

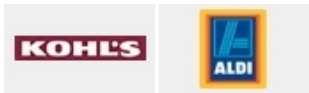
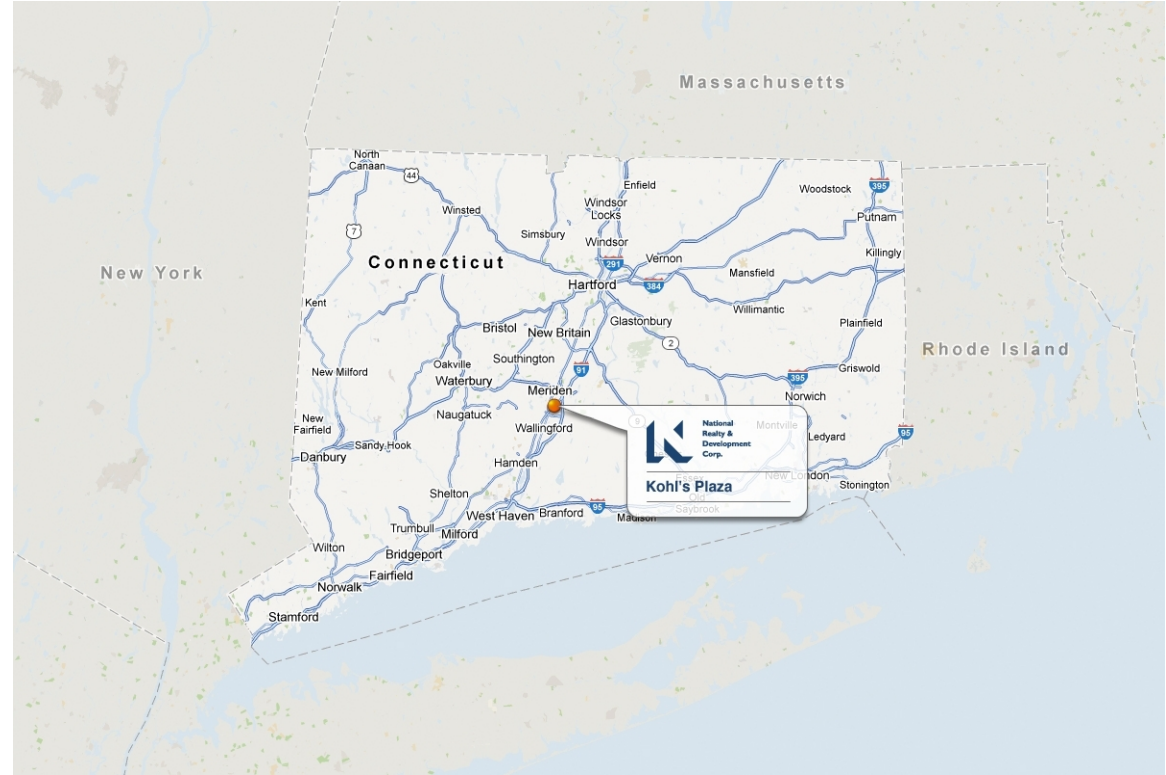
# Kohl's Plaza

1240 South Broad Street  
Wallingford, CT 06492



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GROSS LEASABLE AREA  
**159,603 sf**

PARKING  
**702**

PARKING RATIO  
**4.4/1,000**

Demographics	3 miles			5 miles			10 miles		
Daytime Population	31,749	60,911	170,356						
Population	60,817	114,453	326,643						
Households	25,012	47,101	133,805						
Avg HH Income	\$89,169	\$97,216	\$102,697						
Med HH Income	\$63,305	\$70,570	\$80,491						

## Details

- Signalized entrance into the shopping center.
- Pylon signage available.
- Available stores can be combined.
- Two pad sites available, 2,800 & 2,880sf.
- Traffic counts of **26,000 vehicles per day** on Route 5.

