

BUILDING IN TOWN LINE PLAZA

80 TOWN LINE ROAD | ROCKY HILL, CT 06067

AVAILABLE 3,000 SF or Two(2) 1,500 SF Spaces

ANCHORED BY

Walmart

STOP & SHOP

DOLLAR TREE

goodwill

PROPERTY INFORMATION

- Freestanding building for retail, medical, or restaurant
- Excellent visibility and easy highway access.
- High traffic area with over 23,000 vehicles per day from Silas Deane Highway (Route 99) and Interstate-91
- Approximately 0.4 miles, 1 minute drive to Interstate-91 (Exit 24)

SPACE DETAILS

- Available 3,000 SF **OR** Two(2) 1,500 SF spaces

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,649	45,387	154,325
MEDIAN HH INC	\$98,484	\$111,862	\$96,815
AVERAGE HH INC	\$119,634	\$141,734	\$121,545



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FOR MORE INFORMATION CONTACT:

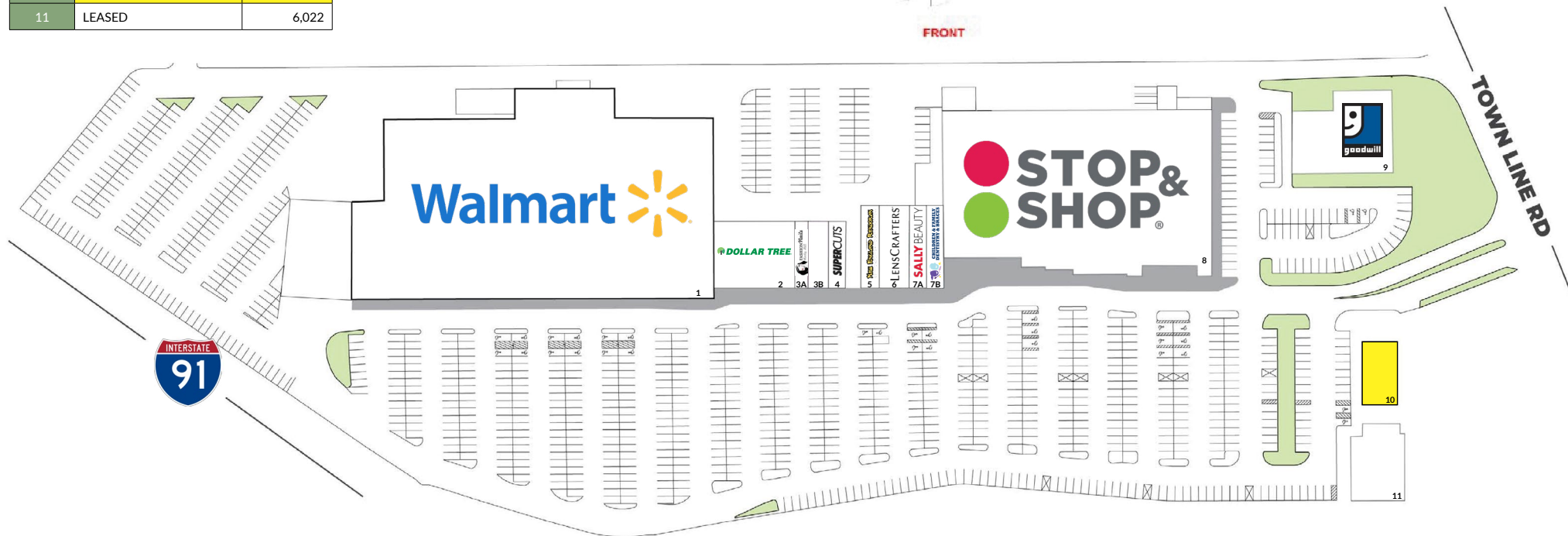
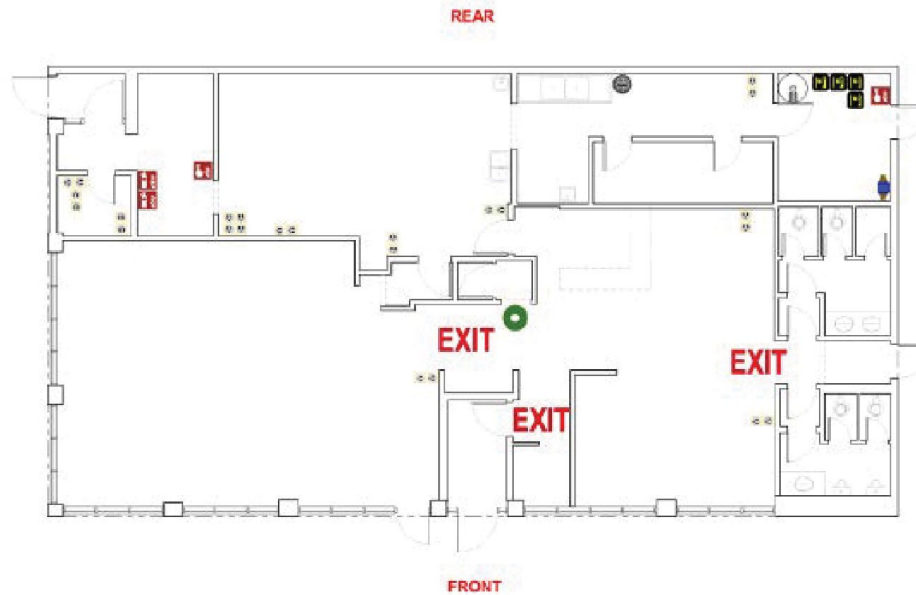
KERRY WOOD | 203.000.000 | Kerry@CharterRealty.com

