



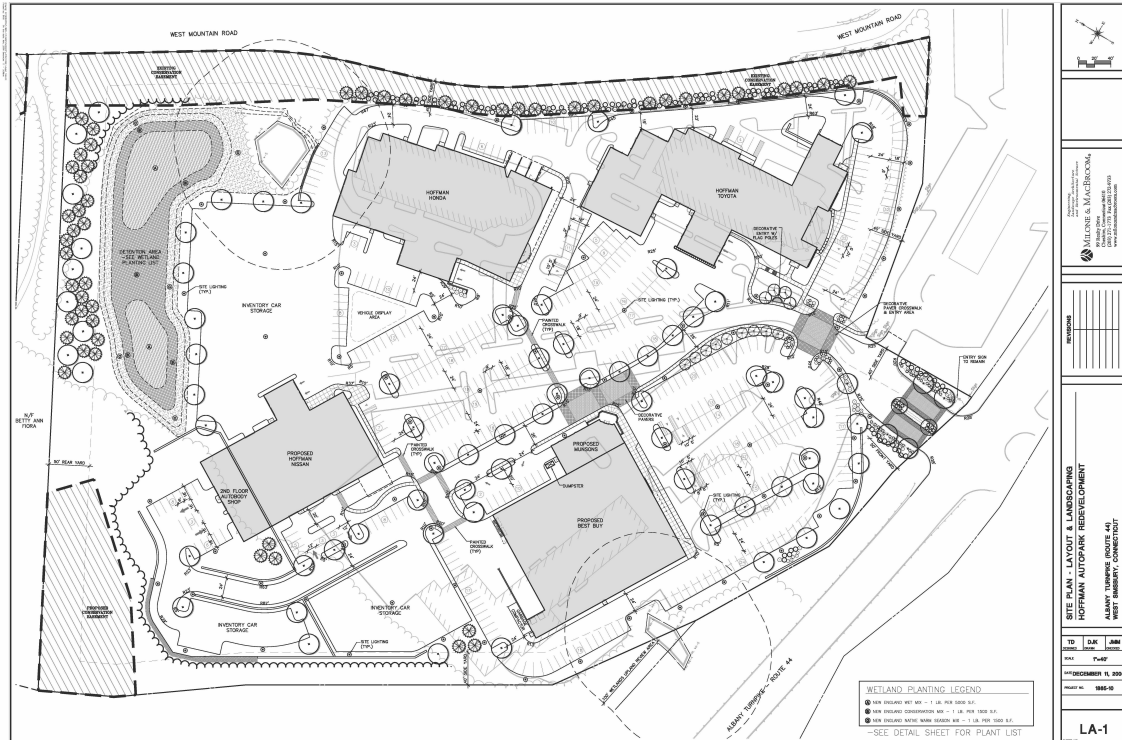
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**Available for Lease: 3,000 square feet – former Munson's Chocolates  
Route 44, Avon/Simsbury CT**






# CBRE


## DEMOGRAPHIC PROFILE


AVON  
CONNECTICUT

4 W AVON RD

|  PLACE OF WORK | 3 MILES | 5 MILES | 10 MILES |
|---|---------|---------|----------|
| 2017 Businesses   | 1,632   | 2,460   | 12,701   |
| 2017 Employees  | 16,936  | 26,962  | 209,982  |




|  POPULATION | 3 MILES | 5 MILES | 10 MILES |
|--|---------|---------|----------|
| 2017 Population - Current Year Estimate  | 24,522  | 50,516  | 313,143  |
| 2022 Population - Five Year Projection   | 24,792  | 51,045  | 317,181  |
| 2010 Population - Census   | 24,212  | 49,830  | 307,975  |
| 2000 Population - Census   | 22,044  | 45,289  | 298,655  |
| 2010-2017 Annual Population Growth Rate  | 0.18%   | 0.19%   | 0.23%    |
| 2017-2022 Annual Population Growth Rate  | 0.22%   | 0.21%   | 0.26%    |

