



SIZE

128,766 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	5,722	2,646	40,368
Households	1,562	9,231	14,625
Median HH Income (\$)	30,020	44,404	57,333

MAJOR TENANT(S)

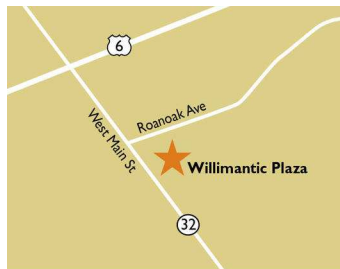
BJ's Wholesale Club
 Family Dollar
 Bank of America
 Subway

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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 Family Dollar, Subway, Supercuts, Sally Beauty Supply, Rent-A-Center, Bank of America and KFC
- Located in Willimantic, a suburb 28 miles east of Hartford, with a population exceeding 26,400 in a three-mile radius
- The center is located on West Main Street, which benefits from over 15,000 vehicles per day
- Willimantic is home to Eastern Connecticut State University



WILLIMANTIC PLAZA

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SPACE	TENANT	SQ. FT.
10	Family Dollar	6,400 SF
20	Ocean State Job Lot	30,336 SF
30	Subway	1,620 SF
40	Supercuts	1,440 SF
50	Sally Beauty	1,620 SF
60	Super Washing Well	4,500 SF
70	AVAILABLE	4,590 SF
80	Peking House	3,150 SF
90	New KKC Nail & Spa	1,230 SF
100	BJ's Wholesale Club	68,160 SF
110	KFC	2,870 SF
120	Bank of America	2,850 SF
TOTAL SQ. FT.		128,766

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.

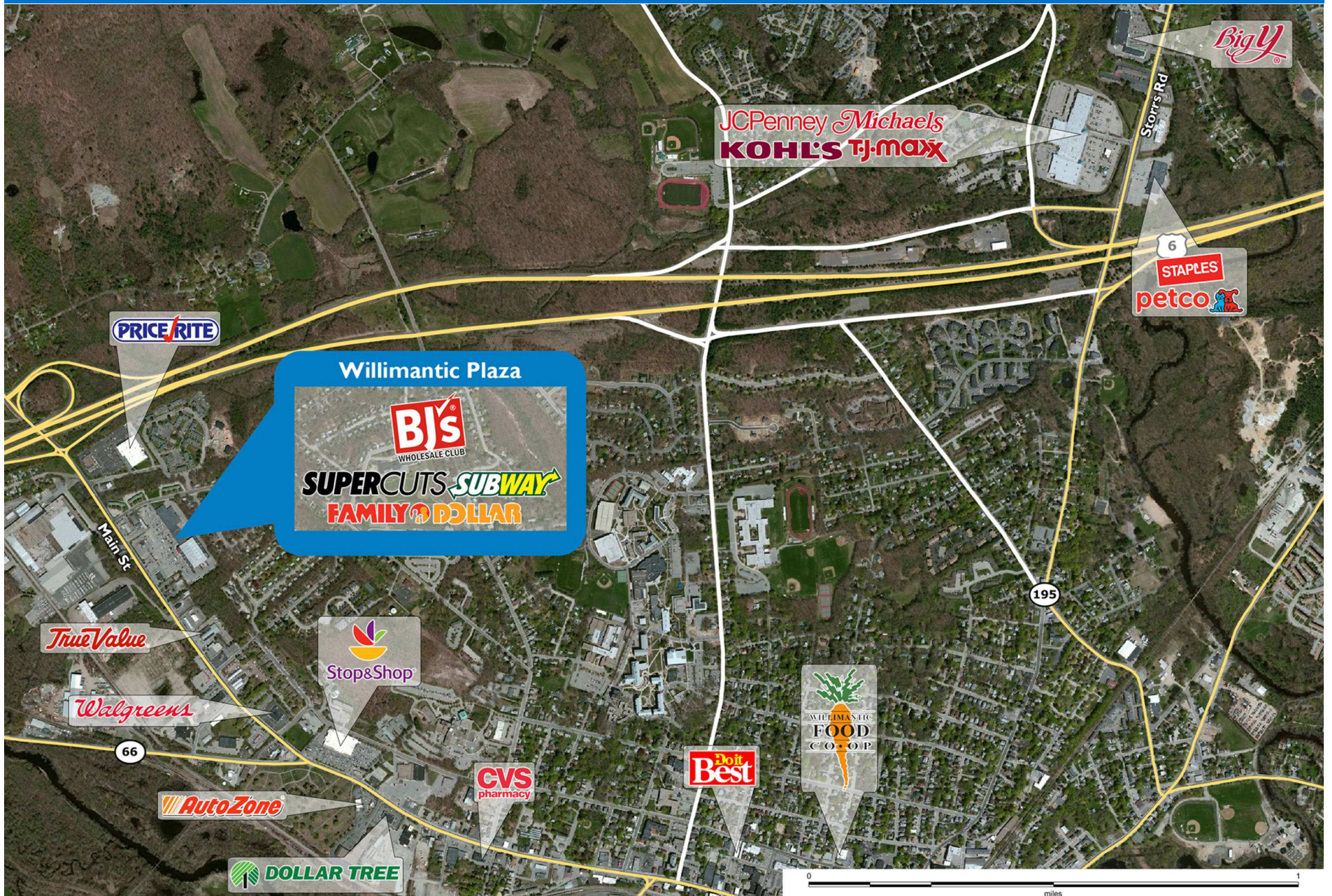
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Demographic Summary - PopStats