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
1	Wal-Mart (not owned)	97,300
2	Dollar Tree	8,106
3A	Fashion Nails	1,253
3B	UNDER CONTRACT	2,000
4	Super Cuts	1,705
5	New England Rendokan	2,748
6	LensCrafters	3,305
7A	Sally Beauty	2,029
7B	Children & Family Dentistry & Braces	2,029
8	Stop & Shop	65,479
9	Goodwill	11,000
10	AVAILABLE	1,500 - 3,000
11	LEASED	6,022



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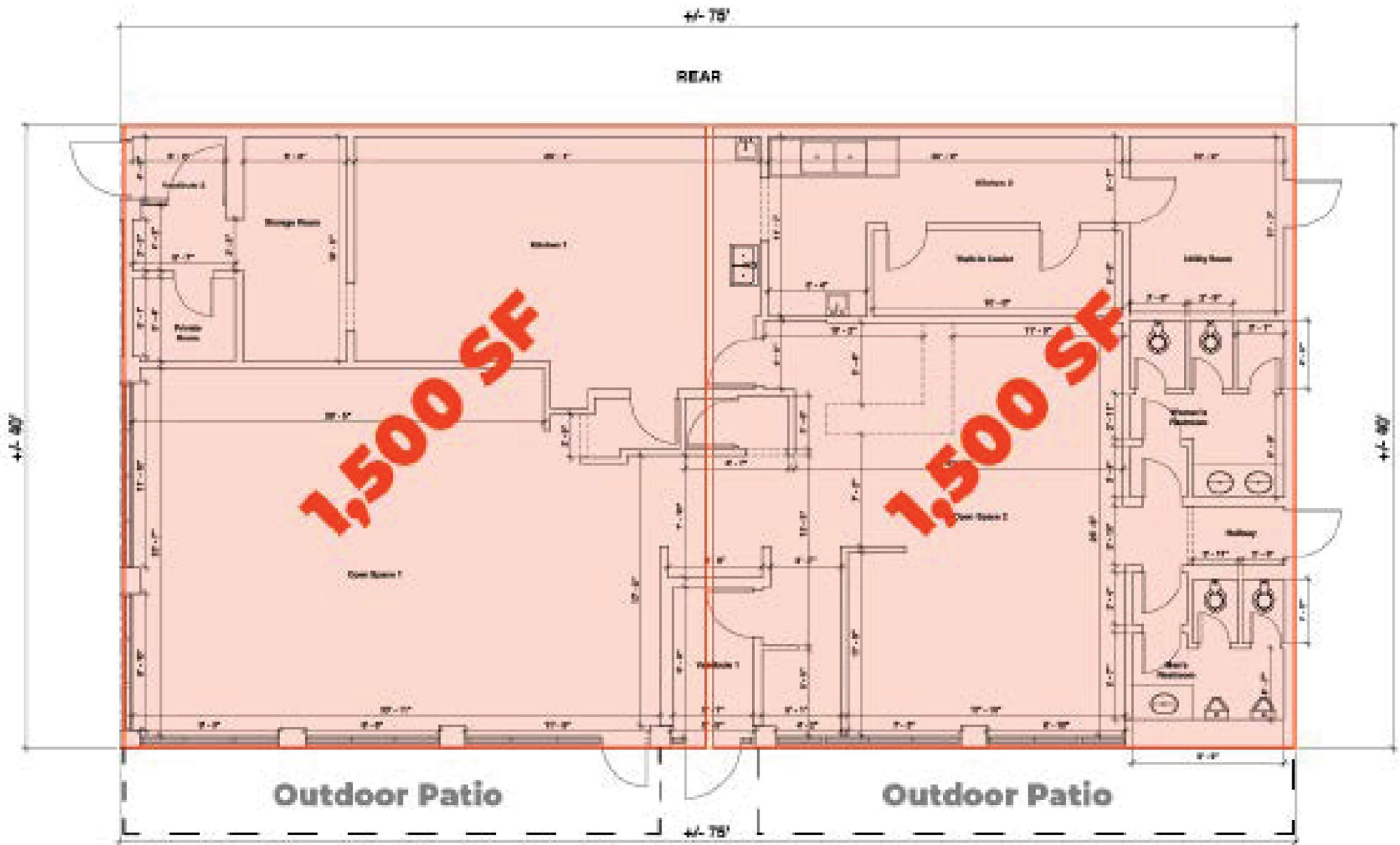
3,000 SF



