

# WESLEYAN SQUARE NEW RETAIL DEVELOPMENT

211 South Main Street / Route 17 • Middletown, CT 06457



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## Highlights:

- New construction
- Signalized intersection
- Prominent streetscape position
- Excellent visibility
- Good demographics
- Shadowed by Wesleyan University, Middlesex Hospital



## Trade Area:

	1 - Mile	3 - Mile	5 - Mile
<b>Total Population</b>	13,343	40,230	72,048
<b>Total Households</b>	4,961	16,314	29,633
<b>Med. HH Income</b>	\$42,383	\$56,533	\$68,985
<b>Owner Occ. Housing</b>	1,885	8,576	17,640
<b>Renter Occ. Housing</b>	3,075	7,737	11,993
<b>Total Businesses</b>	886	1,911	3,055
<b>Total Employees</b>	13,992	28,642	44,120

## For More Information Contact:

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## Property Profile:

<b>Total Building GLA:</b>	17,574 SF
<b>Space Available:</b>	8,562 SF subdividable
<b>Availability:</b>	Summer 2019
<b>Zone:</b>	Mx (Mixed-Use)
<b>Traffic Count:</b>	20,000 ADT
<b>Traffic Signal:</b>	Yes
<b>No. Parking Spaces:</b>	83
<b>Services:</b>	City Water / Sewer

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