

# Property Summary

481 Enfield St, Enfield, CT 06082

**FOR LEASE**



## PROPERTY DESCRIPTION

Join Dollar General at Enfield Gateway Plaza, a 60,000 SF high-traffic retail hub perfectly positioned on the Route 5 commercial corridor. We are pleased to offer up to 10,000 SF of prime, highly visible retail space with the unique ability to subdivide into two 5,000 SF units to meet specific tenant requirements. With option of additional 7,000 sqft basement warehouse space. Freight elevator and stair access. This is a rare all in one setup, for retail and warehousing/distribution.

The 10,000 SF Junior Anchor: Ideal for a national "value" brand (trade/utility, soft goods/value apparel) or a "MedTail" medical hub. This footprint offers maximum frontage on Enfield Street and high-impact pylon signage.

The optional 5,000 SF Professional Suite: A perfect fit for a boutique fitness studio, a regional urgent care, or a specialty showroom. By subdividing, we can offer a more focused, efficient footprint while maintaining the "anchor-adjacent" benefits.

## OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Number of Units:	4
Available SF:	5,000 - 10,000 SF
Lot Size:	220,169 SF
Building Size:	60,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,277	14,383	33,161
Total Population	7,444	34,852	84,931
Average HH Income	\$91,563	\$116,169	\$127,541

Howie Coro

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# Additional Photos

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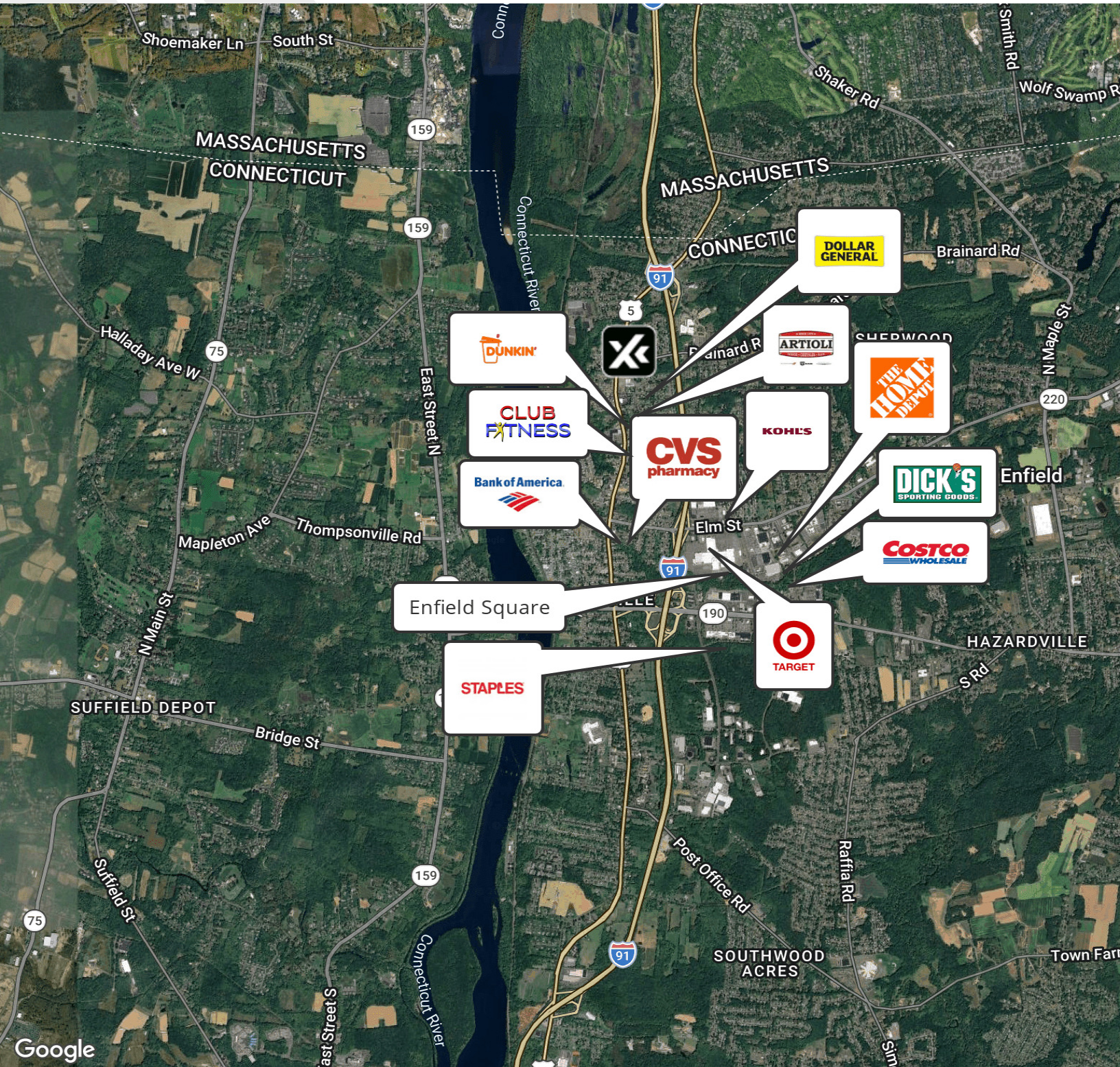


