

538 Boston Post Rd.

Orange, CT 06477

Raymour & Flanigan Plaza



CONTACT US



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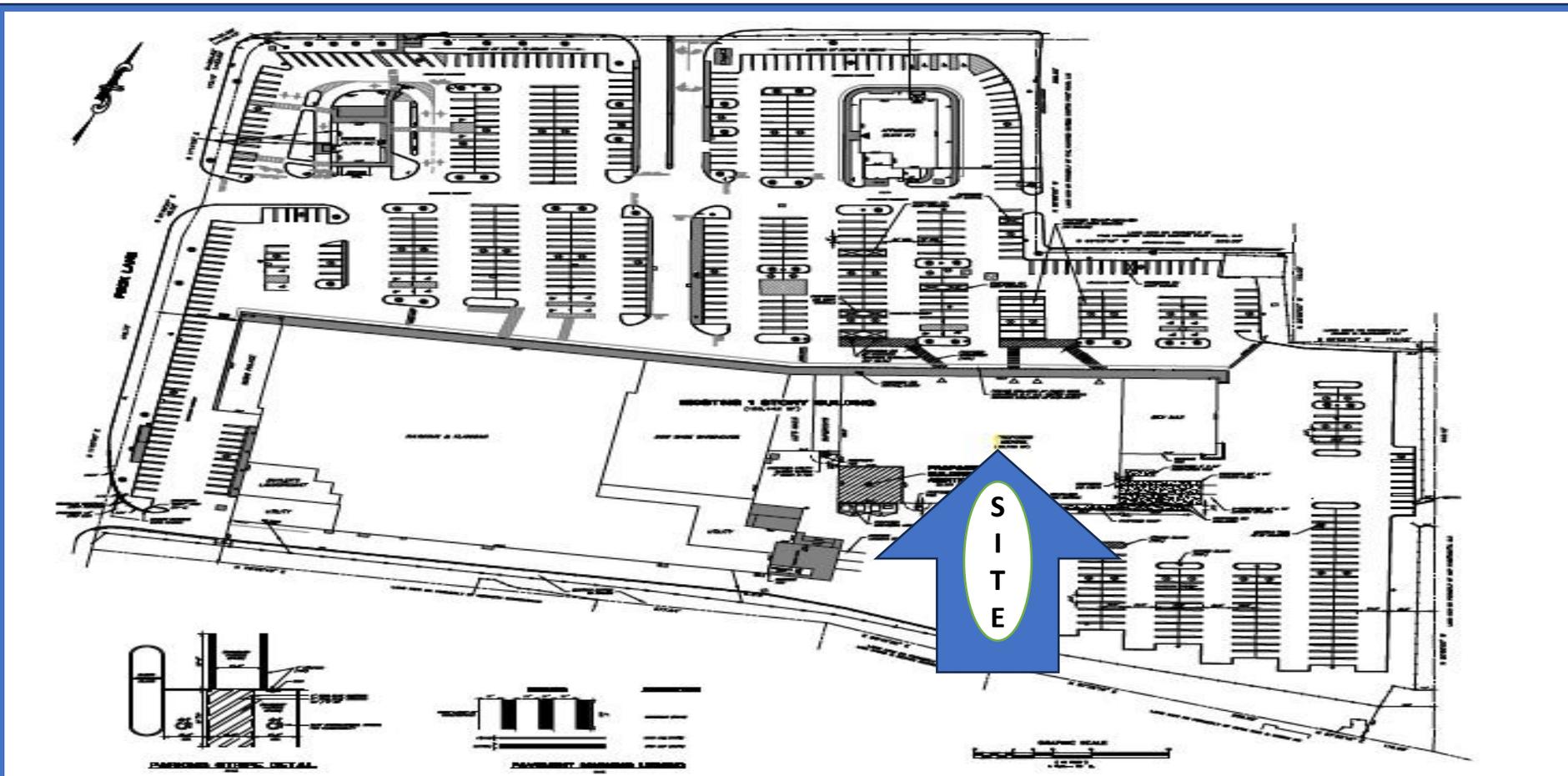
Terrific opportunity for a supermarket or any other retail opportunity:

This location sits along the Boston Post Road (U.S. Route 1), a major commercial corridor in Orange, CT. The area is known for National Retail stores, Restaurants, Service businesses with easy access to I-95 and the Merritt Parkway.

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± 37,500 SF AVAILABLE
FOR SUBLEASE



