



# FORMER FRIENDLY'S

1405 Main Street (Route 32), Willimantic, Connecticut



MAIN ST. - 9,100 ADT (2021)

32

**AVAILABLE FOR SALE OR LEASE**

## PROPERTY HIGHLIGHTS

- » 2,048 SF Available
- » 0.36 Acre Site
- » Pylon Signage Available
- » Excellent Visibility & Access
- » Pad to Stop & Shop
- » High Traffic Counts
- » Ample Parking



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**EASTERN**  
RETAIL PROPERTIES



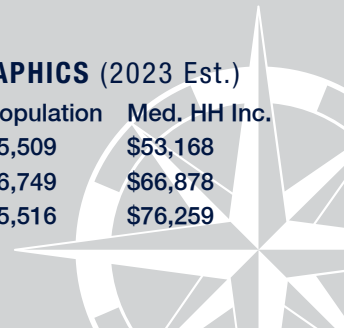
**2,048 SF AVAILABLE  
FOR SALE OR LEASE**

**PROPERTY INFORMATION**

Available Space	2,048 SF
Land Size	0.36 Acres
Traffic Count	9,100 ADT

**DEMOGRAPHICS (2023 Est.)**

Radius	Population	Med. HH Inc.
3 mile	25,509	\$53,168
5 mile	36,749	\$66,878
7 mile	65,516	\$76,259



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1405 Main St Windham, CT 06226	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2023 Estimated Population	25,509	36,749	65,516
2028 Projected Population	25,418	36,594	65,418
2020 Census Population	25,746	36,814	65,514
2010 Census Population	26,590	37,919	68,211
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	-0.3%	-0.2%	-0.3%
2023 Median Age	33.7	36.6	34.9
<b>Households</b>			
2023 Estimated Households	9,517	14,127	21,815
2028 Projected Households	9,524	14,074	21,674
2020 Census Households	9,480	13,964	21,535
2010 Census Households	9,334	13,759	20,713
Projected Annual Growth 2023 to 2028	-	-	-0.1%
Historical Annual Growth 2010 to 2023	0.2%	0.2%	0.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	61.4%	68.8%	62.6%
2023 Estimated Black or African American	6.0%	4.9%	3.4%
2023 Estimated Asian or Pacific Islander	12.5%	9.6%	23.0%
2023 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.5%
2023 Estimated Other Races	19.0%	15.7%	10.4%
2023 Estimated Hispanic	26.1%	21.1%	13.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$76,132	\$90,989	\$107,063
2023 Estimated Median Household Income	\$53,168	\$66,878	\$76,259
2023 Estimated Per Capita Income	\$29,140	\$35,541	\$36,796
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	7.8%	6.2%	4.9%
2023 Estimated Some High School (Grade Level 9 to 11)	7.3%	5.9%	4.8%
2023 Estimated High School Graduate	30.5%	30.0%	29.2%
2023 Estimated Some College	18.7%	18.6%	17.4%
2023 Estimated Associates Degree Only	7.5%	8.1%	7.9%
2023 Estimated Bachelors Degree Only	14.4%	16.2%	18.1%
2023 Estimated Graduate Degree	13.9%	15.0%	17.6%
<b>Business</b>			
2023 Estimated Total Businesses	991	1,428	2,124
2023 Estimated Total Employees	9,795	12,883	21,662
2023 Estimated Employee Population per Business	9.9	9.0	10.2
2023 Estimated Residential Population per Business	25.7	25.7	30.8



## Former Friendly's - 1405 Main Street (Route 32), Willimantic, Connecticut



**EASTERN**  
RETAIL PROPERTIES

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