

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 a 299,978 square foot regional power center located within a dynamic retail corridor just outside of two dense population hubs - Hartford, CT and Springfield, MA. The center is anchored by Costco, and a variety of strong national retailers in Dick's Sporting Goods, P.C. Richard & Son, Dollar Tree and Jo-Ann Fabrics, and shadow anchored by Home Depot. The property also has two outparcels occupied by first-class national tenants in TGI Friday's and Panera Bread. Freshwater-Stateline Plaza benefits from the strong demographics in the Enfield market. The immediate three and five-mile radius population counts are approximately 38,367 and 85,085 people respectively with average household incomes of \$92,607 and \$111,079.

RETAILERS INCLUDE



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,793	37,610	84,145
Households	2,028	15,480	30,112
Average Household Income (\$)	88,362	97,869	121,987
Median Household Income (\$)	76,963	81,144	93,818

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1 T.G.I. Friday's	5,700 SF	9 Jo-Ann Fabric and Craft Stores	13,865 SF
2 Gloss Nails & Spa	2,019 SF	10 Dollar Tree	20,228 SF
3 My Gym	2,800 SF	11 Dicks Sporting Goods	50,754 SF
4 Miracle Shakes	1,400 SF	12 AutoZone	10,162 SF
5 Great Clips	1,500 SF	13 Available	6,130 SF
6 Available	8,000 SF	14 Costco	136,739 SF
7 Available	4,100 SF	15 Costco Gasoline	
8 P.C. Richard & Sons	32,603 SF	17 Panera Bread	4,312 SF