

WINTONBURY MALL • RETAIL PROPERTY FOR LEASE

836 PARK AVE, BLOOMFIELD, CT 06002



PROPERTY DESCRIPTION

Join Bank of America, Carbone's Kitchen, Dutch Point Credit Union, State Farm, Nationwide, H&R Block and many others at Bloomfield's walkable retail destination. The Wintonbury Mall is a welcoming lifestyle center located in the midst of all major commerce and right next to the bustling Town Green. Available units range from 500 SF to 22,000 SF, a perfect place to call your business home.

PROPERTY HIGHLIGHTS

- Bloomfield's Walkable Neighborhood Lifestyle Center
- Neighbors Include: Carbone's Kitchen, Bank of America, H&R Block, Arthur Murray Dance Studio & Many More
- On Site amenities include covered walkways, cobblestone courtyards, and decorative flowerbeds
- Suites Sizes Ranging from 500 SF - 22,000 SF
- 600+/- Parking Spaces

OFFERING SUMMARY

Lease Rate:	\$12.00 - 16.00 SF/yr (NNN)
Number of Units:	37
Available SF:	75 - 21,800 SF
Lot Size:	9.08 Acres
Building Size:	110,576 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,443	14,303	51,178
Total Population	5,516	38,727	129,053
Average HH Income	\$111,902	\$117,930	\$114,452

