

# Demographic Detail Report

## Jordan Lane Shopping Center

1380-1430 Berlin Tpke, Wethersfield, CT 06109

Building Type: **General Retail**  
 Secondary: -  
 GLA: **177,504 SF**  
 Year Built: **1969**

Total Available: **29,030 SF**  
 % Leased: **83.93%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	8,742	109,366	263,950
2024 Estimate	8,868	110,557	265,551
2020 Census	9,300	114,040	266,995
Growth 2024 - 2029	-1.42%	-1.08%	-0.60%
Growth 2020 - 2024	-4.65%	-3.05%	-0.54%
<b>2024 Population by Age</b>			
	<b>8,868</b>	<b>110,557</b>	<b>265,551</b>
Age 0 - 4	473 5.33%	6,490 5.87%	15,457 5.82%
Age 5 - 9	443 5.00%	6,475 5.86%	14,902 5.61%
Age 10 - 14	483 5.45%	6,969 6.30%	15,728 5.92%
Age 15 - 19	503 5.67%	7,429 6.72%	16,847 6.34%
Age 20 - 24	529 5.97%	7,742 7.00%	18,163 6.84%
Age 25 - 29	628 7.08%	7,881 7.13%	19,463 7.33%
Age 30 - 34	631 7.12%	7,876 7.12%	19,550 7.36%
Age 35 - 39	576 6.50%	7,432 6.72%	18,084 6.81%
Age 40 - 44	543 6.12%	6,818 6.17%	16,178 6.09%
Age 45 - 49	543 6.12%	6,496 5.88%	15,289 5.76%
Age 50 - 54	573 6.46%	6,828 6.18%	16,000 6.03%
Age 55 - 59	598 6.74%	7,165 6.48%	17,021 6.41%
Age 60 - 64	607 6.84%	6,822 6.17%	16,570 6.24%
Age 65 - 69	520 5.86%	5,709 5.16%	14,245 5.36%
Age 70 - 74	442 4.98%	4,570 4.13%	11,534 4.34%
Age 75 - 79	316 3.56%	3,252 2.94%	8,324 3.13%
Age 80 - 84	204 2.30%	2,123 1.92%	5,565 2.10%
Age 85+	253 2.85%	2,479 2.24%	6,633 2.50%
Age 65+	1,735 19.56%	18,133 16.40%	46,301 17.44%
<b>Median Age</b>	<b>41.50</b>	<b>38.00</b>	<b>38.50</b>
<b>Average Age</b>	<b>41.60</b>	<b>39.00</b>	<b>39.70</b>