# Kohl's Plaza

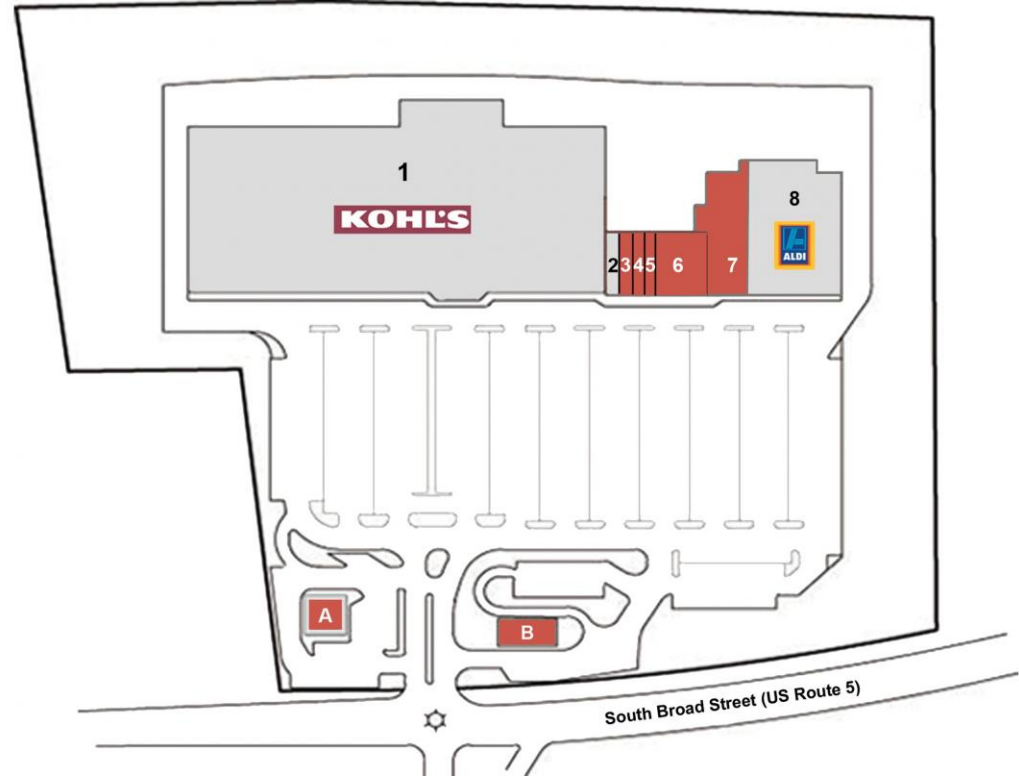
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## Space Available

- |   |          |   |          |
|---|----------|---|----------|
| 3 | 1,820 sf | 7 | 7,710 sf |
| 4 | 1,434 sf | A | Pad A    |
| 5 | 1,493 sf | B | Pad B    |
| 6 | 5,500 sf |   |          |