CARL BERMAN CCIM, MICP

Managing Director

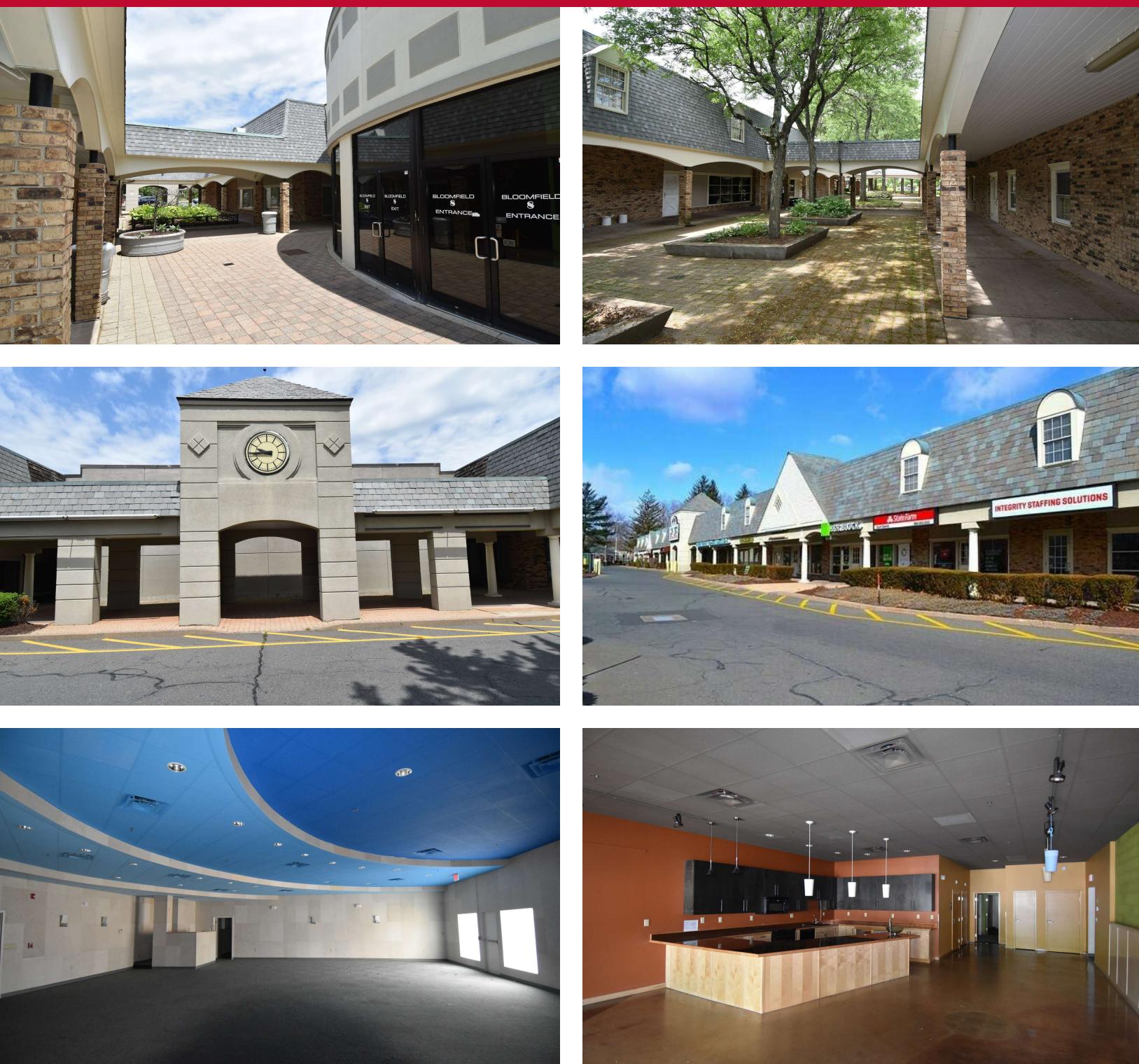
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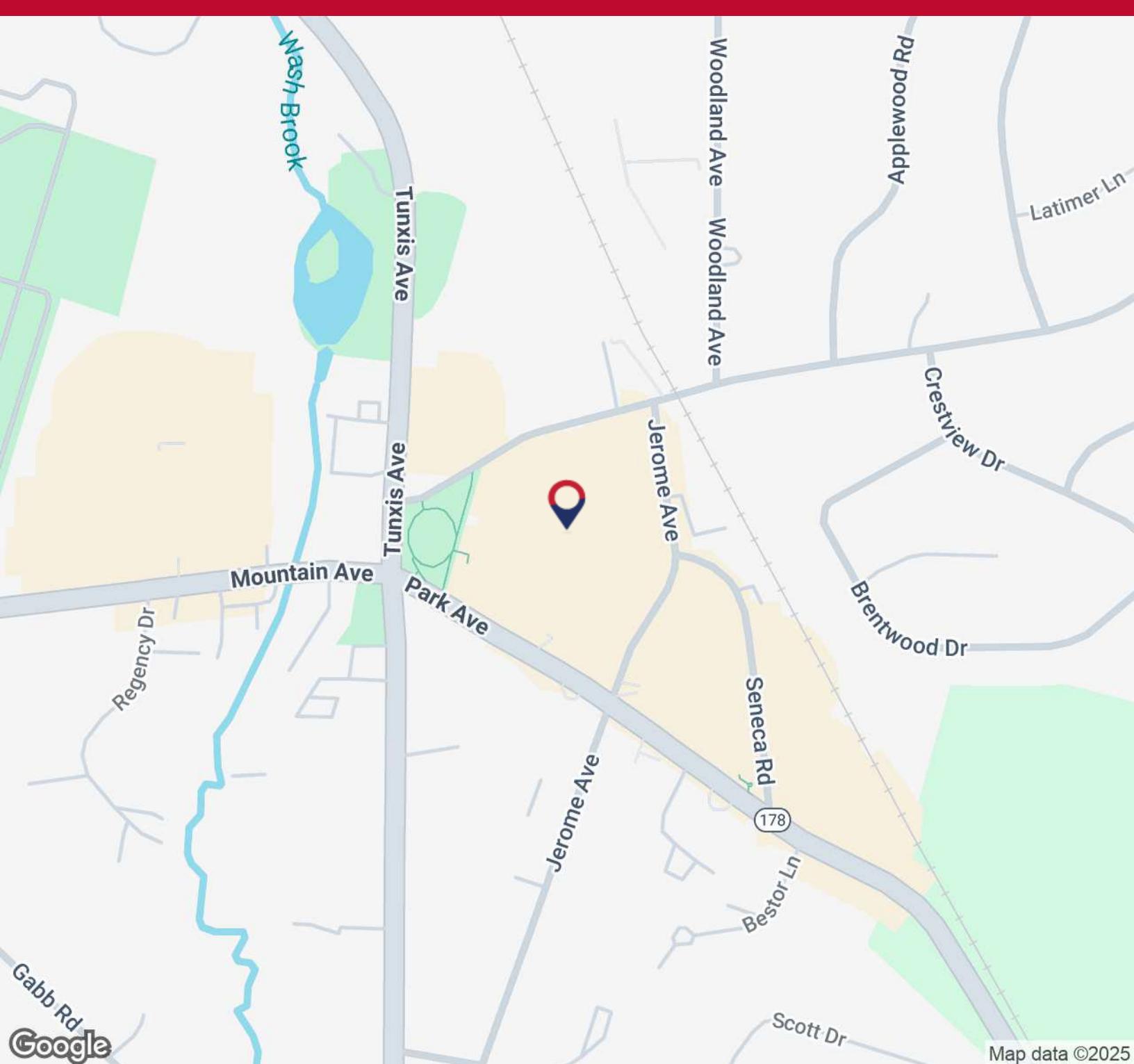
