

NOROTON HEIGHTS SC

RETAIL
330-390
HEIGHTS ROAD
DARIEN / CT



EXCELLENT SPACE LOCATED AMONGST NUMEROUS OTHER RETAILERS INCLUDING BOUTIQUE SHOPS, EATERIES, BANKS AND GROCERY STORES

CONTACT

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FEATURES

- › Within walking distance of the Noroton Heights Train Station
- › Superior visibility and retail exposure
- › Excellent customer parking in an ample shared surface lot
- › Easily accessible from Exit 10 off I-95

SPECIFICATIONS

Space	1,918 RSF + 700 RSF	Availability	Immediate
Rent	\$42.00 PSF NNN	Term	5-10 years

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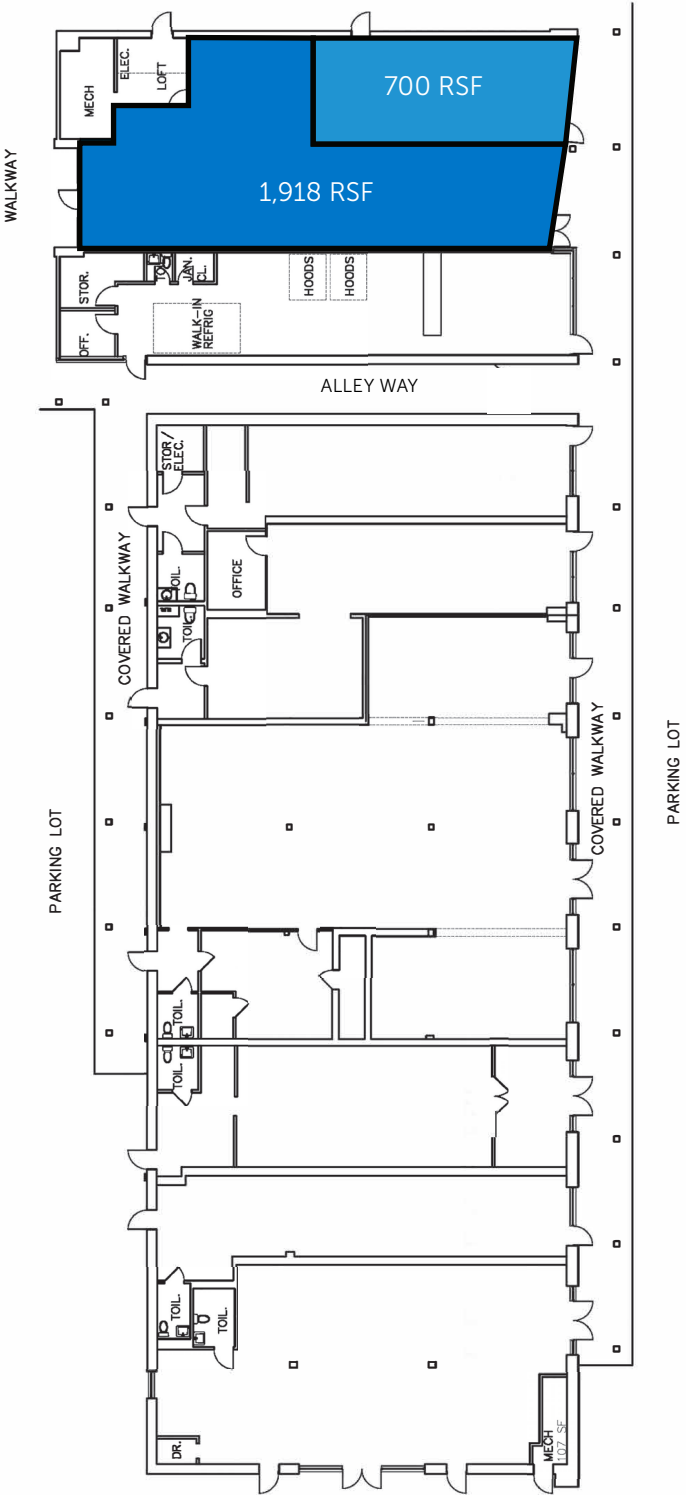
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330-390 HEIGHTS ROAD | MARKET AERIAL

NOROTON HEIGHTS SC

SITE PLAN



NOROTON HEIGHTS SC DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION			
Total Population	10,815	106,257	204,581
Total Households	3,834	41,543	76,543
Female Population	5,628	53,593	103,412
% Female	52.0%	50.4%	50.6%
Male Population	5,187	52,664	101,170
% Male	48.0%	49.6%	49.5%
Population Density (Per Square Mile)	3,436.52	3,751.56	2,600.30