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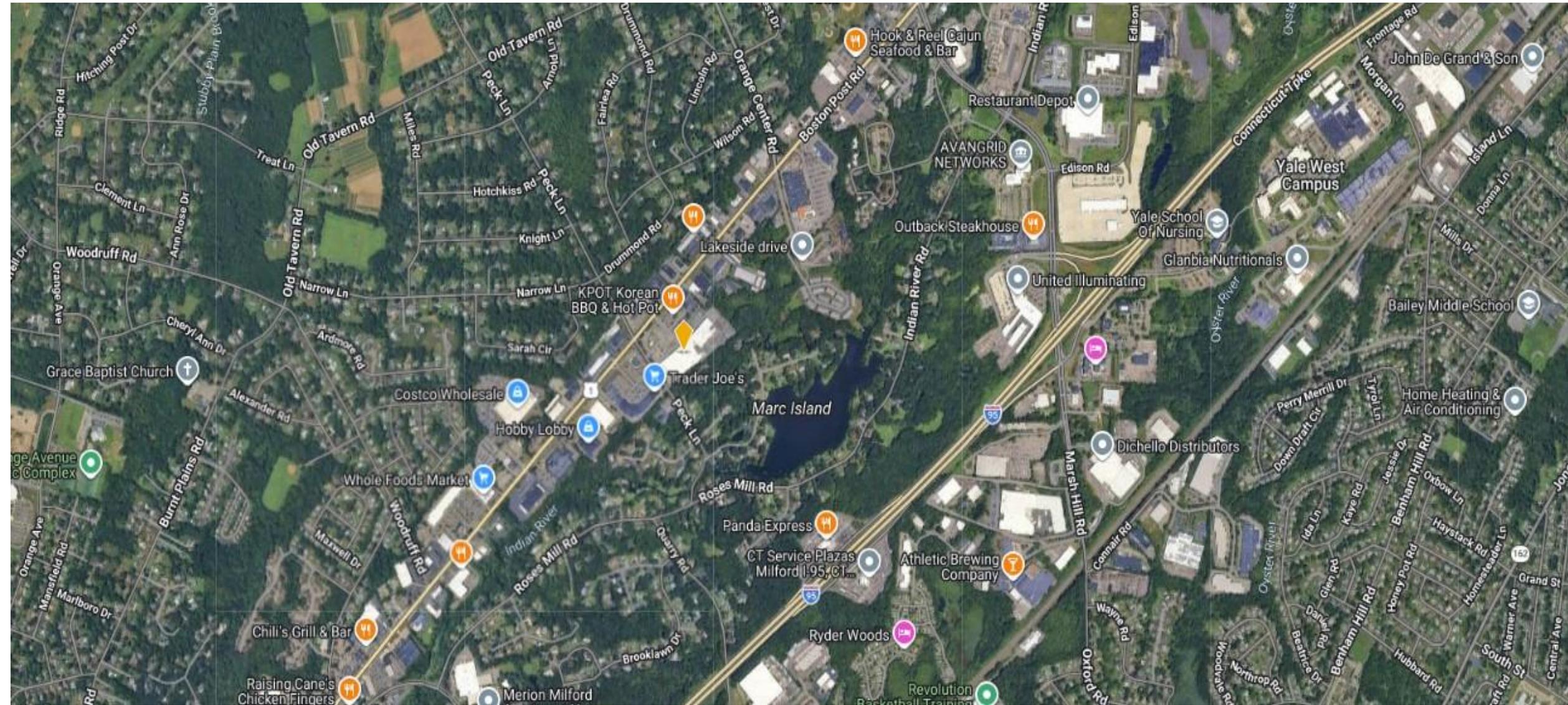
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RETAIL TRAFFIC DRIVERS



DEMOGRAPHICS: 1, 3 & 5 Miles:

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|------------------|--------|------------------|--------|------------------|--------|
| Population | | | | | | |
| 2029 Projection | 3,789 | | 52,781 | | 127,233 | |
| 2024 Estimate | 3,783 | | 52,777 | | 127,593 | |
| 2020 Census | 3,678 | | 51,751 | | 127,290 | |
| Growth 2024 - 2029 | 0.16% | | 0.01% | | -0.28% | |
| Growth 2020 - 2024 | 2.85% | | 1.98% | | 0.24% | |
| 2024 Population by Hispanic Origin | | | | | | |
| 2024 Population | 3,783 | | 52,777 | | 127,593 | |
| White | 2,993 | 79.12% | 38,926 | 73.76% | 84,270 | 66.05% |
| Black | 112 | 2.96% | 4,543 | 8.61% | 15,749 | 12.34% |
| Am. Indian & Alaskan | 4 | 0.11% | 152 | 0.29% | 530 | 0.42% |
| Asian | 358 | 9.46% | 3,129 | 5.93% | 7,144 | 5.60% |
| Hawaiian & Pacific Island | 1 | 0.03% | 15 | 0.03% | 48 | 0.04% |
| Other | 315 | 8.33% | 6,012 | 11.39% | 19,852 | 15.56% |
| U.S. Armed Forces | 0 | | 5 | | 15 | |
| Households | | | | | | |
| 2029 Projection | 1,660 | | 21,358 | | 50,812 | |
| 2024 Estimate | 1,655 | | 21,359 | | 50,961 | |
| 2020 Census | 1,600 | | 20,972 | | 50,909 | |
| Growth 2024 - 2029 | 0.30% | | 0.00% | | -0.29% | |
| Growth 2020 - 2024 | 3.44% | | 1.85% | | 0.10% | |
| Owner Occupied | 1,152 | 69.61% | 16,255 | 76.10% | 33,985 | 66.69% |
| Renter Occupied | 503 | 30.39% | 5,104 | 23.90% | 16,976 | 33.31% |
| 2024 Households by HH Income | | | | | | |
| Income: <\$25,000 | 152 | 9.18% | 2,317 | 10.85% | 6,734 | 13.21% |
| Income: \$25,000 - \$50,000 | 208 | 12.57% | 2,947 | 13.80% | 8,393 | 16.47% |
| Income: \$50,000 - \$75,000 | 343 | 20.73% | 2,846 | 13.32% | 7,392 | 14.51% |
| Income: \$75,000 - \$100,000 | 184 | 11.12% | 2,782 | 13.02% | 6,571 | 12.89% |
| Income: \$100,000 - \$125,000 | 111 | 6.71% | 2,374 | 11.11% | 5,521 | 10.83% |
| Income: \$125,000 - \$150,000 | 134 | 8.10% | 2,038 | 9.54% | 4,384 | 8.60% |
| Income: \$150,000 - \$200,000 | 272 | 16.44% | 2,741 | 12.83% | 5,423 | 10.64% |
| Income: \$200,000+ | 251 | 15.17% | 3,314 | 15.52% | 6,541 | 12.84% |
| 2024 Avg Household Income | \$122,735 | | \$122,366 | | \$110,685 | |
| 2024 Med Household Income | \$91,915 | | \$98,089 | | \$86,263 | |



1765 Expressway Drive North, Hauppauge, NY 11788
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2/11/2026

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