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Two(2) 1,500 SF



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **6,649**

Households: **3,048**

Daytime Population: **8,832**

Median Age: **45.6**



Average Household Income: **\$119,634**

Median Household Income: **\$98,484**

3 MILE RADIUS:



Total Population: **45,387**

Households: **19,193**

Daytime Population: **44,171**

Median Age: **44.3**



Average Household Income: **\$141,734**

Median Household Income: **\$111,862**

5 MILE RADIUS:



Total Population: **154,325**

Households: **62,909**

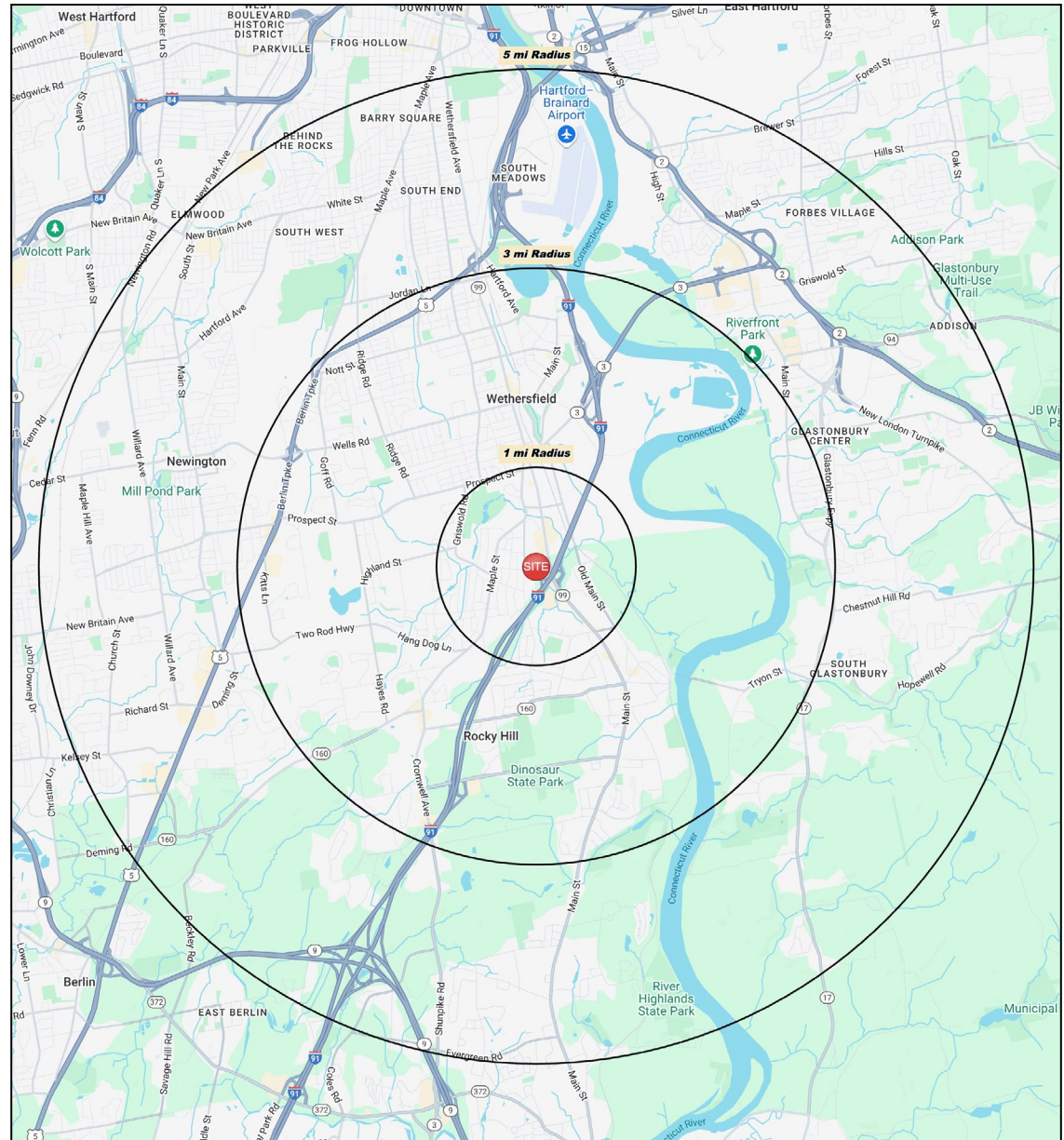
Daytime Population: **140,392**

Median Age: **40.4**



Average Household Income: **\$121,545**