DAYTIME POPULATION			
Total Daytime Population	9,266	122,075	221,287
Population aged 16 and under (Children)	1,885	20,779	42,263
Daytime Population Age 16+	7,381	101,296	179,024
Civilian 16+, at Workplace	4,909	73,458	123,703
Civilian 16+, Unemployed	211	4,160	7,543
Civilian 16+, Work at home	305	2,135	4,535
Homemakers Age 16+	1,260	10,292	19,678
Retired population Age 65+	1,032	9,478	19,031
Student population: Pre-kindergarten to 8th	1,420	13,005	26,662
Student population:9th grade-12th grade	50	5,083	10,644
Student population: Post-secondary students	355	4,827	10,153

POPULATION TREND			
2000	9,587	95,235	186,823
2010	10,471	100,767	195,789
Change 2000 to 2010	9.2%	5.8%	4.8%
2015 Actual	10,815	106,257	204,581
2020 Estimate	11,055	108,367	208,391
Change 2015 Actual to 2020 Estimate	2.2%	2.0%	1.9%



NOROTON HEIGHTS SC DEMOGRAPHICS

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HOUSING UNITS			
Total Housing Units	3,928	43,081	79,409
Occupied Housing Units	97.6%	96.4%	96.4%
Vacant Housing Units	2.4%	3.6%	3.6%

HOUSEHOLD INCOME			
Average Household Income	\$184,092	\$131,997	\$136,465
Median Household Income	\$115,612	\$76,438	\$79,656
Per Capita Income	\$65,400	\$51,685	\$51,145
Income \$ 0 - \$9,999	2.2%	5.5%	5.3%
Income \$ 10,000 - \$14,999	2.7%	3.8%	3.7%
Income \$ 15,000 - \$24,999	6.8%	7.2%	7.2%
Income \$ 25,000 - \$34,999	4.3%	6.2%	6.4%
Income \$ 35,000 - \$49,999	8.0%	10.3%	9.8%
Income \$ 50,000 - \$74,999	10.6%	16.2%	15.2%
Income \$ 75,000 - \$99,999	10.3%	11.3%	11.5%
Income \$100,000 - \$124,999	8.1%	9.0%	9.3%
Income \$125,000 - \$149,999	8.3%	6.6%	6.5%
Income \$150,000+	38.8%	23.9%	25.2%

RACE & ETHNICITY			
Asian	6.0%	9.5%	7.6%
Black	3.4%	11.6%	13.2%
White	86.9%	66.2%	65.8%
Other	2.1%	9.3%	10.1%
Multi-Race	1.6%	3.4%	3.3%
Hispanic Ethnicity	8.7%	23.6%	24.8%
Not of Hispanic Ethnicity	91.3%	76.4%	75.2%



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AGE DISTRIBUTION			
Median Age	38.8	36.5	37.2
Age 0 - 4	7.6%	7.0%	7.0%
Age 5 - 14	18.2%	12.5%	13.2%
Age 15 - 19	6.8%	5.4%	5.8%
Age 20 - 24	3.1%	5.5%	5.4%
Age 25 - 34	8.4%	17.0%	15.1%
Age 35 - 44	16.5%	16.0%	15.2%
Age 45 - 54	16.1%	13.9%	14.4%
Age 55 - 64	10.6%	10.7%	11.1%
Age 65 - 74	6.2%	6.4%	6.7%
Age 75 - 84	4.0%	3.7%	3.9%
Age 85 +	2.6%	2.0%	2.1%

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EDUCATIONAL ATTAINMENT			
Of Total Population - Age 25+	6,952	73,967	140,249
Grade K - 8	1.6%	6.9%	6.6%
Grade 9 - 12	2.6%	6.0%	5.7%
High School Graduate	14.7%	18.6%	20.1%
Associates Degree	4.0%	4.3%	4.6%
Bachelor's Degree	36.4%	27.8%	27.2%
Graduate Degree	27.1%	19.9%	19.5%
Some College, No Degree	13.1%	15.3%	15.4%
No Schooling Completed	0.6%	1.2%	1.1%

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MARITAL STATUS			
Of Total Population - Age 15+	8,025	85,533	163,217
Divorced	8.6%	9.8%	9.8%
Never Married	24.5%	34.9%	34.0%
Now Married	60.7%	50.6%	51.1%
Now Married - Separated	0.7%	1.8%	1.6%
Widowed	6.2%	4.7%	5.1%