## Current Tenants

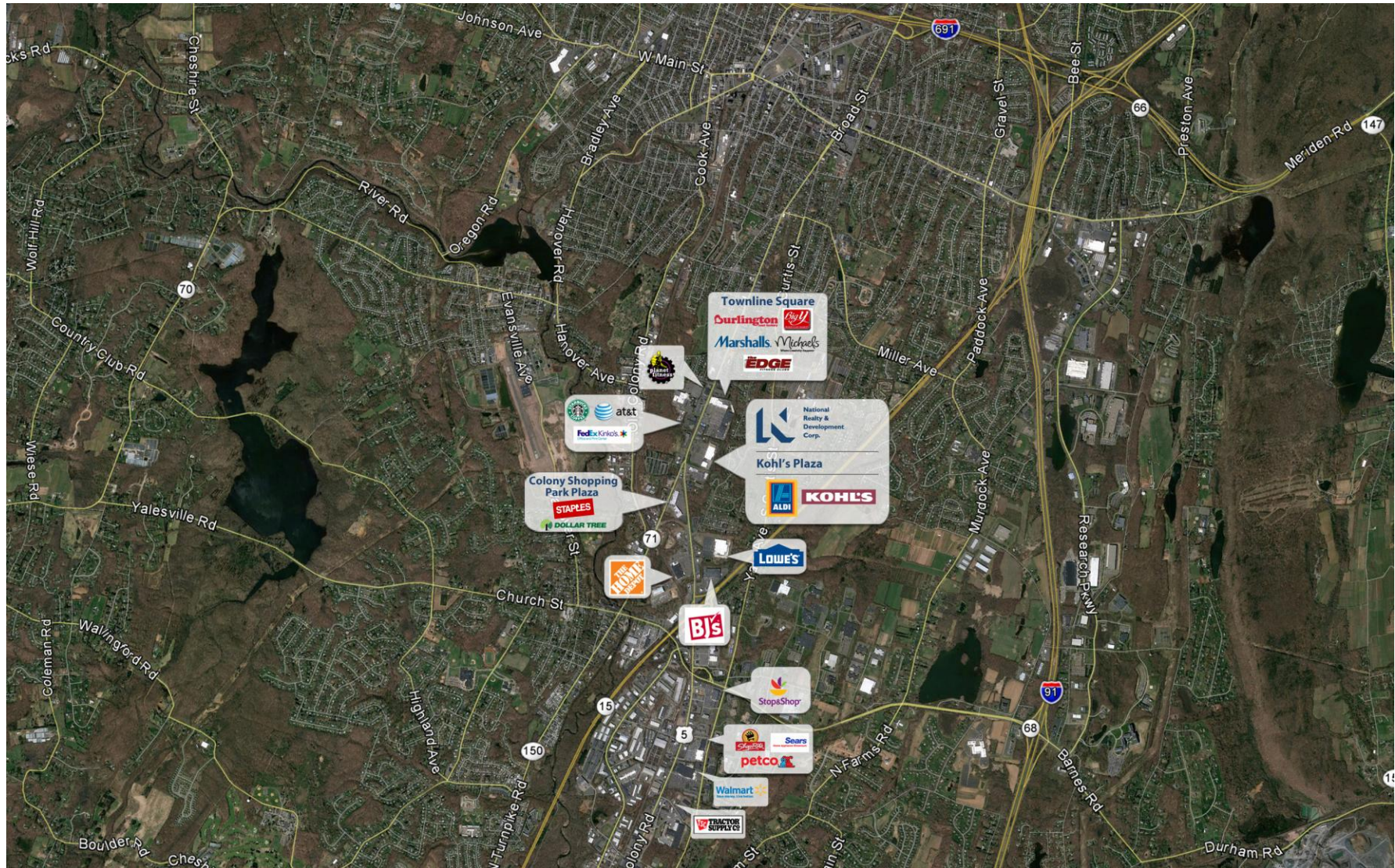
- |   |                     |   |                  |
|---|---------------------|---|------------------|
| 1 | Kohl's              | 8 | Aldi Supermarket |
| 2 | Sally Beauty Supply |   |                  |



# Kohl's Plaza

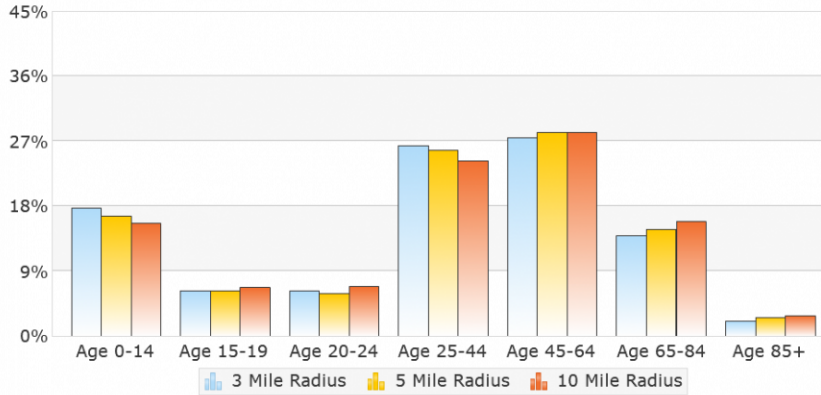
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## Trade Area