Median Household Income: **\$96,815**



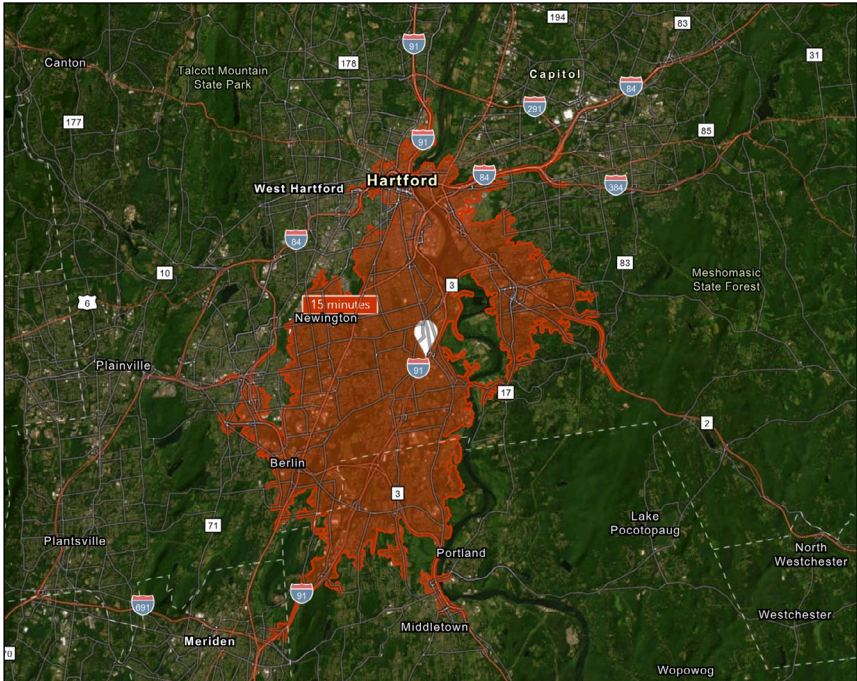
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15 MINUTE DRIVE TIME



KEY FACTS

184,400

Population

\$81,224

Median Household Income

40.7

Median Age

253,856

Daytime Population

TAPESTRY SEGMENTS

Parks & Rec

9,651 Households

Socioeconomic Traits

More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

Household Types

Married couples, approaching retirement age.

Typical Housing

Single Family

Fresh Ambitions

9,076 Households

Socioeconomic Traits

Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

Household Types

More single-parent than married-couple families.

