

**For Lease**  
**Retail Space**  
**\$11.00 SF**



## 96 Alden Avenue

Enfield, Connecticut 06082

### Property Highlights

- 4,000 SF Retail / Warehouse Space
- Large Open Floor Plan
- Overhead Door
- Air Conditioning
- Ample Parking
- High Traffic Location - 13,900 Cars Daily

### Property Description

For Lease: 4,000 SF free standing building located on busy Route 5 and at a signal-controlled intersection. It offers excellent visibility and access, minutes to the I-91 ramp, the Enfield Town Hall and the planned Thompsonville Transportation Center. It offers ample parking for employees and customers.

### OFFERING SUMMARY

<b>Available SF</b>	4,000 SF
<b>Building Size</b>	4,000 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>0.3 Miles</b>	829	\$66,870
<b>0.5 Miles</b>	3,860	\$75,356
<b>1 Mile</b>	9,094	\$87,010



For more information

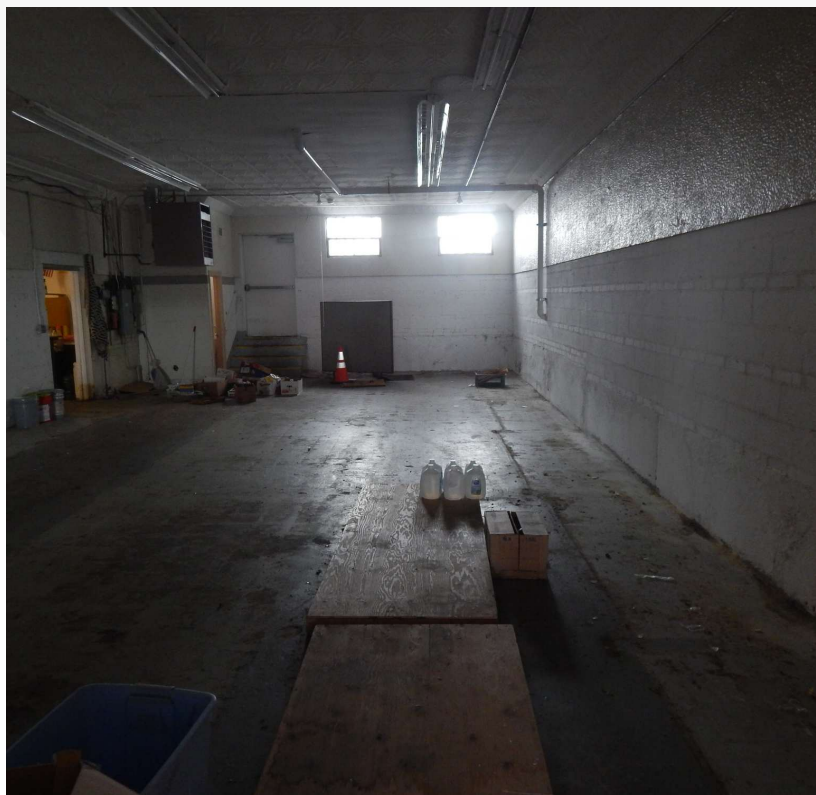
