

THE GONDEK GROUP EXCLUSIVELY PRESENTS:  
**2450 Main Street Glastonbury, CT**

**FOR LEASE : \$20 PSF NNN 2,000 SF**



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**Square Footage:** 2,000 SF +/-  
**Average Vehicles Per Day:** 24,000 +/-  
**Zoning:** Town Center

**Water:** City  
**Sewer:** City  
**Fuel:** Gas

- **LOCATION! LOCATION! LOCATION!** Reserve your space in this desirable **CLASS A RETAIL CENTER!** Located in the heart of Glastonbury's Town Center! **BEST DEAL IN GLASTONBURY CENTER!** National Co-tenants include Panera, Moe's, Verizon, Ben & Jerry's and Noodles & Company.
- Less than 0.1 mile from countless National Retailers such as; Whole Foods, Starbucks, Rooster's, Dunkin Donuts, Firehouse Subs, Petco, Pet Valu, Mattress Firm & many more. Also within 0.1 mile of the top rated local restaurants/night life destinations in Hartford County; Rooftop 120/Nosh Restaurant, Bricco Trattoria, Plan B Burger, Sakura Garden, First & Last and Bin228 Gastropub.
- Located at the crossroads of Glastonbury's main arteries; Rt. 94: 24,000 VPD +/- & Rt. 2: 80,000 VPD +/- (directly off Exit 8 on Rt. 2). Rt. 94 is a state highway running from Hebron to Glastonbury & Rt. 2 is a primary state route connecting Hartford to Norwich.
- Glastonbury is an upper class suburb located less than 5 miles from Downtown Hartford, Connecticut's capital city. Glastonbury's ZIP code 06073 is the wealthiest in Hartford County & ranks 11th wealthiest in the state of Connecticut.
- **Population:** 1 Mile 6,200 3 Mile 38,900 5 Mile 147,000
- **Average HHI:** 1 Mile \$98,841 3 Mile \$104,905 5 Mile \$88,980



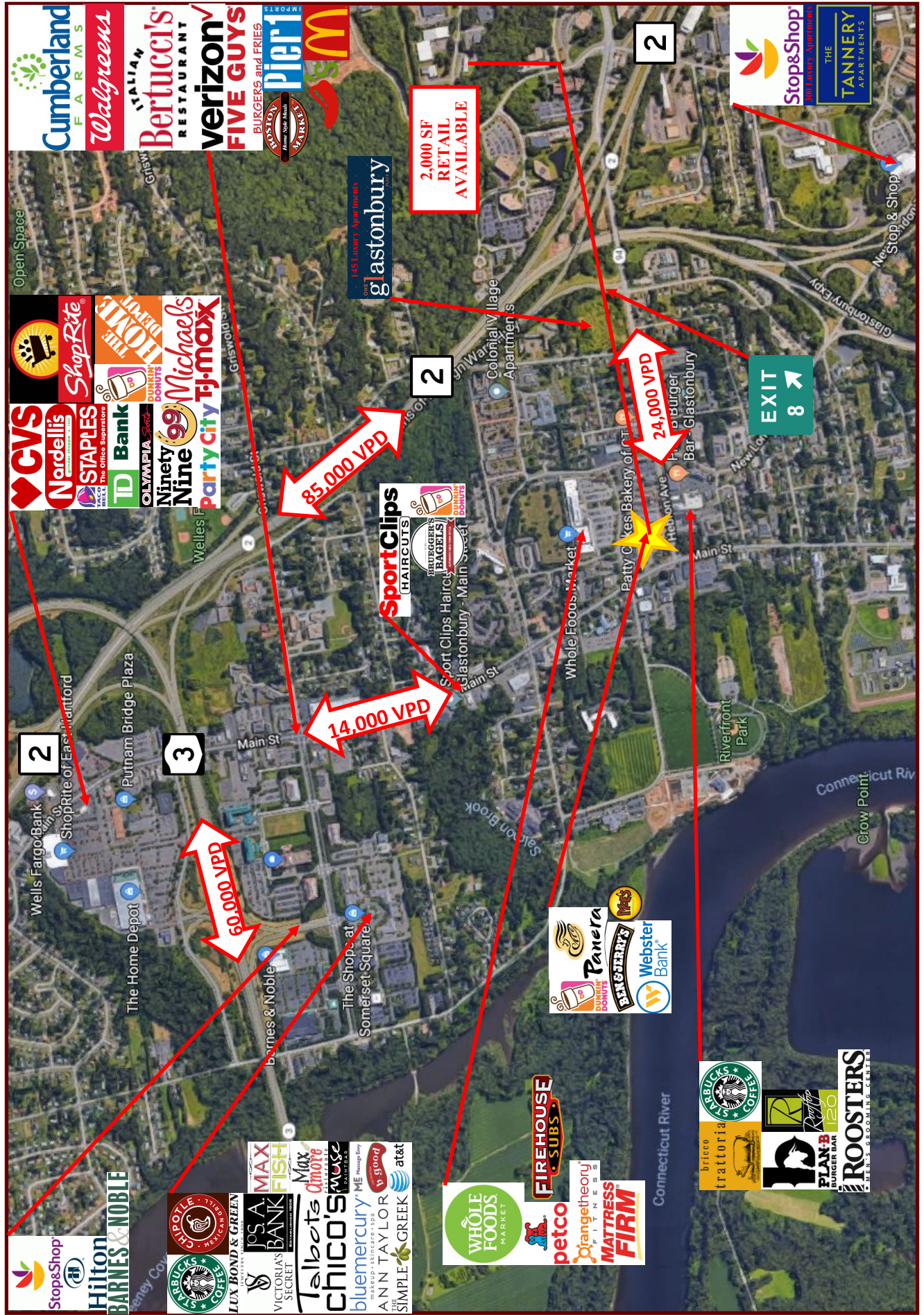
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# GLASTONBURY PROPERTY MAP





