

SHOPS ON MAIN

2941 MAIN STREET, GLASTONBURY, CONNECTICUT



LOCATION

Located right on Main Street, excellent street frontage and close proximity to Route 3 and Route 2

NEARBY

Stop & Shop, Barnes & Noble, McDonald's, Home Depot, Chipotle, Starbucks

NOTES

Strong daytime traffic with over 5,059 employees within 1 mile



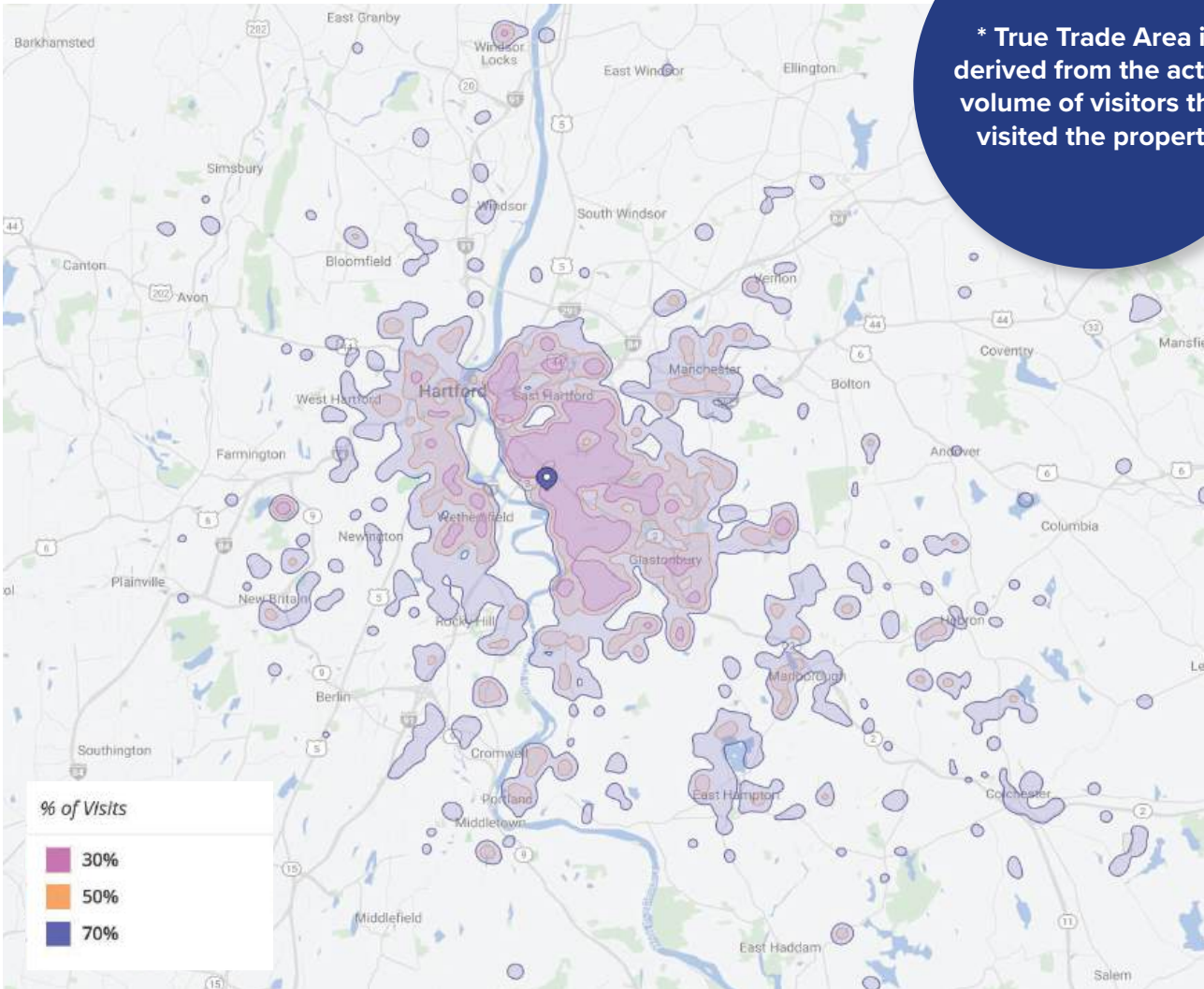
LOCATION & DEMOGRAPHICS

LAT/LON	GLA	PARKING	
41.7237/-72.6158	34,002 SF	216	
TRAFFIC COUNT		CARS/DAY	
Route 3		55,000	
Route 2		64,000	
Main Street		16,000	
Glastonbury Blvd.		14,000	
2024	1-MILE	3-MILE	5-MILE
Estimated Population	4,784	48,009	187,653
Estimated Employees	5,059	28,939	123,132
Estimated Average HH Income	\$98,000	\$112,035	\$99,341