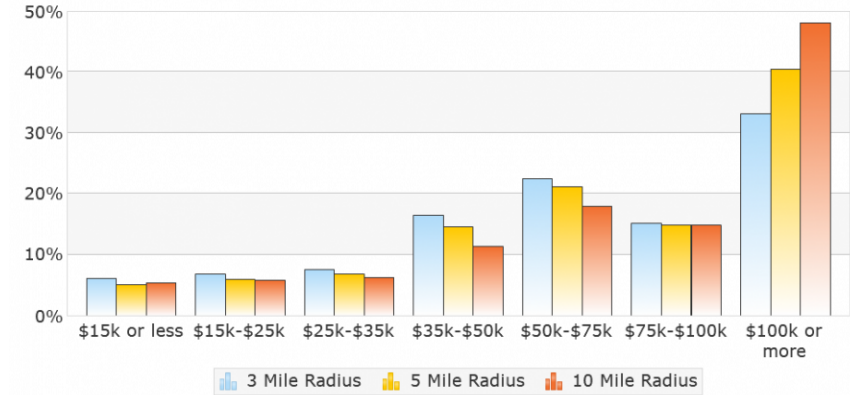
## Demographic Summary Report

TOTAL POPULATION (2019)

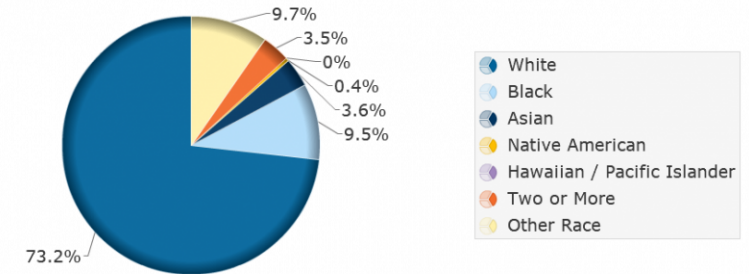


POPULATION	3 MILES	5 MILES	10 MILES
2000 Census	59,208	110,940	307,882
2010 Census	61,886	116,169	329,578
2019 Projection	60,817	114,453	326,643
2024 Projection	61,323	114,681	325,100
Growth 2000-2010	4.50%	4.70%	7.00%
Daytime Population	31,749	60,911	170,356
INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$89,169	\$97,216	\$102,697
Median Household Income	\$63,305	\$70,570	\$80,491
HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2019 Projection	25,012	47,101	133,805
2024 Projection	25,631	48,004	135,776
HOUSEHOLDS BY TENURE (2019)	3 MILES	5 MILES	10 MILES
Owner Occupied	15,733	31,665	96,133
Renter Occupied	9,279	15,436	37,672
Vacant	1,185	1,955	4,434
Total	26,197	49,056	138,239

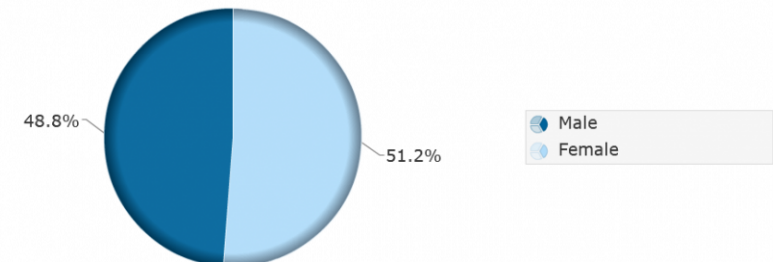
HOUSEHOLDS BY INCOME (2019)



3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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Pad A: 2,000sf



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Pad B: 2,800sf



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## Leasing Contacts



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## About NRDC

Founded more than 50 years ago, National Realty & Development Corp. (NRDC) has built a reputation as one of the leading privately-held commercial real estate owner/developers in the Northeast.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

### Our Successful Portfolio

The NRDC portfolio is comprised 75 projects throughout the Northeast, including large retail power centers, community shopping centers, corporate/ industrial business parks and luxury residential.

Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

