



The Shoppes at Buckland Hills

MANCHESTER, CONNECTICUT



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DYNAMIC LOCATION

- The Shoppes at Buckland Hills is the keystone to one of the highest concentrations of retail, restaurants, hotels, and entertainment in the State of Connecticut.
- Superior 100-acre site with convenient access from three major highways (I-84, I-291, and I-91).
- Visibility from I-84 with drive-by traffic in excess of 110,000 cars daily.
- A primary trade area in excess of 575,000.

KEY SHOPPING FEATURES

- Feature elements include bright skylights, radiant flooring, and elegant glass railings.
- Exceptional family amenities consist of a sparkling circus-themed carousel in the "Carousel Cafes" food court, children's soft play area, soft seating areas, and family lounge complete with family restrooms and nursing room.
- More than one million square feet of retail featuring five anchor stores and 150 shops, restaurants and services.
- In-mall dining choices include Ruby Tuesdays, The blue turtle, and an 850 seat food court featuring seven diverse restaurants and a carousel.
- Key retailers include: Aldo, Coach, Barnes & Noble, Forever 21, dELiA*s, Panera Bread, Abercrombie & Fitch, Hollister Co., Godiva Chocolatier, NY & Company, and Victoria's Secret.

EXCEPTIONAL DEMOGRAPHICS

- The 2007 primary trade area average household income is \$71,379.
- By 2011, the projected primary trade area average household income is \$74,343 – an 8.7% increase.
- Over 50% of households earn incomes over \$50,000.
- Over 30% of households earn incomes over \$75,000.
- 65% of the primary trade area workers are classified as White Collar - consisting of Executives, Professionals, Management, and Administrative.
- The Greater Hartford area population exceeds 1.2 million.



MALL INFORMATION

LOCATION

Metro Hartford area with convenient access from I-84 east and west; and I-291 to I-91 north and south. The Shoppes at Buckland Hills is the only regional mall east of downtown Hartford, reaching customers north and east to the Massachusetts border.

MARKET

The Knowledge Corridor (Metro Hartford to Western Massachusetts) is home to:

- 1.6 million people
- Labor force of more than 1 million
- 41,000 companies
- 32 higher education institutions and over 120,000 students

DESCRIPTION

Two-level, enclosed, regional mall

ANCHORS

Macy's, JCPenney, Sears, Dick's Sporting Goods

TOTAL RETAIL SQUARE FOOTAGE 979,550 plus out parcels

PARKING SPACES 4,845

OPENED 1990

EXPANDED 1994, 2003

RENOVATED 2003

TRADE AREA PROFILE

2007 POPULATION 575,411

2012 PROJECTED POPULATION 587,369

2007 HOUSEHOLDS 220,798

2012 PROJECTED HOUSEHOLDS 225,369

2007 MEDIAN AGE 37.7

2007 AVERAGE HH INCOME \$71,379

2012 PROJECTED AVERAGE HH INCOME \$79,045

5-MILE RADIUS PROFILE

2007 POPULATION 124,201

2012 PROJECTED POPULATION 126,227

2007 HOUSEHOLDS 50,543

2012 PROJECTED HOUSEHOLDS 51,558

2007 MEDIAN AGE 39.3

2007 AVERAGE HH INCOME \$76,119

2012 PROJECTED AVERAGE HH INCOME \$84,438

DAYTIME EMPLOYMENT

3-MILE RADIUS 44,998

5-MILE RADIUS 80,698

SOURCE: CLARITAS, INC.