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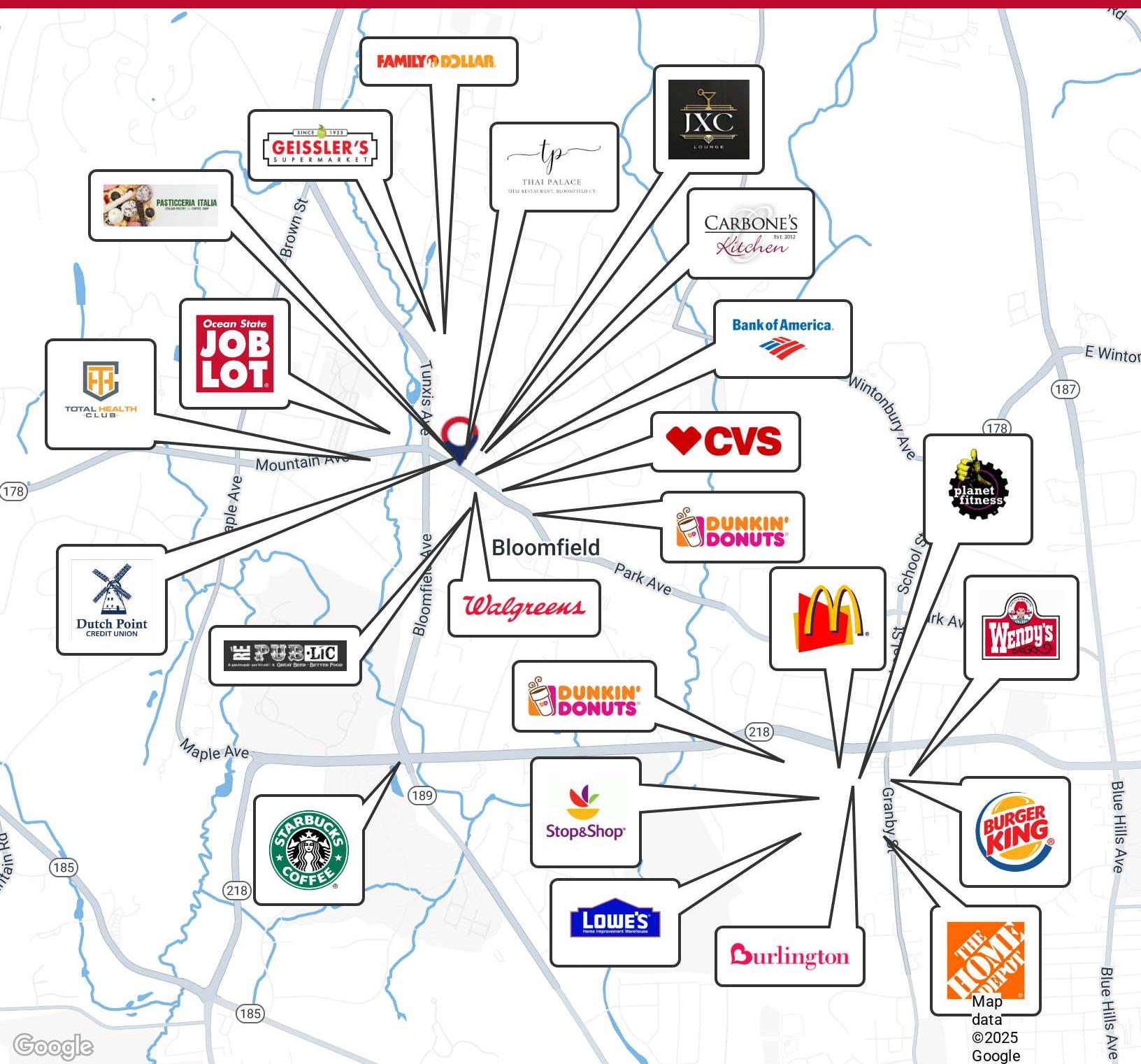
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ELITE