DEMOGRAPHIC SUMMARY

<u>Radius</u>	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2022 Projection	6,166	38,909	146,644
2017 Estimate	6,169	38,843	146,935
2010 Census	6,155	38,299	147,577
Growth 2017-2022	(0.05%)	0.17%	(0.20%)
Growth 2010-2017	0.23%	1.42%	(0.44%)
2017 Population Hispanic Origin	520	5,058	37,158
<b>2017 Population by Race:</b>			
White	5,132	31,127	108,788
Black	266	4,156	24,134
Am. Indian & Alaskan	29	167	1,108
Asian	615	2,546	8,850
Hawaiian & Pacific Island	1	25	290
Other	127	822	3,766
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>0</b>	<b>21</b>
<b>Households:</b>			
2022 Projection	2,827	15,903	57,771
2017 Estimate	2,831	15,883	57,902
2010 Census	2,835	15,662	58,124
Growth 2017 - 2022	(0.14%)	0.13%	(0.23%)
Growth 2010 - 2017	(0.14%)	1.41%	(0.38%)
Owner Occupied	1,697	12,537	35,977
Renter Occupied	1,135	3,347	21,926
<b>2017 Avg Household Income</b>	<b>\$98,841</b>	<b>\$104,905</b>	<b>\$88,980</b>
<b>2017 Med Household Income</b>	<b>\$83,353</b>	<b>\$82,077</b>	<b>\$65,412</b>
<b>2017 Households by Household Inc:</b>			
<\$25,000	487	2,180	11,414
\$25,000 - \$50,000	367	2,607	12,090
\$50,000 - \$75,000	423	2,488	8,852
\$75,000 - \$100,000	416	2,356	7,574
\$100,000 - \$125,000	332	1,739	5,276
\$125,000 - \$150,000	262	1,126	3,491
\$150,000 - \$200,000	345	1,674	4,424
\$200,000 +	200	1,714	4,781

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DEMOGRAPHIC SUMMARY

Annual Consumer Spending		Aggregate (in thousands)		
Radius		1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)		78,259	467,938	1,511,180
Apparel:				
Total Apparel		4,525	26,799	92,386
Women's Apparel		1,941	11,364	37,941
Men's Apparel		983	5,880	19,798
Girl's Apparel		324	1,920	6,978
Boy's Apparel		211	1,260	4,696
Infant Apparel		176	1,008	3,828
Footwear		891	5,368	19,145
Entertainment, Hobbies & Pets:				
Total Entertainment, Hobbies & Pets		6,476	37,332	119,249
Entertainment		991	5,797	18,568
Audio & Visual Equipment/Service		3,094	17,861	59,536
Reading Materials		376	2,084	6,094
Pets, Toys, Hobbies		2,015	11,590	35,052
Personal Items		5,048	29,793	94,113
Food & Alcohol:				
Total Food & Alcohol		22,020	127,954	430,574
Food at Home		11,513	68,732	237,642
Food Away From Home		8,900	50,287	164,013
Alcoholic Beverages		1,607	8,935	28,918
Household:				
Total Household		11,744	71,989	220,942
House Maintenance & Repair		1,933	13,956	39,824
Household Equipment & Furnishings		4,761	28,256	89,181
Household Operations		3,585	21,230	66,666
Housing Costs		1,465	8,547	25,271
Transportation and Maintenance:				
Total Transportation and Maintenance		18,405	114,696	368,826
Vehicle Purchases		7,035	46,844	146,256
Vehicle Expenses		698	4,310	14,027
Gasoline		5,765	35,025	117,058
Transportation		2,321	12,945	42,142
Automotive Repair & Maintenance		2,585	15,572	49,343
Health Care:				
Total Health Care		4,169	25,078	78,943
Medical Services		2,389	14,351	45,074
Prescription Drugs		1,350	8,210	25,828
Medical Supplies		430	2,517	8,041

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