

Freshwater Stateline Plaza

130 Elm Street, Enfield, CT 06082

Hartford County | Elm St/Route 22 and Freshwater Blvd



HIGHLIGHTS

County: Hartford
Type: Retail
Total SF: 299,978
Parking Spaces: 1,910
Year Built: 1972
Year Renovated: 2004
Market: Hartford-West Hartford-East Hartford, CT

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Freshwater – Stateline Plaza is +/- 300K sf regional power center in Enfield, CT. Enfield is a strong and mature retail hub along the CT/MA border between Springfield, MA and Manchester, CT. Conveniently located just off I-91 (exits 47E & 48), it sits at a signalized intersection at the corner of Elm Street (Route 220) & Freshwater Blvd. Freshwater Blvd connects Elm Street to Hazard Avenue, bridging the two main retail thoroughfares within the market. Due to its positioning, it's easily accessible and benefits from strong traffic counts.

RETAILERS INCLUDE



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,355	38,901	78,198
Households	1,859	15,784	29,778
Average Household Income (\$)	89,006	102,890	126,993
Median Household Income (\$)	832,537	86,587	98,830

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NAP1	Costco Gasoline		
NAP2	Costco		
10	Buffalo Wild Wings	5,700 SF	
20	Gloss Nails & Spa	2,019 SF	
25	My Gym	2,800 SF	
30	Miracle Shakes	1,400 SF	
35	Great Clips	1,500 SF	
40	Available	8,000 SF	
50	Wine Liquor Mart		4,100 SF
60	P.C. Richard & Sons		32,603 SF
70	Available		13,865 SF
80	Dollar Tree		20,228 SF
90	Dick's Sporting Goods		50,754 SF
100	AutoZone		10,162 SF
110	Available		6,130 SF
125	Panera Bread		4,312 SF