



## SIZE

124,218 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	2,957	39,976	82,303
<b>Households</b>	1,311	15,735	29,487
<b>Median HH Income (\$)</b>	71,406	81,878	90,608

## MAJOR TENANT(S)

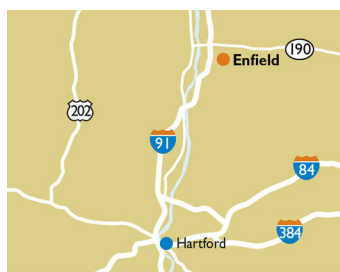
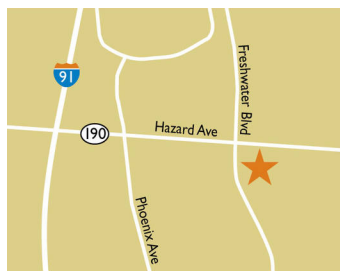
Stop & Shop  
Advance Auto Parts  
The UPS Store

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

54 Hazard Avenue | Enfield, CT 06082

## PROPERTY HIGHLIGHTS

- Anchored by Stop & Shop, the top grocer in the Hartford, CT trade area
- National tenants include The UPS Store, T-Mobile, Quest Diagnostics, IHOP and H&R Block
- Located at the intersection of Hazard Avenue and Freshwater Boulevard, with more than 35,700 vehicles per day
- Half mile from both I-95 and Enfield Mall
- Pad Site Available



# STOP & SHOP PLAZA

54 Hazard Avenue | Enfield, CT 06082

SPACE	TENANT	SQ. FT.
1	Stop & Shop	71,440 SF
2	Advance Auto Parts	8,000 SF
3	99 Restaurant	6,500 SF
4	Stop & Shop Fuel Center	1,500 SF
20	Enfield Fencing Club	1,912 SF
30	Harry's Liquors	3,200 SF
40	Smoking Gorilla Premium Smoke Shop	1,800 SF
50	Dr. Dental	2,000 SF
60	H&R Block	1,500 SF
70	The UPS Store	1,500 SF
80A	Joy Bowl	1,500 SF
80B	GBS Threading & Skincare	1,500 SF
90	Quest Diagnostics	2,000 SF
110	SalonCentric	3,898 SF
111	Cox Communications	2,718 SF
115	Red Carpet Nails & Spa	4,250 SF
120	T-Mobile	2,000 SF
125	Game X Change	2,150 SF
130	GoHealth Urgent Care	2,350 SF
140	IHOP	2,500 SF
<b>TOTAL SQ. FT.</b>		<b>124,218</b>

SITE LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:white; border:1px solid black;"></span> Occupied
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Leased (not occupied)	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Owned by Others
<span style="display:inline-block; width:15px; height:15px; border:2px dashed blue;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# STOP & SHOP PLAZA

54 Hazard Avenue | Enfield, CT 06082



Route 90 (23,156 VPD)



# STOP & SHOP PLAZA

54 Hazard Avenue | Enfield, CT 06082





# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



<b>Stop &amp; Shop Plaza Enfield, CT</b>		<b>1.00 Mile Radius</b>	<b>3.00 Mile Radius</b>	<b>5.00 Mile Radius</b>
<b>Population</b>	Q2 2022 Estimated Population	2,957	39,976	82,303
	2027 Projected Population	2,957	39,987	82,441
	2010 Census Population	2,943	39,916	80,897
	2000 Census Population	3,058	39,621	77,170
	1990 Census Population	3,429	40,728	73,923
	Historical Annual Growth 1990 to 2000	-1.14%	-0.28%	0.43%
	Historical Annual Growth 2000 to 2010	-0.38%	0.07%	0.47%
	Estimated Annual Growth 2010 to 2022	0.04%	0.01%	0.14%
	Projected Annual Growth 2022 to 2027	0.00%	0.01%	0.03%
	Median Age	43.8	42.4	42.5
<b>Households</b>	Q2 2022 Estimated Households	1,311	15,735	29,487
	2027 Projected Households	1,311	15,738	29,540
	2010 Census Households	1,309	15,714	28,920
	2000 Census Households	1,357	15,330	27,644
	1990 Census Households	1,409	14,817	26,253
	Historical Annual Growth 1990 to 2000	-0.37%	0.34%	0.52%
	Historical Annual Growth 2000 to 2010	-0.37%	0.25%	0.45%
	Estimated Annual Growth 2010 to 2022	0.01%	0.01%	0.15%
	Projected Annual Growth 2022 to 2027	0.00%	0.00%	0.04%
	Population per Household	2.23	2.41	2.47
<b>Population by Race</b>	White	86.6%	80.3%	78.9%
	Black or African American	2.9%	5.3%	7.3%
	Asian & Pacific Islander	2.1%	2.3%	2.9%
	Other Races	1.7%	3.7%	2.9%
	Hispanic Population	6.6%	8.4%	8.1%
<b>Income</b>	Average Household Income	\$84,019	\$98,744	\$117,388
	Median Household Income	\$71,406	\$81,878	\$90,608
	Per Capita Income	\$37,817	\$40,084	\$44,229
<b>Education (Age 25+)</b>	Elementary	2.4%	2.0%	2.3%
	Some High School	4.3%	4.1%	5.9%
	High School Graduate	30.3%	31.8%	28.6%
	Some College	18.7%	19.2%	17.9%
	Associates Degree Only	9.2%	10.7%	9.3%
	Bachelors Degree Only	25.9%	20.5%	21.4%
	Graduate Degree	9.3%	11.6%	14.7%
<b>Business</b>	Number of Businesses	328	913	1,673
	Total Number of Employees	5,196	14,981	28,475
	Employees per Business	15.86	16.40	17.02
	Residential Population per Business	9.02	43.77	49.20

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.