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A Veteran Owned Company



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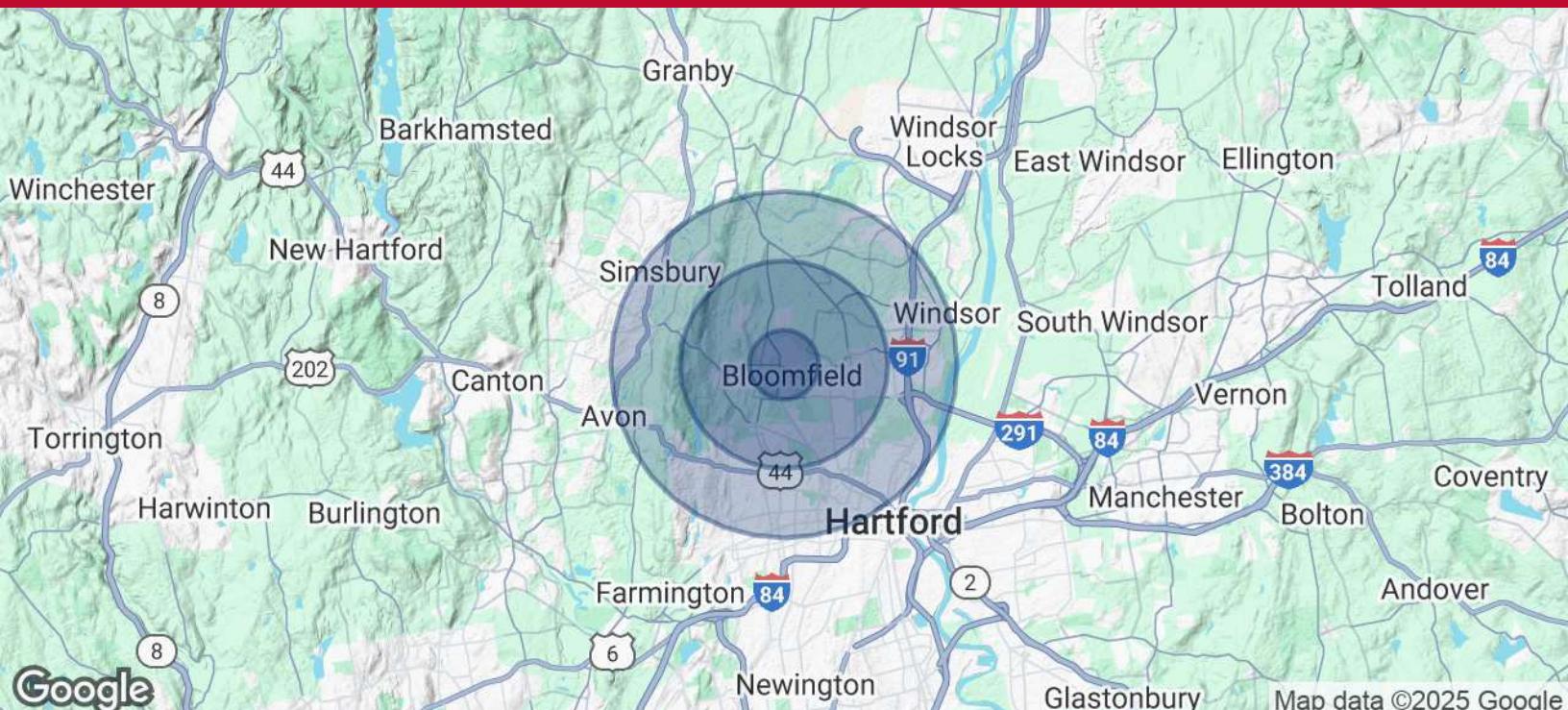
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,516	38,727	129,053
Average Age	47	44	42
Average Age (Male)	44	42	40
Average Age (Female)	48	46	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,443	14,303	51,178
# of Persons per HH	2.3	2.7	2.5
Average HH Income	\$111,902	\$117,930	\$114,452
Average House Value	\$316,530	\$344,725	\$349,644

Demographics data derived from AlphaMap

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