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# Retailer Map

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# Property Highlights

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## PROPERTY HIGHLIGHTS

- -Anchored by Dollar General: Benefit from high-frequency, daily-needs foot traffic driven by a national credit tenant.
- -Ample On-Site Parking: Over 250+ parking spaces (approx. 4.2 per 1,000 SF) ensuring easy access for high-volume retail or medical users.
- -Massive Visibility: Over 300 feet of frontage with prominent, high-impact pylon signage available on Route 5.
- -The "Border Advantage": Captures a massive trade area encompassing both the dense Enfield population and the affluent Longmeadow, MA demographic coming into town from the north to the central shopping district.



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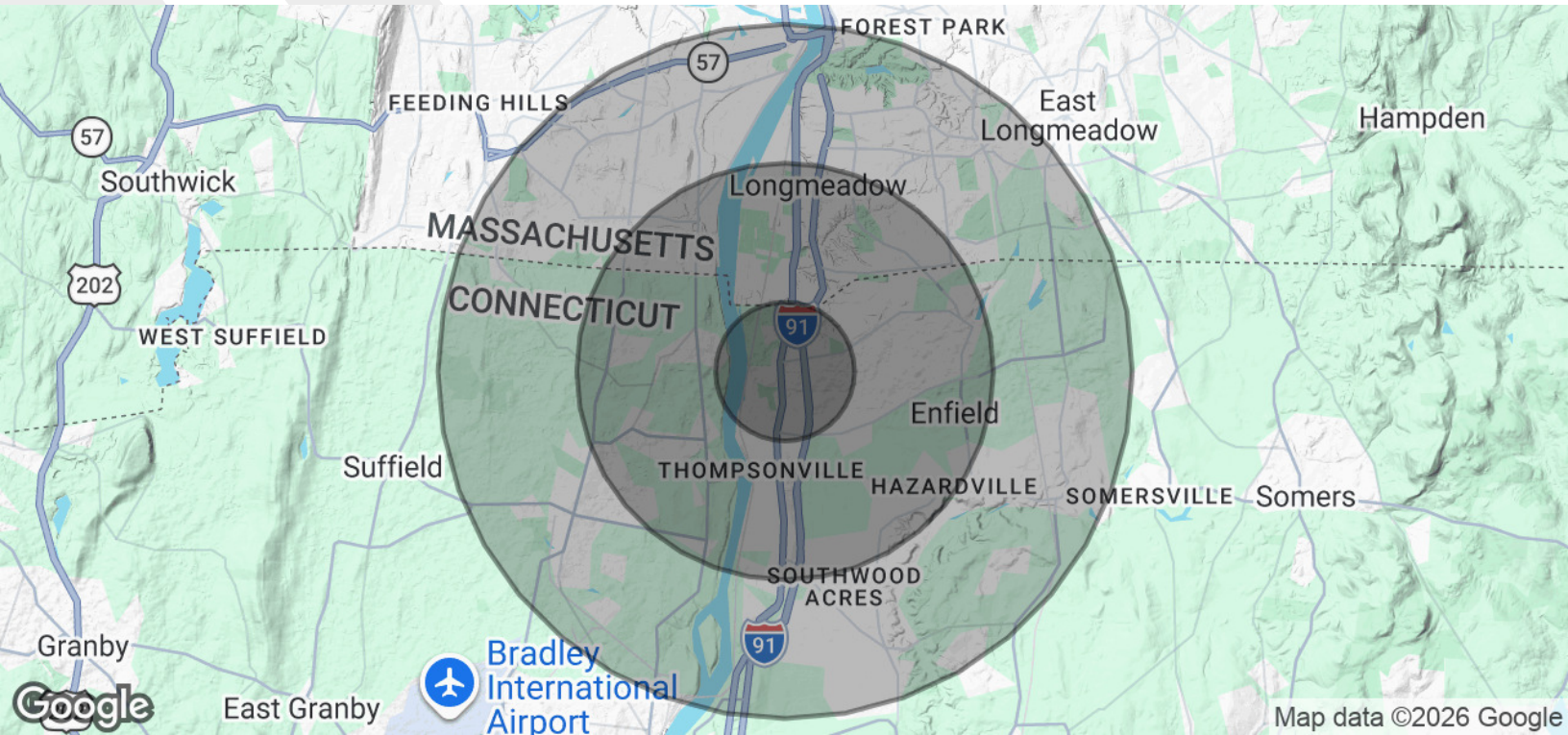


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# Demographics Map & Report

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,444	34,852	84,931
Average Age	40.5	43.4	44.1
Average Age (Male)	38.6	41.2	41.5
Average Age (Female)	42.3	45.6	46.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,277	14,383	33,161
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$91,563	\$116,169	\$127,541
Average House Value	\$229,703	\$298,714	\$318,681

2023 American Community Survey (ACS)

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