

HAMDEN VILLAGE FAIR

2165 DIXWELL AVENUE | HAMDEN, CT 06514

AVAILABLE 4,830 SF - 5,694 SF DIVISIBLE

ANCHORED BY



The Wine & Liquor Superstore!



PERFECT FOR RETAIL, FOOD, FITNESS, OFFICE OR MEDICAL

PROPERTY INFORMATION

- Situated on Route 10, one of the most sought after retail markets in Connecticut. Located in a densely populated & 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



www.chartweb.com



FOR MORE INFORMATION CONTACT:

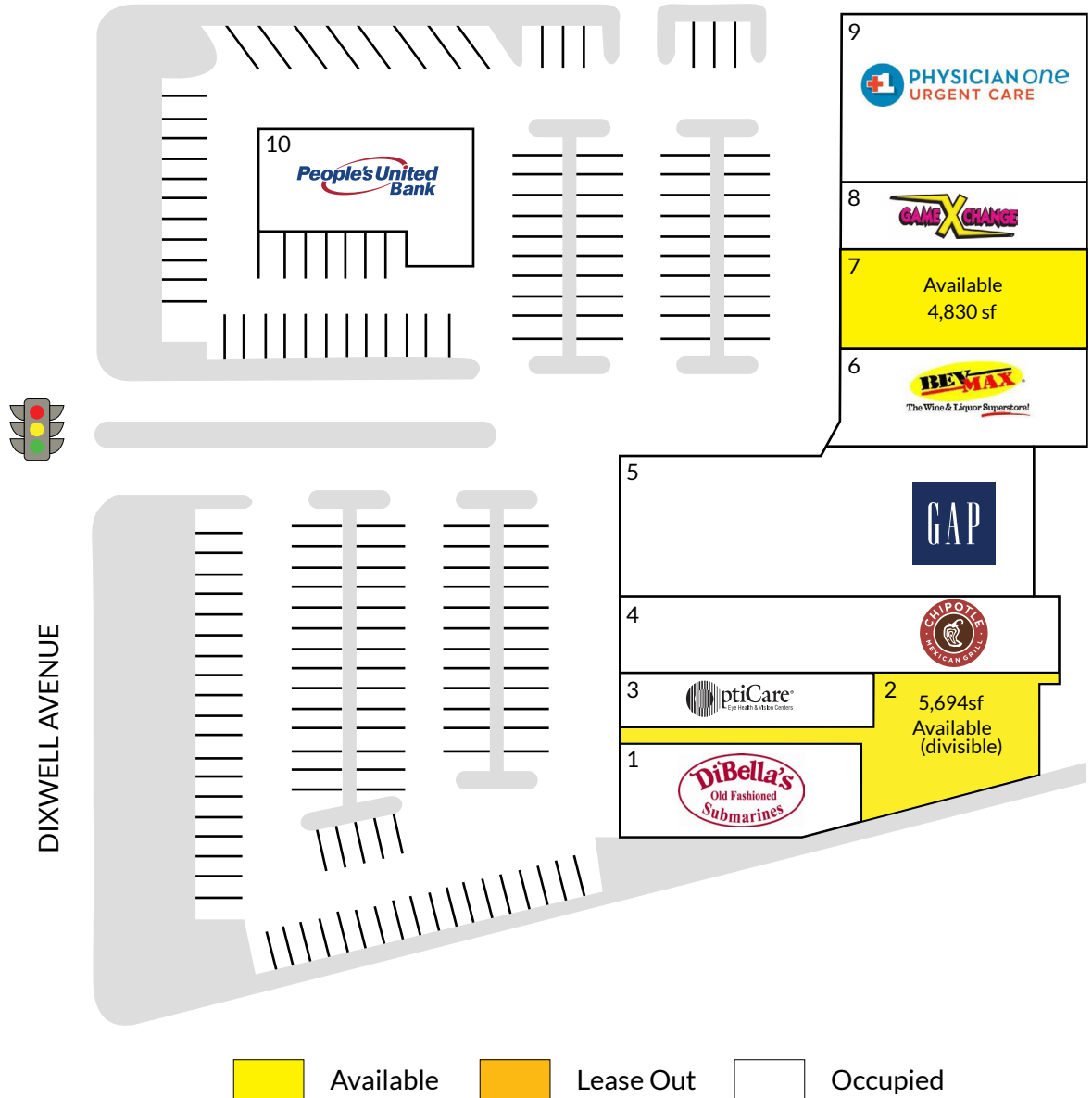
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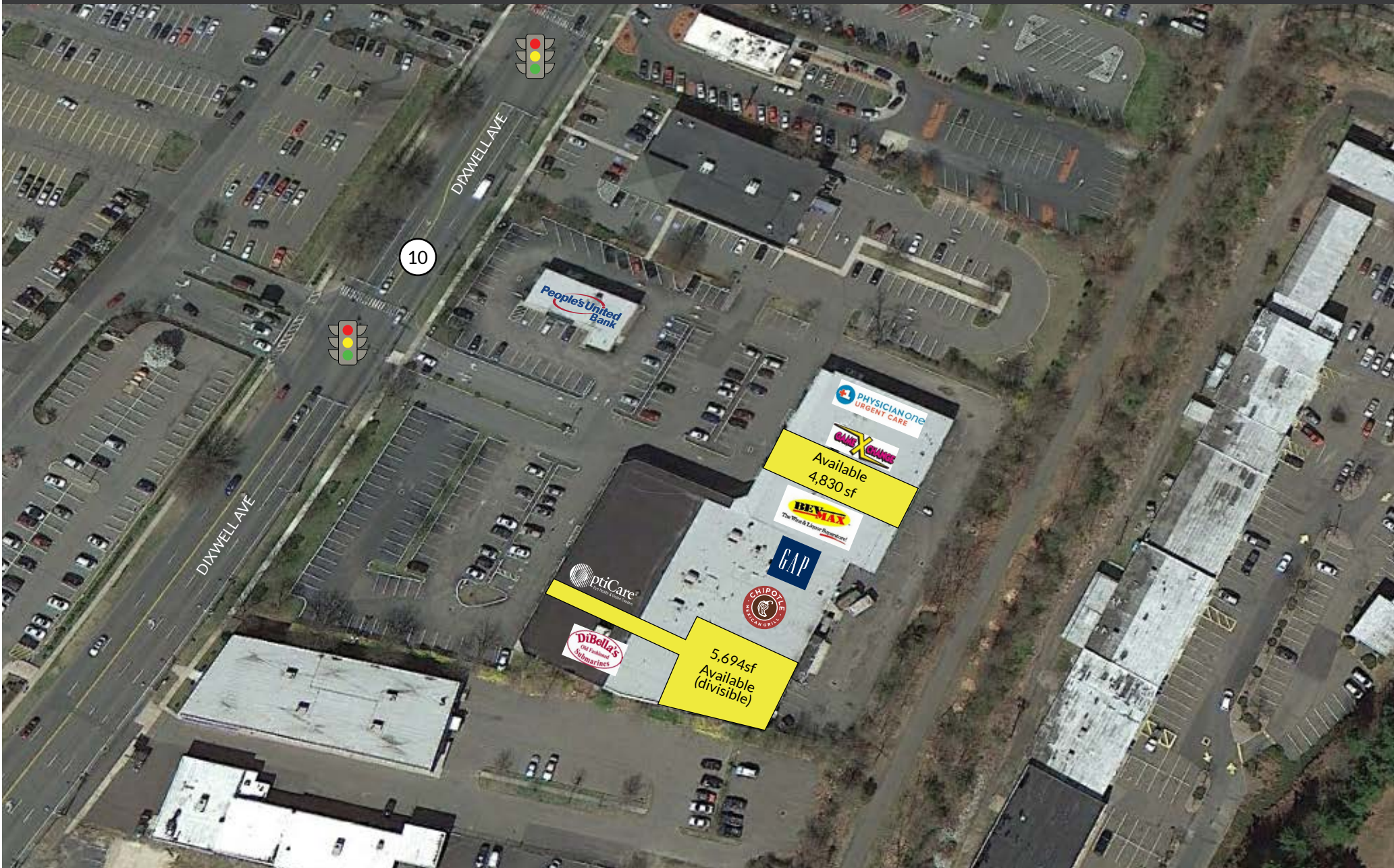
TENANTS / AVAILABILITY

#	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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