Data based on STI Popstats 2024

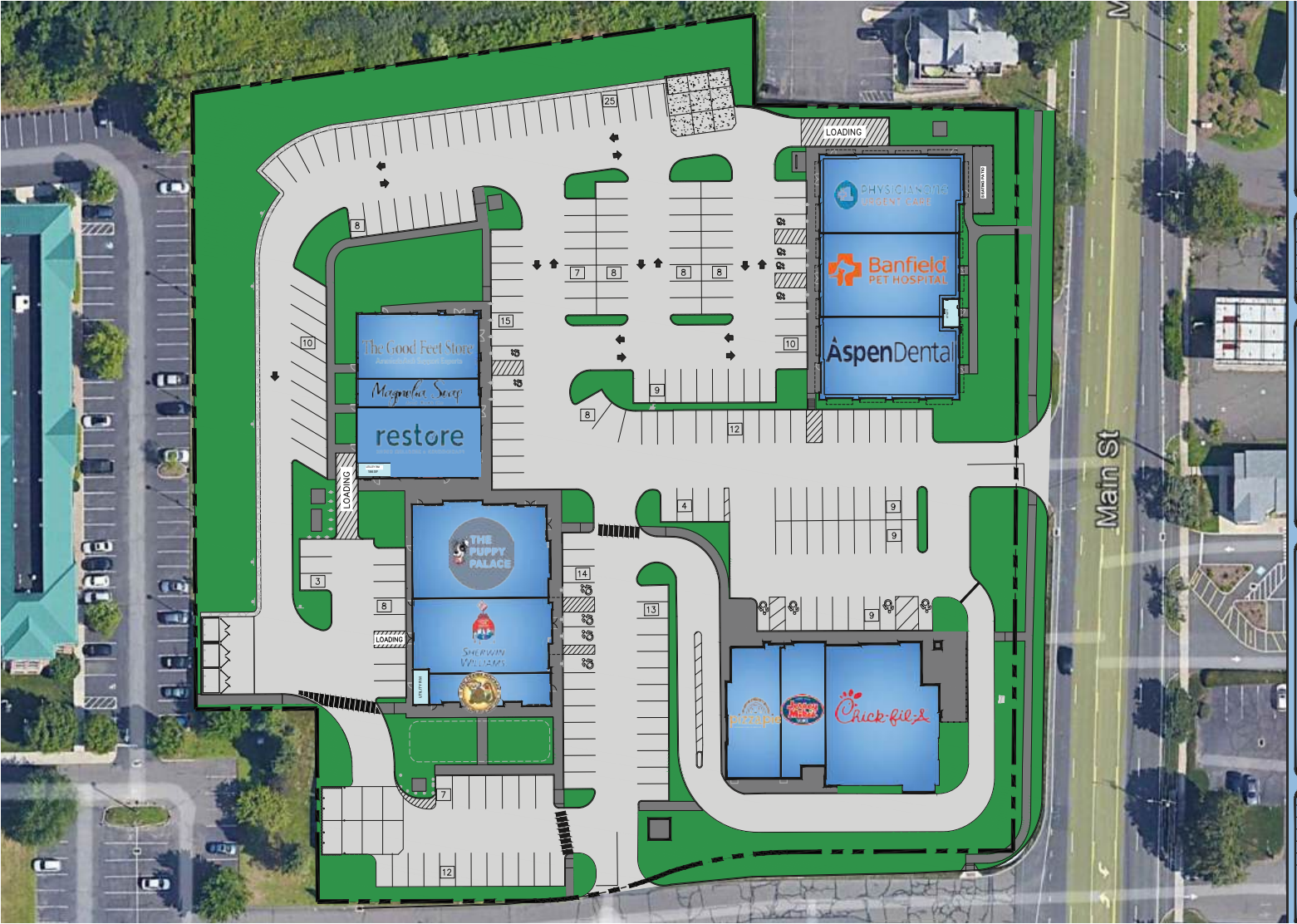


TRUE TRADE AREA



* True Trade Area is derived from the actual volume of visitors that visited the property

