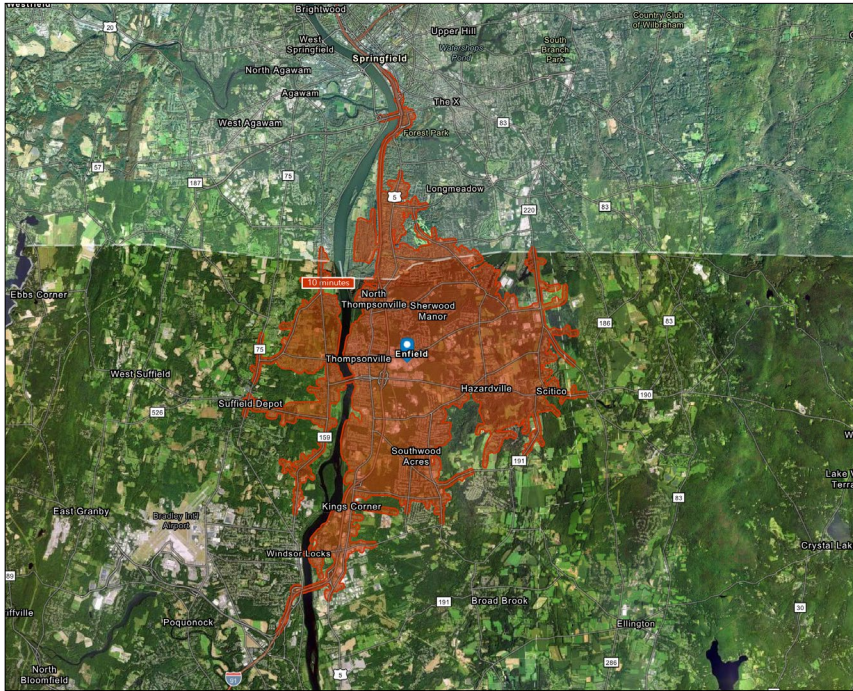
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10 MINUTE DRIVE TIME



## KEY FACTS

36,643

Population

\$93,268

Median Household Income

42.1

Median Age

37,027

Daytime Population

## TAPESTRY SEGMENTS

Classic Comfort

3,740 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

Legacy Hills

2,426 households

### Socioeconomic Traits

These suburban and small-town neighborhoods are home to older adults, many living alone. Residents often work in social services, rent or own mid-priced homes, and have relocated more recently.

### Household Types

Singles living alone; married couples with no kids

### Typical Housing

Single Family

City Greens

1,862 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

## TOTAL RETAIL SALES

Includes F&B



\$397,148,873

## EDUCATION

Bachelor's Degree or Higher



34%

## OWNER OCCUPIED HOME VALUE

Average



\$422,483

## ANNUAL HOUSEHOLD SPENDING

\$3,950

Eating Out

\$2,400

Apparel & Services

\$7,349

Groceries

\$225

Computer & Hardware

\$7,801

Health Care

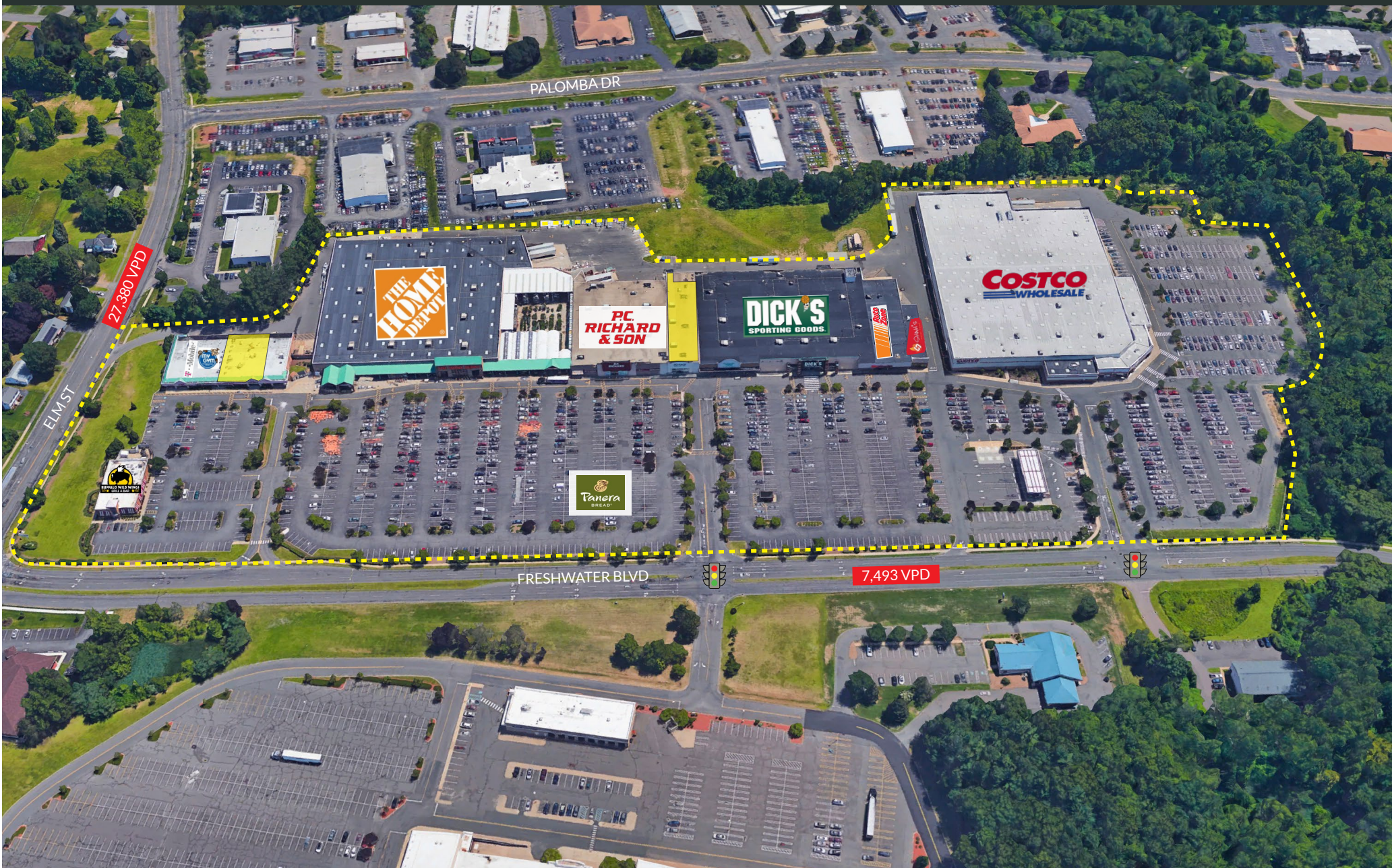


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SPACE 9 PICTURES



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