

# 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

## CONTACT

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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

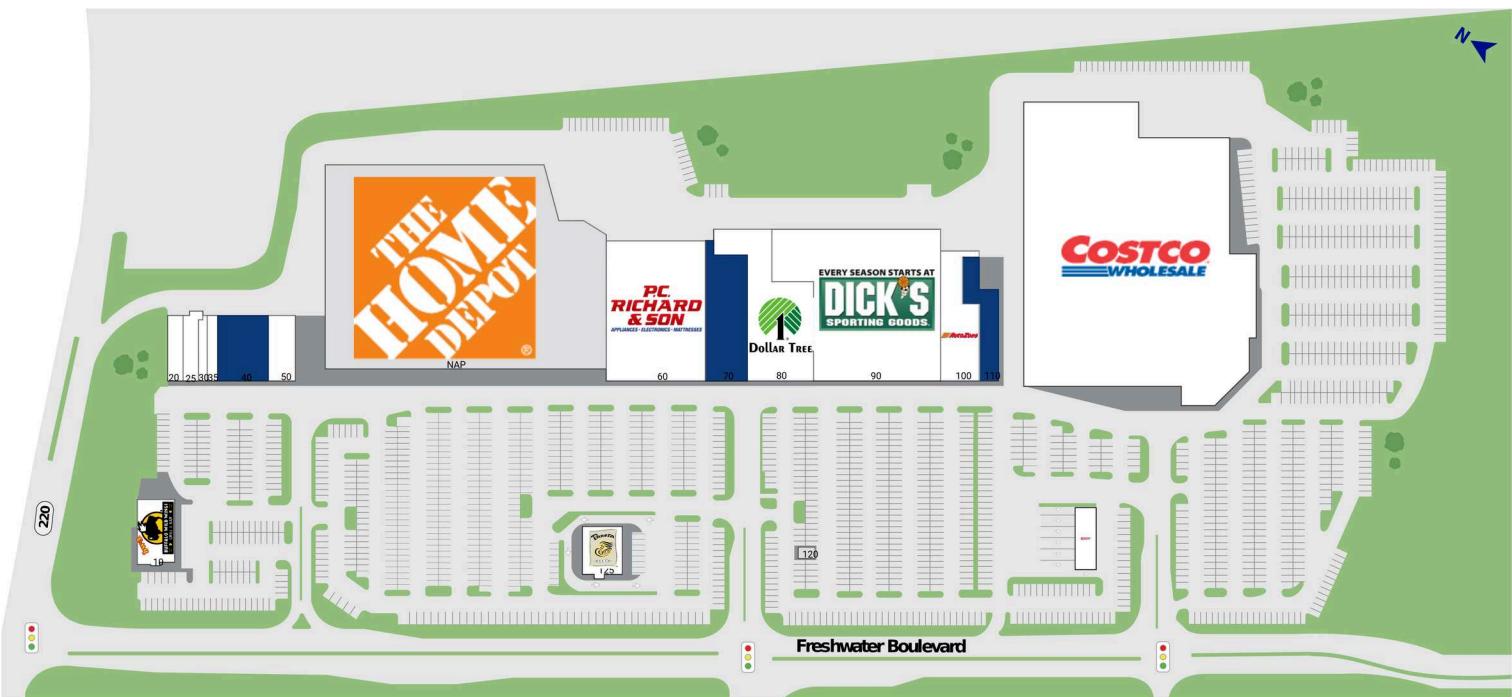
Population  
Households  
Average Household Income (\$)  
Median Household Income (\$)

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