

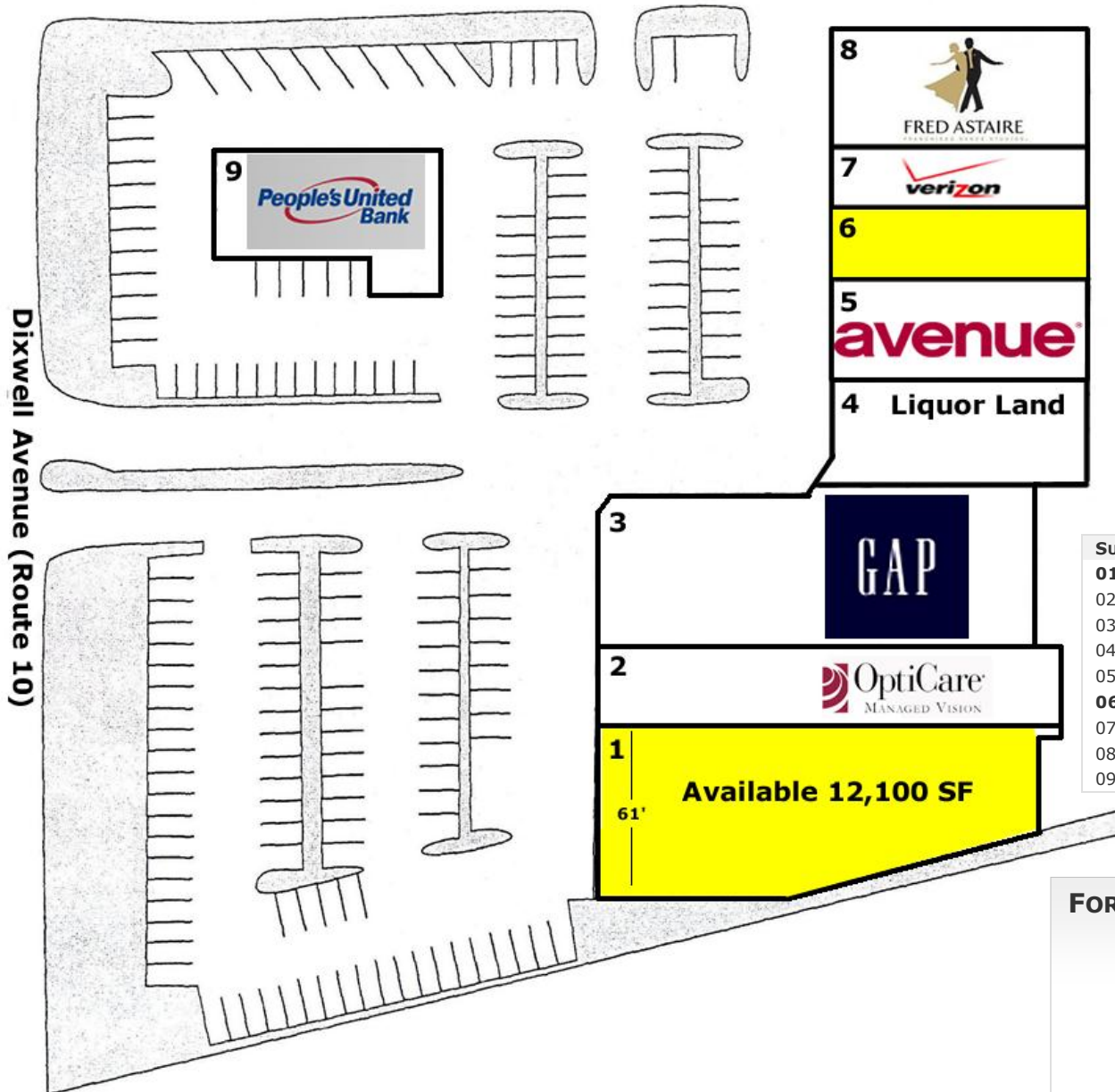
Hamden Village Fair

2165 Dixwell Avenue - Hamden, CT 06514



CHARTER REALTY & DEVELOPMENT CORP.

Building Value Through Relationships



SUITE	TENANT	SQUARE FEET
01	Available & Divisible	12,100
02	OptiCare	2,634
03	Gap	9,700
04	Liquor Land	7,800
05	Avenue	4,830
06	Available (currently Weight Watchers)	1,680
07	Verizon	1,500
08	Fred Astaire Dance Studio	2,400
09	People's Bank	3,170

FOR MORE INFORMATION CONTACT:

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DEMOGRAPHICS

	Population 2010	Population 2015 est.	Median H.H. Income	Average H.H. Income
3 Mile	68,827	68,881	\$62,837	\$83,059
5 Mile	203,084	203,084	\$52,986	\$72,391
7 Mile	299,079	299,079	\$56,439	\$76,154



PROPERTY INFORMATION

- GLA 45,814 sf
- 171 Parking Spaces. Situated on Route 10, one of the most sought after retail markets in Connecticut. Located in a densely populated & highly developed retail corridor with solid demographics. Easy ingress/egress from Route 10 and convenient access to thoroughfares.

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