Typical Housing

Multi-unit Rentals; Single Family

Savvy Suburbanites

6,044 Households

Socioeconomic Traits

Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

Household Types

Married couples with no children or older children; average household size is 2.85.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$2,047,422,389

EDUCATION

Bachelor's Degree
or Higher



39%

OWNER OCCUPIED HOME VALUE

Average



\$388,410

ANNUAL HOUSEHOLD SPENDING

\$3,598

Eating
Out

\$2,432

Apparel &
Services

\$6,647

Groceries

\$278

Computer &
Hardware

\$7,421

Health
Care



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Walmart

STOP & SHOP

SALLY BEAUTY

DOLLAR TREE

SUPERCUTS

CHILDREN & FAMILY DENTISTRY & BRACES

FASHION Nails

LENSCRAFTERS

BARBERS & STYLERS

NEW ENGLAND RANDOM



AVAILABLE



HomeSpring INN & STUDIOS

Best Friends PET HOTEL



22,274 VPD



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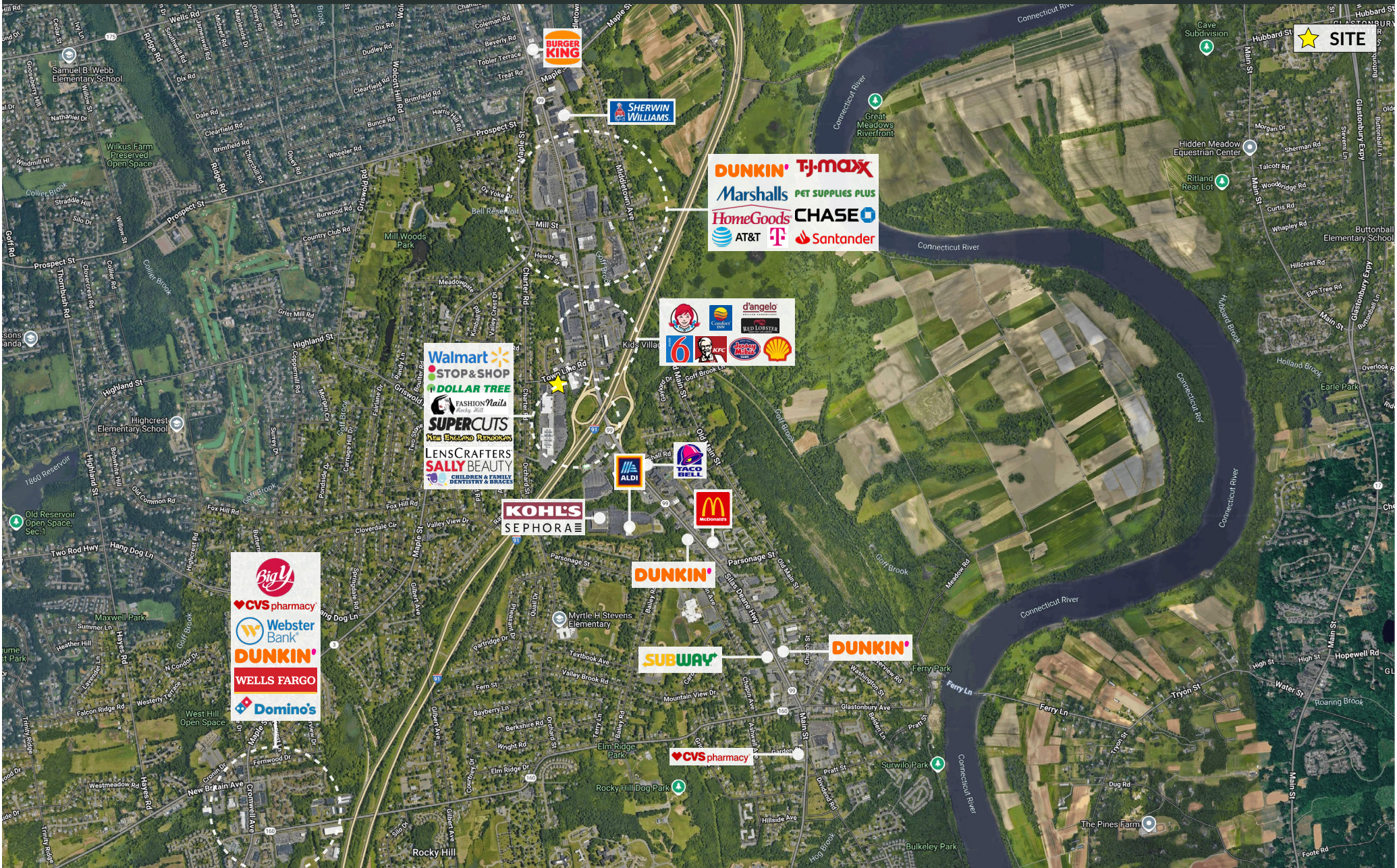
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