# HAMDEN VILLAGE FAIR

2165 DIXWELL AVENUE | HAMDEN, CT 06514

#### AVAILABLE 4,830 SF - 5,694 SF DIVISIBLE

### PERFECT FOR RETAIL, FOOD, FITNESS, OFFICE OR MEDICAL



## FOR MORE INFORMATION CONTACT:

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#### **ANCHORED BY**







People's United

PHYSICIAN O/DE URGENT CARE

### PROPERTY INFORMATION

- Situated on Route 10, one of the most sought after retail markets in Connectcut. Located in a densely pop lated & highly developed retail corridor with solid demographics.
- Easy ingress/egress from Route 10 and convenient access to thoroughfares.
- 171 Parking Spaces.
- Traffic Count: 27,000 vpd.

#### SPACE DETAILS

- Available: 4,830sf (formerly Avenue)
- Available: 5,694sf Potential to divide

#### **AREA DEMOGRAPHICS**

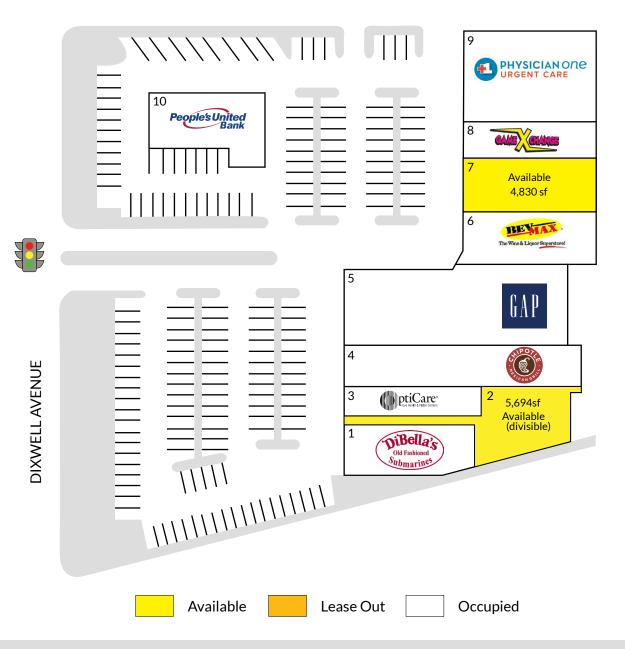
2018 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	68,238	203,426	300,034
MEDIAN HH INC	\$76,380	\$66,084	\$68,515
AVERAGE HH INC	\$93,677	\$83,357	\$86,147



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## **TENANTS / AVAILABILITY**

#	TENANT	Sq. Ft.
01	St. Vincents Health & Wellness	3,750
02	Available (divisible)	5,694
03	Opticare	2,600
04	Chipotle	2,634
05	Gap	9,700
06	BevMo!	7,800
07	Available	4,830
08	GameXChange	1,746
09	Physican One Urgent Care	3,900
10	People's United Bank	3,170





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