



**SIZE**

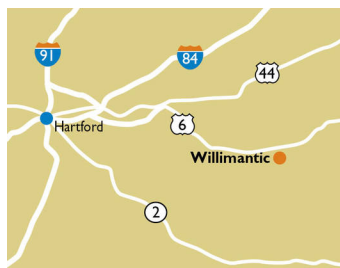
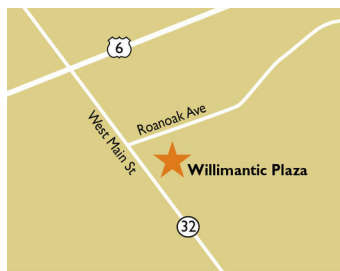
129,781 square feet

**DEMOGRAPHICS**

	1 mile	3 mile	5 mile
<b>Population</b>	5,539	26,123	40,220
<b>Households</b>	1,511	9,117	14,536
<b>Median HH Income (\$)</b>	33,502	47,753	58,253

**MAJOR TENANT(S)**

BJ's Wholesale Club  
Bank of America



**LOCATION**

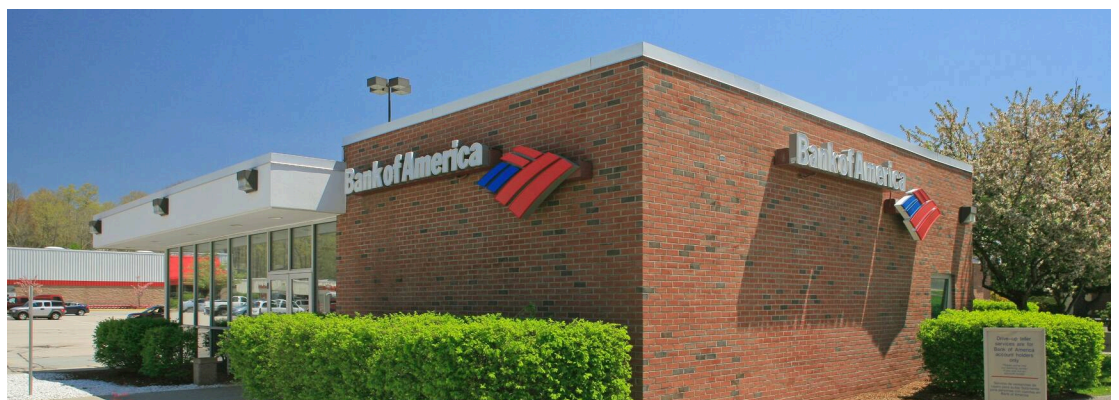
1589 West Main Street | Willimantic, CT 06226

**PROPERTY HIGHLIGHTS**

- Anchored by BJ's Wholesale Club, a leading chain of membership- only warehouse clubs
- Additional tenants include uest Diagnostics, Family Dollar, Supercuts, Bank of America and KFC
- Located in Willimantic, a suburb 28 miles east of Hartford, with a population exceeding 40,200 in a five-mile radius
- The center is located on West Main Street, which benefits from over 14,500 vehicles per day
- Willimantic is home to Eastern Connecticut State University which has an undergraduate enrollment of 4,475 students

**LEASING CONTACT**

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**MORE INFO**

www.phillipsedison.com








# WILLIMANTIC PLAZA

1589 West Main Street | Willimantic, CT 06226

SPACE	TENANT	SQ. FT.
10	COMING AVAILABLE	6,400 SF
20	AVAILABLE	31,351 SF
30	Quest Diagnostics	1,620 SF
40	Supercuts	1,440 SF
50	Cricket Wireless Authorized Retailer	1,620 SF
60	Super Washing Well	4,500 SF
70	BoxDrop Shoreline	4,590 SF
80	Peking House	3,150 SF
90	River Nails & Spa	1,230 SF
100	BJ's Wholesale Club	68,160 SF
110	KFC	2,870 SF
120	Bank of America	2,850 SF
<b>TOTAL SQ. FT.</b>		<b>129,781</b>

SITE LEGEND	
	Available
	Leased (not occupied)
	Occupied
	Owned by Others
	Site Boundary





# WILLIMANTIC PLAZA

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# WILLIMANTIC PLAZA

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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Willimantic Plaza Willimantic, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	5,539	26,123	40,220
	2027 Projected Population	5,588	26,370	40,576
	2010 Census Population	5,550	26,269	40,238
	2000 Census Population	4,875	23,514	36,102
	1990 Census Population	4,546	21,859	33,615
	Historical Annual Growth 1990 to 2000	0.70%	0.73%	0.72%
	Historical Annual Growth 2000 to 2010	1.31%	1.11%	1.09%
	Estimated Annual Growth 2010 to 2022	-0.02%	-0.04%	0.00%
	Projected Annual Growth 2022 to 2027	0.18%	0.19%	0.18%
	Median Age	27.4	34.4	37.1
Households	Q2 2022 Estimated Households	1,511	9,117	14,536
	2027 Projected Households	1,529	9,209	14,670
	2010 Census Households	1,513	9,171	14,536
	2000 Census Households	1,435	8,599	13,374
	1990 Census Households	1,481	8,231	12,557
	Historical Annual Growth 1990 to 2000	-0.32%	0.44%	0.63%
	Historical Annual Growth 2000 to 2010	0.53%	0.65%	0.84%
	Estimated Annual Growth 2010 to 2022	-0.01%	-0.05%	0.00%
	Projected Annual Growth 2022 to 2027	0.24%	0.20%	0.18%
	Population per Household	2.57	2.54	2.53
Population by Race	White	52.2%	56.9%	66.8%
	Black or African American	6.7%	3.9%	3.1%
	Asian & Pacific Islander	1.7%	2.8%	2.7%
	Other Races	2.5%	2.3%	2.2%
	Hispanic Population	36.9%	34.1%	25.2%
Income	Average Household Income	\$53,544	\$67,796	\$82,371
	Median Household Income	\$33,502	\$47,753	\$58,253
	Per Capita Income	\$17,827	\$25,022	\$31,125
Education (Age 25+)	Elementary	15.4%	8.4%	5.9%
	Some High School	15.8%	8.3%	6.3%
	High School Graduate	26.5%	30.4%	29.5%
	Some College	18.9%	18.8%	18.9%
	Associates Degree Only	9.6%	7.2%	8.0%
	Bachelors Degree Only	9.1%	13.5%	16.0%
	Graduate Degree	4.7%	13.4%	15.5%
Business	Number of Businesses	136	564	819
	Total Number of Employees	2,220	7,857	10,993
	Employees per Business	16.28	13.93	13.43
	Residential Population per Business	40.62	46.32	49.14

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