**Jim Reardon**

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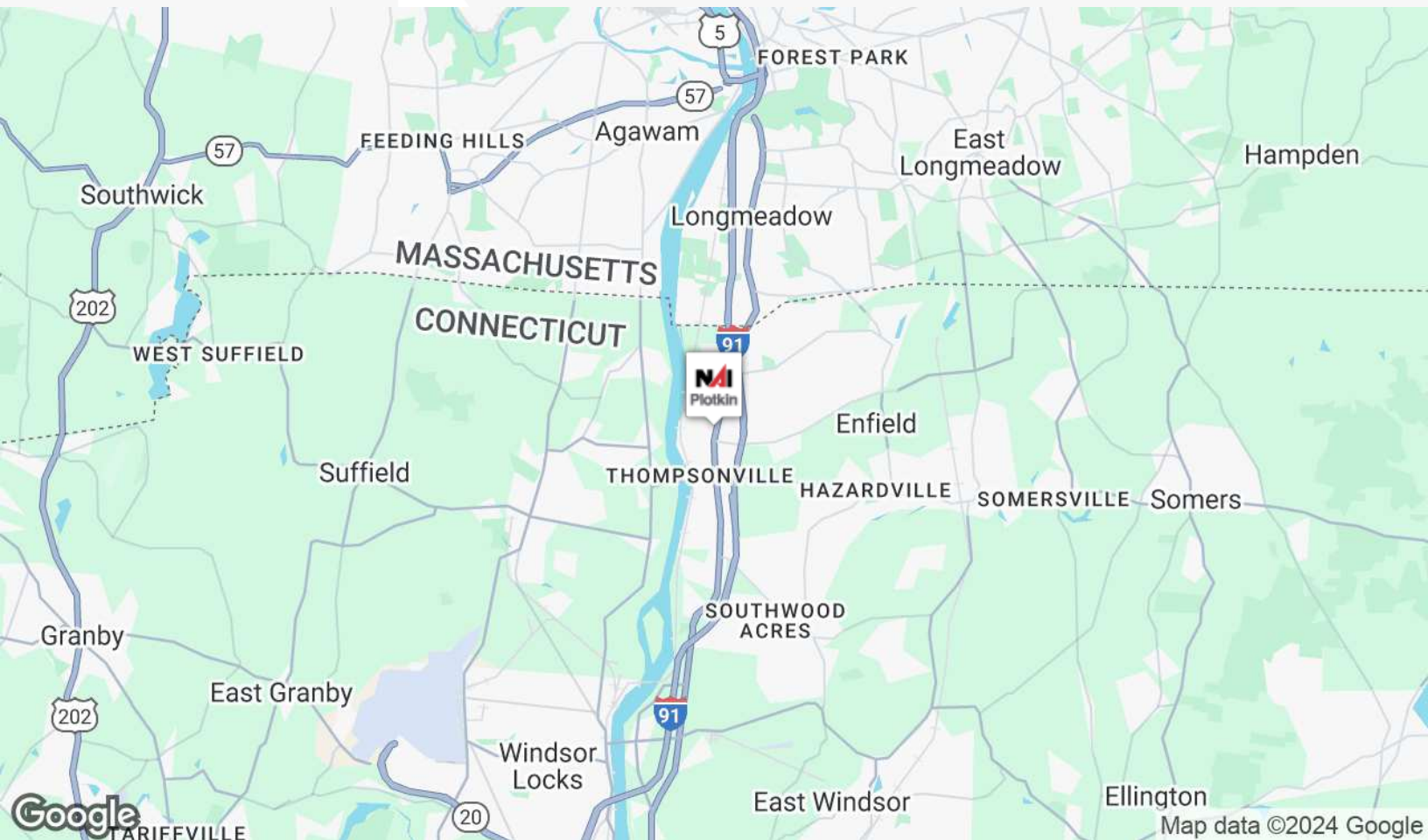
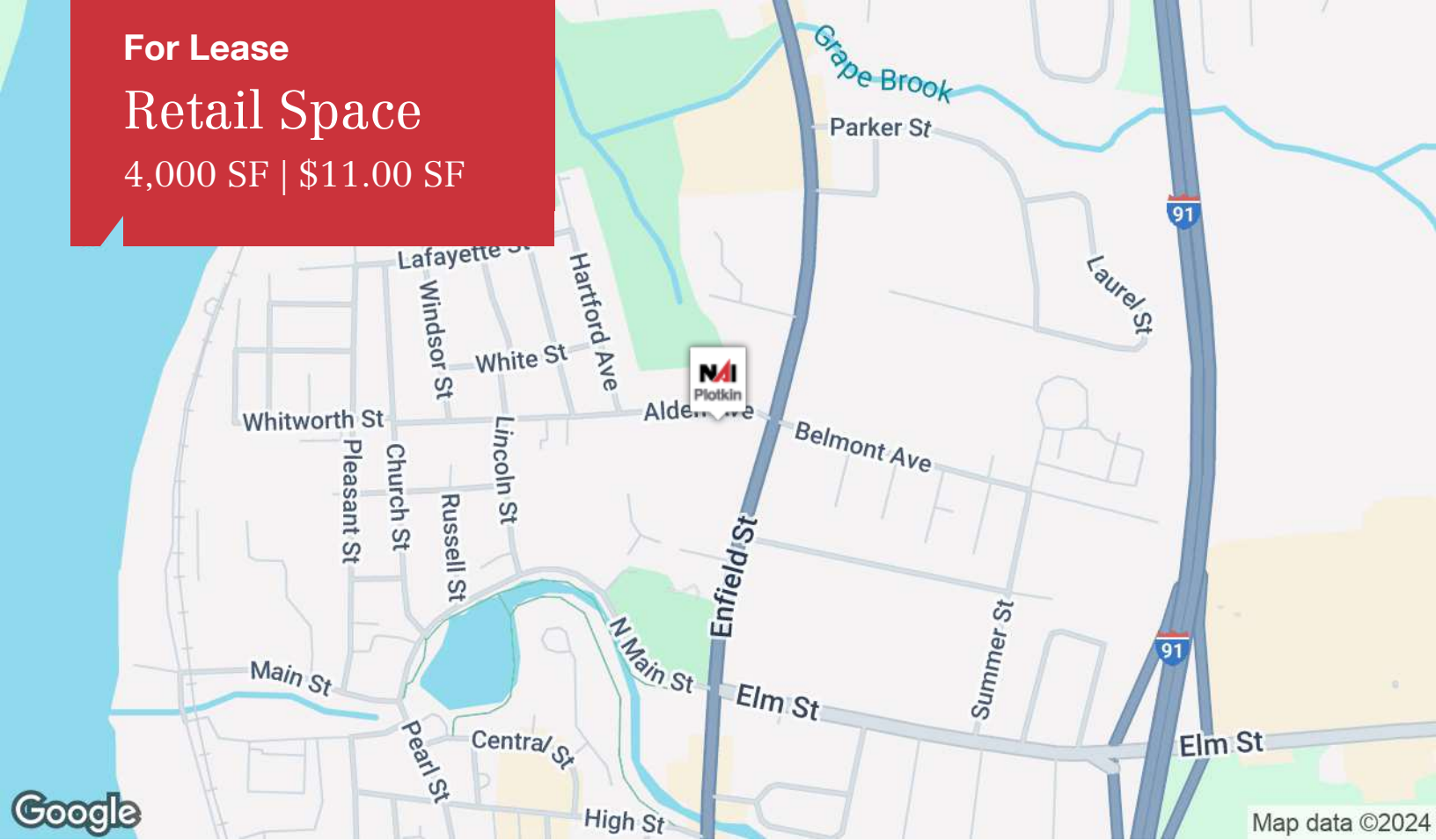
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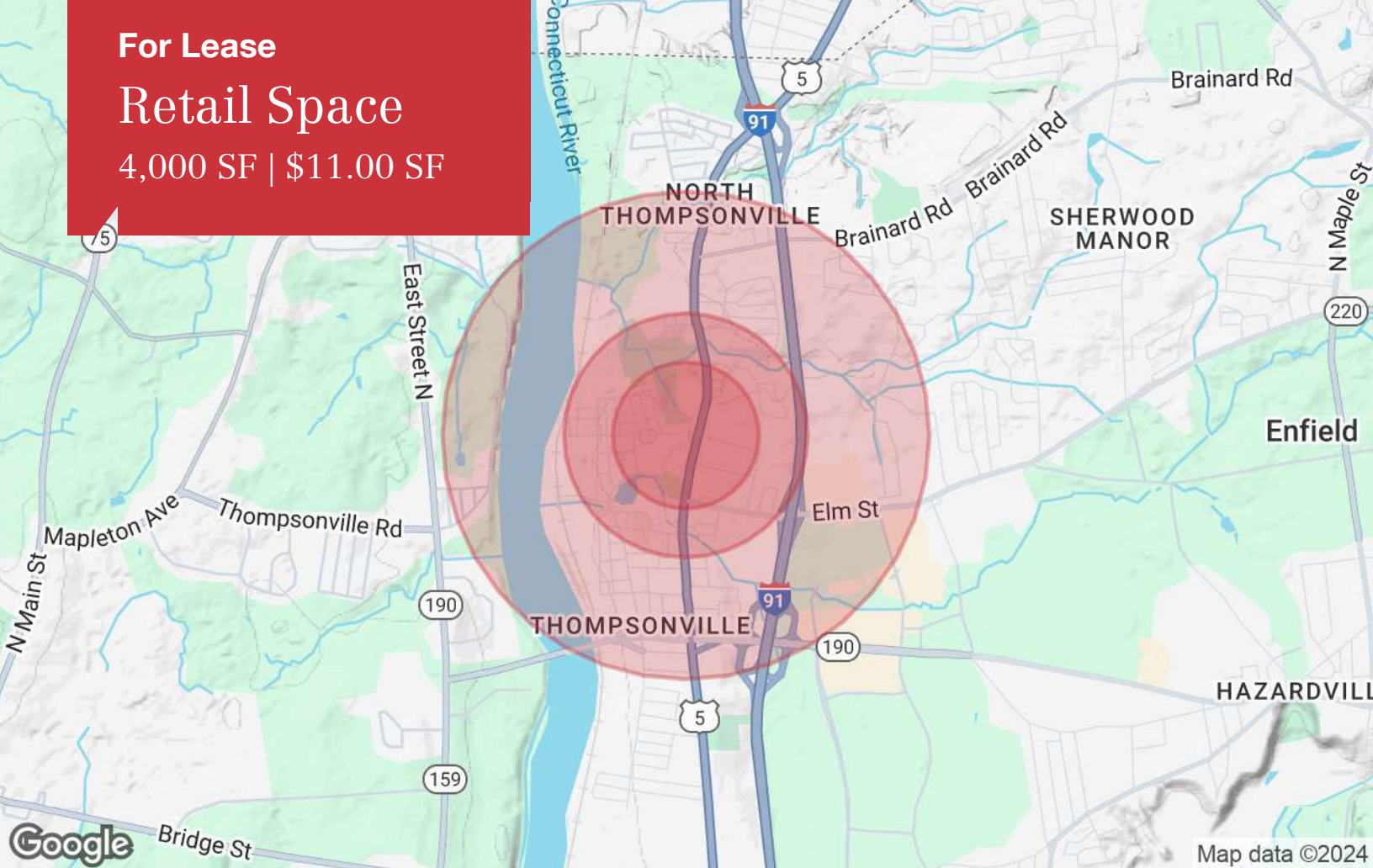
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	0.3 Miles	0.5 Miles	1 Mile
<b>Population</b>			
TOTAL POPULATION	829	3,860	9,094
MEDIAN AGE	36	37	39
MEDIAN AGE (MALE)	36	37	38
MEDIAN AGE (FEMALE)	36	37	39
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	344	1,713	3,793
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$66,870	\$75,356	\$87,010
AVERAGE HOUSE VALUE	\$259,717	\$348,216	\$347,704
<b>Race</b>			
% WHITE	72.6%	73.3%	75.6%
% BLACK	14.1%	12.1%	10.6%
% ASIAN	2.6%	3.9%	3.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.9%	0.8%	0.9%
% OTHER	9.8%	10.0%	9.5%
<b>Ethnicity</b>			
% HISPANIC	23.4%	21.0%	19.6%

\* Demographic data derived from 2020 ACS - US Census