|  AGE | 3 MILES       | 5 MILES       | 10 MILES       |
|---|---------------|---------------|----------------|
| <b>2017 Population</b>  | <b>24,522</b> | <b>50,516</b> | <b>313,143</b> |
| Age 0-4   | 1,065 4.3%    | 2,122 4.2%    | 15,792 5.0%    |
| Age 5-9   | 1,486 6.1%    | 2,887 5.7%    | 17,903 5.7%    |
| Age 10-14   | 1,875 7.6%    | 3,696 7.3%    | 20,082 6.4%    |
| Age 15-19   | 1,732 7.1%    | 3,440 6.8%    | 20,831 6.7%    |
| Age 20-24   | 1,144 4.7%    | 2,332 4.6%    | 19,695 6.3%    |
| Age 25-29   | 932 3.8%      | 1,957 3.9%    | 18,757 6.0%    |
| Age 30-34   | 964 3.9%      | 2,066 4.1%    | 18,002 5.7%    |
| Age 35-39   | 1,231 5.0%    | 2,500 4.9%    | 18,002 5.7%    |
| Age 40-44   | 1,502 6.1%    | 2,992 5.9%    | 18,443 5.9%    |
| Age 45-49   | 1,887 7.7%    | 3,756 7.4%    | 20,919 6.7%    |
| Age 50-54   | 2,153 8.8%    | 4,320 8.6%    | 22,994 7.3%    |
| Age 55-59   | 2,181 8.9%    | 4,490 8.9%    | 23,650 7.6%    |
| Age 60-64   | 1,870 7.6%    | 3,890 7.7%    | 21,290 6.8%    |
| Age 65-69   | 1,524 6.2%    | 3,261 6.5%    | 17,926 5.7%    |
| Age 70-74   | 1,056 4.3%    | 2,365 4.7%    | 13,268 4.2%    |
| Age 75-79   | 683 2.8%      | 1,581 3.1%    | 9,163 2.9%     |
| Age 80-84   | 502 2.0%      | 1,185 2.3%    | 6,912 2.2%     |
| Age 85 and Older  | 733 3.0%      | 1,677 3.3%    | 9,513 3.0%     |
| 2017 Median Age   | 45.9          | 46.7          | 42.0           |

|  RACE AND ETHNICITY | 3 MILES       | 5 MILES       | 10 MILES       |
|--|---------------|---------------|----------------|
| <b>2017 Population</b>   | <b>24,522</b> | <b>50,516</b> | <b>313,143</b> |
| White  | 21,808 88.9%  | 45,016 89.1%  | 208,097 66.5%  |
| Black or African American  | 404 1.6%      | 1,113 2.2%    | 57,350 18.3%   |
| Asian  | 1,531 6.2%    | 2,909 5.8%    | 17,128 5.5%    |
| American Indian or Alaska Native   | 44 0.2%       | 79 0.2%       | 880 0.3%       |
| Pacific Islander   | 2 0.0%        | 13 0.0%       | 118 0.0%       |
| Other Race   | 188 0.8%      | 362 0.7%      | 20,406 6.5%    |
| Two or More Races  | 544 2.2%      | 1,025 2.0%    | 9,164 2.9%     |
| Hispanic   | 1,135 4.6%    | 2,230 4.4%    | 46,033 14.7%   |
| White Non-Hispanic   | 20,980 85.6%  | 43,393 85.9%  | 188,825 60.3%  |

