



SIZE

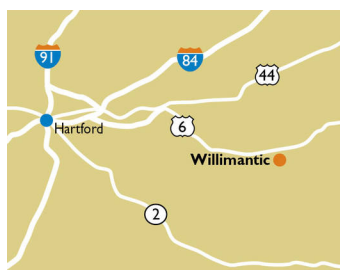
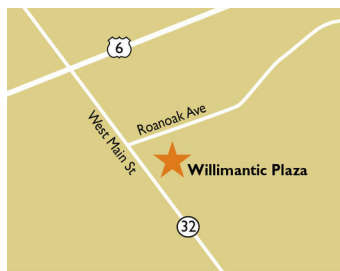
129,670 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	5,185	25,811	39,215
Households	1,470	9,451	14,849
Median HH Income (\$)	40,422	53,825	64,773

MAJOR TENANT(S)

BJ's Wholesale Club
 Ollie's Bargain Outlet
 Bank of America



LOCATION

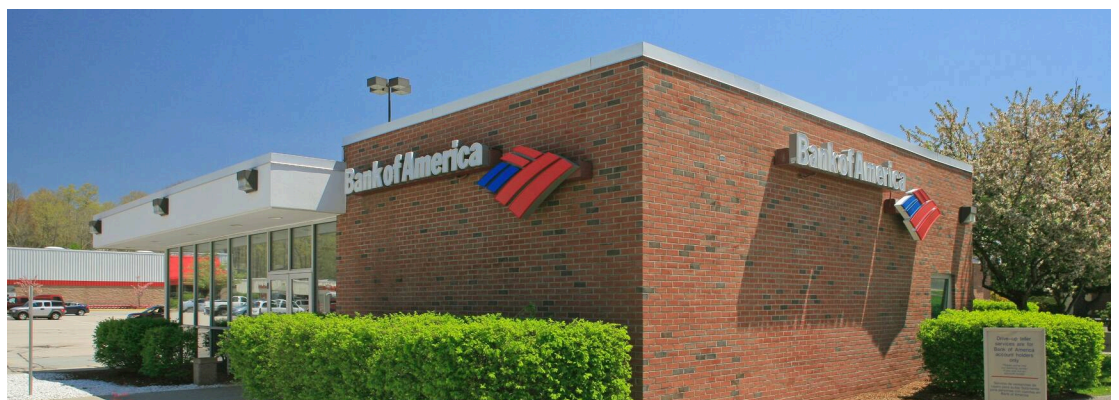
1589 West Main Street | Willimantic, CT 06226

PROPERTY HIGHLIGHTS

- Anchored by BJ's Wholesale Club, a leading chain of membership- only warehouse clubs
- Additional tenants include Ollie's Bargain Outlet, Quest Diagnostics, Supercuts, Bank of America and KFC
- Located in Willimantic, a suburb 28 miles east of Hartford, with a population exceeding 40,200 in a five-mile radius
- The center is located on West Main Street, which benefits from over 14,500 vehicles per day
- Willimantic is home to Eastern Connecticut State University which has an undergraduate enrollment of 4,475 students

LEASING CONTACT

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MORE INFO

www.phillipsedison.com








WILLIMANTIC PLAZA

1589 West Main Street | Willimantic, CT 06226

SPACE	TENANT	SQ. FT.
10	AVAILABLE	6,400 SF
20	Ollie's Bargain Outlet	31,240 SF
30	Quest Diagnostics	1,620 SF
40	Supercuts	1,440 SF
50	Cricket Wireless	1,620 SF
60	Super Washing Well	4,500 SF
70	COMING AVAILABLE	4,590 SF
80	Peking House	3,150 SF
90	River Nails & 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.		129,670

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



WILLIMANTIC PLAZA

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
 Calculated using TAS Retrieval Retrieval
 Apr 17, 2024



Latitude: 41.722697

Longitude: -72.236911

Willimantic Plaza Willimantic, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,185	25,811	39,215
	2028 Projected Population	5,167	25,775	39,227
	2010 Census Population	5,564	26,592	40,234
	2000 Census Population	4,960	23,674	36,239
	1990 Census Population	4,492	22,063	33,901
	Historical Annual Growth 1990 to 2000	0.99%	0.71%	0.67%
	Historical Annual Growth 2000 to 2010	1.16%	1.17%	1.05%
	Estimated Annual Growth 2010 to 2023	-0.51%	-0.22%	-0.19%
	Projected Annual Growth 2023 to 2028	-0.07%	-0.03%	0.01%
	Median Age	24.4	33.6	37.3
Households	Q4 2023 Estimated Households	1,470	9,451	14,849
	2028 Projected Households	1,464	9,440	14,858
	2010 Census Households	1,466	9,283	14,614
	2000 Census Households	1,402	8,649	13,411
	1990 Census Households	1,407	8,232	12,521
	Historical Annual Growth 1990 to 2000	-0.03%	0.50%	0.69%
	Historical Annual Growth 2000 to 2010	0.45%	0.71%	0.86%
	Estimated Annual Growth 2010 to 2023	0.02%	0.13%	0.12%
	Projected Annual Growth 2023 to 2028	-0.09%	-0.02%	0.01%
	Population per Household	2.45	2.45	2.44
Population by Race	White	49.5%	53.4%	63.7%
	Black or African American	8.0%	4.3%	3.2%
	Asian & Pacific Islander	3.2%	4.6%	3.9%
	Other Races	3.7%	3.8%	3.8%
	Hispanic Population	35.6%	34.0%	25.4%
Income	Average Household Income	\$60,784	\$70,742	\$87,155
	Median Household Income	\$40,422	\$53,825	\$64,773
	Per Capita Income	\$20,420	\$27,129	\$34,102
Education (Age 25+)	Elementary	10.6%	8.6%	6.1%
	Some High School	15.5%	7.4%	5.7%
	High School Graduate	26.1%	29.4%	29.5%
	Some College	18.5%	18.3%	17.6%
	Associates Degree Only	8.9%	6.9%	8.2%
	Bachelors Degree Only	13.1%	15.3%	17.1%
	Graduate Degree	7.2%	14.1%	15.9%
Business	Number of Businesses	253	846	1,136
	Total Number of Employees	2,957	8,529	10,979
	Employees per Business	11.71	10.08	9.66
	Residential Population per Business	20.52	30.50	34.52

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.