SITE PLAN



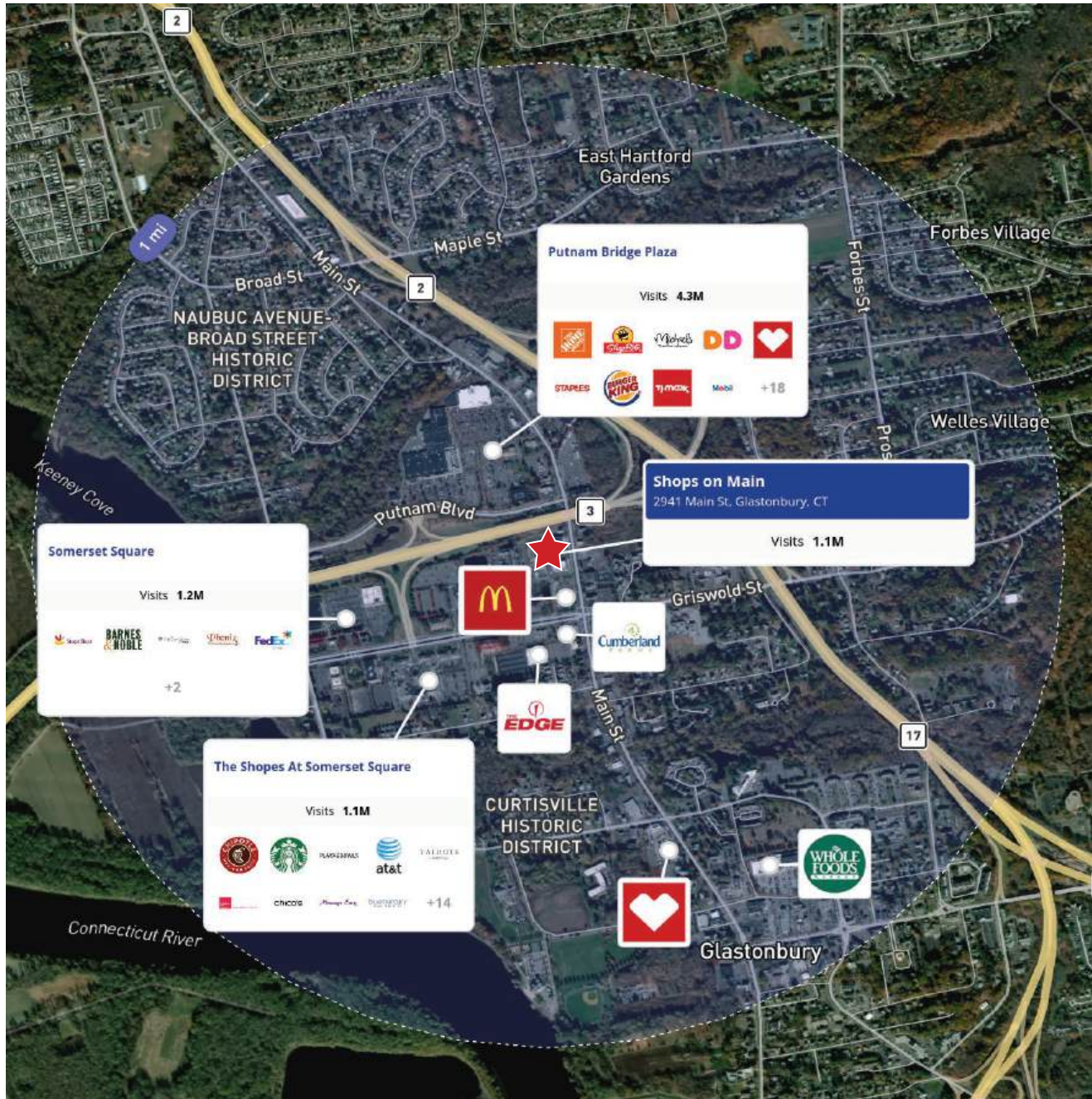
TENANTS	
	SQUARE FEET
Aspen Dental	3,500 SF
Banfield Pet Hospital	3,633 SF
Chick-fil-A	4,850 SF
Fresh Monkee	1,200 SF
Good Feet	2,500 SF
Jersey Mike's	1,800 SF
Magnolia Soap	1,091 SF
Physician One	3,500 SF
PizzaPie/Gyro Love	2,223 SF
Restore	2,500 SF
Sherwin Williams	3,200 SF
The Puppy Palace	4,012 SF

AVAILABLE SIGNED TENANT



1414 Atwood Avenue • Johnston, RI • 02919 • 401.273.6800 • www.CarpionatoGroup.com

TRADE MAP



FOR MORE INFORMATION, CONTACT:

Peter Flynn • 401.273.6800 x141 • PFlynn@CarpionatoGroup.com

Joe Pierik • 401.273.6800 x126 • JPierik@CarpionatoGroup.com