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4 W AVON RD

|  HOUSEHOLDS       | 3 MILES      | 5 MILES       | 10 MILES       |
|--|--------------|---------------|----------------|
| 2017 Households - Current Year Estimate  | 9,362        | 19,588        | 122,806        |
| 2022 Households - Five Year Projection   | 9,431        | 19,732        | 124,038        |
| 2010 Households - Census   | 9,301        | 19,424        | 121,358        |
| 2000 Households - Census   | 8,370        | 17,454        | 116,143        |
| 2010-2017 Annual Household Growth Rate   | 0.09%        | 0.12%         | 0.16%          |
| 2017-2022 Annual Household Growth Rate   | 0.15%        | 0.15%         | 0.20%          |
| 2017 Average Household Size  | 2.58         | 2.55          | 2.48           |
|  HOUSEHOLD INCOME | 3 MILES      | 5 MILES       | 10 MILES       |
| <b>2017 Households</b>   | <b>9,362</b> | <b>19,588</b> | <b>122,806</b> |
| Under \$15,000   | 360 3.8%     | 822 4.2%      | 13,608 11.1%   |
| \$15,000-\$24,999  | 439 4.7%     | 868 4.4%      | 10,146 8.3%    |
| \$25,000-\$34,999  | 433 4.6%     | 864 4.4%      | 8,433 6.9%     |
| \$35,000-\$49,999  | 579 6.2%     | 1,266 6.5%    | 13,431 10.9%   |
| \$50,000-\$74,999  | 1,062 11.3%  | 2,241 11.4%   | 17,935 14.6%   |
| \$75,000-\$99,999  | 1,093 11.7%  | 2,433 12.4%   | 14,284 11.6%   |
| \$100,000-\$149,999  | 1,803 19.3%  | 3,774 19.3%   | 20,301 16.5%   |
| \$150,000-\$199,999  | 1,248 13.3%  | 2,560 13.1%   | 10,505 8.6%    |
| \$200,000 and Over   | 2,344 25.0%  | 4,760 24.3%   | 14,163 11.5%   |
| 2017 Average Household Income  | \$159,613    | \$158,092     | \$105,172      |
| 2022 Average Household Income  | \$178,631    | \$176,685     | \$118,294      |
| 2017 Median Household Income   | \$115,213    | \$112,923     | \$71,011       |
| 2022 Median Household Income   | \$125,681    | \$122,935     | \$78,716       |
| 2017 Per Capita Income   | \$61,236     | \$61,955      | \$41,824       |
| 2022 Per Capita Income   | \$68,248     | \$68,984      | \$46,834       |
|  HOUSING VALUE  | 3 MILES      | 5 MILES       | 10 MILES       |
| <b>2017 Owner Occupied Housing Units</b>   | <b>7,501</b> | <b>15,857</b> | <b>77,705</b>  |
| Under \$50,000   | 62 0.8%      | 173 1.1%      | 1,225 1.6%     |
| \$50,000-\$99,999  | 42 0.6%      | 95 0.6%       | 1,712 2.2%     |
| \$100,000-\$149,999  | 202 2.7%     | 502 3.2%      | 5,930 7.6%     |
| \$150,000-\$199,999  | 489 6.5%     | 1,189 7.5%    | 10,957 14.1%   |
| \$200,000-\$249,999  | 611 8.1%     | 1,484 9.4%    | 12,901 16.6%   |
| \$250,000-\$299,999  | 1,013 13.5%  | 2,295 14.5%   | 12,311 15.8%   |
| \$300,000-\$399,999  | 1,739 23.2%  | 3,540 22.3%   | 14,163 18.2%   |
| \$400,000-\$499,999  | 1,272 17.0%  | 2,603 16.4%   | 8,517 11.0%    |
| \$500,000-\$749,999  | 1,353 18.0%  | 2,527 15.9%   | 6,397 8.2%     |
| \$750,000-\$999,999  | 553 7.4%     | 1,002 6.3%    | 2,222 2.9%     |
| \$1,000,000 and Over   | 163 2.2%     | 446 2.8%      | 1,370 1.8%     |
| 2017 Median Value of Owner Occ. Housing Units  | \$376,509    | \$361,864     | \$274,886      |
| 2017 Average Value of Owner Occ. Housing Units   | \$432,841    | \$420,741     | \$328,815      |

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