

STOP & SHOP PLAZA

ENFIELD, CT



SIZE

124,218 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	2,920	39,889	81,660
Households	1,296	15,736	29,234
Median HH Income (\$)	62,858	72,212	80,175

MAJOR TENANT(S)

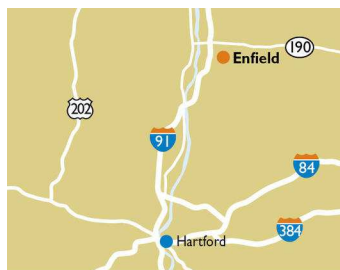
Stop & Shop
Advance Auto Parts
The UPS Store

LEASING CONTACT

Rob Murphy
Mobile (513) 807-5840
rmurphy@phillipsedison.com

MORE INFO

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 H&R Block, The UPS Store, Smashburger and Advance Auto Parts
- Located at the intersection of Hazard Avenue and Freshwater Boulevard, with more than 23,000 vehicles per day
- Half mile from both I-95 and Enfield Mall



PHILLIPS EDISON & COMPANY®

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	AVAILABLE	1,912 SF
30	Harry's Liquors	3,200 SF
40	AVAILABLE	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	AVAILABLE	3,898 SF
111	Cox Communications	2,718 SF
115	Red Carpet Nails & Spa	4,250 SF
120	Sprint PCS	2,000 SF
125	AVAILABLE	2,150 SF
130	GoHealth Urgent Care	2,350 SF
140	Smashburger	2,500 SF
TOTAL SQ. FT.		124,218

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



STOP & SHOP PLAZA

54 Hazard Avenue | Enfield, CT 06082



Demographic Summary - PopStats

1990 - 2000 - 2010 Census, Q4 2018 Estimates & Q2 2023 Projections
 Calculated using TAS Retrieval



Sep 11, 2019

Latitude: 41.987658 Longitude: -72.575202

Stop & Shop Plaza Enfield, CT		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population	Current Estimated Population	3,114	39,364	81,487	344,170
	2023 Projected Population	3,120	39,492	81,721	341,832
	2000 Census Population	3,250	39,302	77,179	331,411
	1990 Census Population	3,629	40,438	74,013	327,617
	Historical Annual Growth 1990 to 2000	-1.10%	-0.28%	0.42%	0.12%
	Estimated Annual Growth 2000 to 2018	-0.23%	0.01%	0.29%	0.20%
	Projected Annual Growth 2018 to 2023	0.04%	0.06%	0.06%	-0.14%
	Median Age	43.25	41.79	42.26	40.39
Households	Current Estimated Households	1,371	15,492	29,176	129,985
	2023 Projected Households	1,373	15,542	29,269	129,086
	2000 Census Households	1,435	15,233	27,676	124,217
	1990 Census Households	1,488	14,716	26,291	119,361
	Historical Annual Growth 1990 to 2000	-0.36%	0.35%	0.51%	0.40%
	Estimated Annual Growth 2000 to 2018	-0.24%	0.09%	0.28%	0.24%
	Projected Annual Growth 2018 to 2023	0.03%	0.06%	0.06%	-0.14%
Population per Household	2.24	2.41	2.47	2.52	
Population by Race	White	87.45%	83.92%	81.68%	66.57%
	Black or African American	2.80%	4.51%	6.66%	10.08%
	Asian & Pacific Islander	2.52%	2.36%	2.59%	3.03%
	Hispanic or Latino Population	4.68%	6.74%	7.04%	18.23%
	Other Races	2.55%	2.48%	2.02%	2.08%
Income	Average Household Income	\$75,934	\$87,619	\$101,393	\$82,525
	Median Household Income	\$62,697	\$71,746	\$79,300	\$61,643
	Per Capita Income	\$33,900	\$35,581	\$38,464	\$32,040
Education (Age 25+)	Elementary	1.25%	2.36%	2.71%	5.12%
	Some High School	4.32%	5.58%	6.23%	7.67%
	High School Graduate	37.89%	35.28%	30.92%	28.94%
	Some College	19.97%	19.78%	18.98%	18.50%
	Associates Degree Only	7.37%	8.32%	8.28%	8.77%
	Bachelors Degree Only	18.29%	17.56%	18.57%	17.73%
Graduate Degree	10.90%	11.12%	14.31%	13.27%	
Business	Number of Businesses	416	882	1,681	8,005
	Total Number of Employees	7,820	17,169	32,326	152,982
	Employees per Business	18.78	19.46	19.23	19.11
	Residential Population per Business	7.48	44.61	48.48	42.99