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



Sep 13, 2019

Latitude: 41.722547 Longitude: -72.236862

Willimantic Plaza Willimantic, CT		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population	Current Estimated Population	5,657	26,249	40,285	100,158
	2023 Projected Population	5,766	26,704	40,929	101,764
	2000 Census Population	4,933	23,505	35,957	86,946
	1990 Census Population	4,597	21,852	33,488	81,387
	Historical Annual Growth 1990 to 2000	0.71%	0.73%	0.71%	0.66%
	Estimated Annual Growth 2000 to 2018	0.73%	0.59%	0.61%	0.76%
	Projected Annual Growth 2018 to 2023	0.38%	0.34%	0.32%	0.32%
	Median Age	26.00	32.92	35.88	32.94
Households	Current Estimated Households	1,540	9,168	14,590	32,892
	2023 Projected Households	1,582	9,344	14,843	33,513
	2000 Census Households	1,447	8,596	13,330	29,698
	1990 Census Households	1,493	8,228	12,518	26,744
	Historical Annual Growth 1990 to 2000	-0.31%	0.44%	0.63%	1.05%
	Estimated Annual Growth 2000 to 2018	0.33%	0.34%	0.48%	0.55%
	Projected Annual Growth 2018 to 2023	0.54%	0.38%	0.35%	0.37%
Population per Household	2.57	2.54	2.53	2.56	
Population by Race	White	57.59%	58.52%	68.12%	79.79%
	Black or African American	6.45%	3.85%	3.34%	2.75%
	Asian & Pacific Islander	1.66%	2.64%	2.60%	3.45%
	Hispanic or Latino Population	32.21%	32.96%	23.94%	12.09%
	Other Races	2.09%	2.03%	2.00%	1.92%
Income	Average Household Income	\$57,324	\$65,641	\$77,607	\$89,533
	Median Household Income	\$30,397	\$44,319	\$57,175	\$70,518
	Per Capita Income	\$18,684	\$24,147	\$29,257	\$30,792
Education (Age 25+)	Elementary	12.89%	7.33%	5.07%	3.33%
	Some High School	10.37%	8.93%	6.97%	4.95%
	High School Graduate	26.89%	30.36%	29.07%	27.24%
	Some College	19.22%	20.67%	19.51%	18.88%
	Associates Degree Only	7.30%	6.33%	6.53%	8.03%
	Bachelors Degree Only	13.17%	12.78%	17.08%	19.76%
	Graduate Degree	10.16%	13.60%	15.77%	17.81%
Business	Number of Businesses	141	545	805	1,611
	Total Number of Employees	2,547	8,726	12,703	28,084
	Employees per Business	18.05	16.02	15.79	17.43
	Residential Population per Business	40.08	48.18	50.06	62.18