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Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Population By Race</b>	<b>8,868</b>		<b>110,557</b>		<b>265,551</b>	
White	5,145	58.02%	49,200	44.50%	128,443	48.37%
Black	862	9.72%	15,684	14.19%	49,524	18.65%
Am. Indian & Alaskan	50	0.56%	813	0.74%	1,420	0.53%
Asian	422	4.76%	5,969	5.40%	15,802	5.95%
Hawaiian & Pacific Island	6	0.07%	68	0.06%	134	0.05%
Other	2,382	26.86%	38,823	35.12%	70,227	26.45%
<b>Population by Hispanic Origin</b>	<b>8,868</b>		<b>110,557</b>		<b>265,551</b>	
Non-Hispanic Origin	6,171	69.59%	66,802	60.42%	187,884	70.75%
Hispanic Origin	2,696	30.40%	43,755	39.58%	77,667	29.25%
<b>2024 Median Age, Male</b>	<b>39.30</b>		<b>36.20</b>		<b>36.90</b>	
<b>2024 Average Age, Male</b>	<b>39.90</b>		<b>37.70</b>		<b>38.40</b>	
<b>2024 Median Age, Female</b>	<b>43.70</b>		<b>39.60</b>		<b>39.90</b>	
<b>2024 Average Age, Female</b>	<b>43.10</b>		<b>40.20</b>		<b>40.80</b>	
<b>2024 Population by Occupation Classification</b>	<b>7,367</b>		<b>89,137</b>		<b>216,107</b>	
Civilian Employed	4,836	65.64%	55,330	62.07%	133,297	61.68%
Civilian Unemployed	297	4.03%	2,878	3.23%	6,342	2.93%
Civilian Non-Labor Force	2,234	30.32%	30,757	34.51%	76,069	35.20%
Armed Forces	0	0.00%	172	0.19%	399	0.18%
<b>Households by Marital Status</b>						
Married	1,444		14,997		36,730	
Married No Children	926		9,038		22,352	
Married w/Children	518		5,958		14,378	
<b>2024 Population by Education</b>	<b>6,724</b>		<b>80,629</b>		<b>196,045</b>	
Some High School, No Diploma	762	11.33%	14,128	17.52%	27,533	14.04%
High School Grad (Incl Equivalency)	1,956	29.09%	21,665	26.87%	48,397	24.69%
Some College, No Degree	1,549	23.04%	17,245	21.39%	42,114	21.48%
Associate Degree	288	4.28%	5,176	6.42%	11,591	5.91%
Bachelor Degree	1,254	18.65%	12,792	15.87%	35,540	18.13%
Advanced Degree	915	13.61%	9,623	11.93%	30,870	15.75%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Population by Occupation</b>	<b>9,241</b>		<b>105,599</b>		<b>256,781</b>	
Real Estate & Finance	447	4.84%	4,694	4.45%	12,898	5.02%
Professional & Management	2,159	23.36%	25,306	23.96%	70,980	27.64%
Public Administration	357	3.86%	2,586	2.45%	5,553	2.16%
Education & Health	1,211	13.10%	14,377	13.61%	36,906	14.37%
Services	834	9.02%	12,048	11.41%	26,280	10.23%
Information	93	1.01%	799	0.76%	2,423	0.94%
Sales	1,234	13.35%	11,873	11.24%	27,657	10.77%
Transportation	83	0.90%	2,847	2.70%	7,662	2.98%
Retail	624	6.75%	6,399	6.06%	14,523	5.66%
Wholesale	57	0.62%	1,372	1.30%	2,646	1.03%
Manufacturing	540	5.84%	5,148	4.88%	12,492	4.86%
Production	755	8.17%	8,372	7.93%	16,074	6.26%
Construction	281	3.04%	3,268	3.09%	6,958	2.71%
Utilities	310	3.35%	3,740	3.54%	7,248	2.82%
Agriculture & Mining	23	0.25%	125	0.12%	234	0.09%
Farming, Fishing, Forestry	0	0.00%	13	0.01%	92	0.04%
Other Services	233	2.52%	2,632	2.49%	6,155	2.40%
<b>2024 Worker Travel Time to Job</b>	<b>4,269</b>		<b>51,185</b>		<b>121,192</b>	
<30 Minutes	3,506	82.13%	40,287	78.71%	94,040	77.60%
30-60 Minutes	716	16.77%	9,078	17.74%	22,287	18.39%
60+ Minutes	47	1.10%	1,820	3.56%	4,865	4.01%
<b>2020 Households by HH Size</b>	<b>3,818</b>		<b>44,526</b>		<b>109,420</b>	
1-Person Households	1,186	31.06%	13,715	30.80%	37,303	34.09%
2-Person Households	1,187	31.09%	13,021	29.24%	32,230	29.46%
3-Person Households	628	16.45%	7,535	16.92%	17,395	15.90%
4-Person Households	490	12.83%	6,001	13.48%	13,535	12.37%
5-Person Households	203	5.32%	2,638	5.92%	5,644	5.16%
6-Person Households	87	2.28%	1,081	2.43%	2,154	1.97%
7 or more Person Households	37	0.97%	535	1.20%	1,159	1.06%
<b>2024 Average Household Size</b>	<b>2.40</b>		<b>2.40</b>		<b>2.30</b>	
<b>Households</b>						
2029 Projection	3,563		42,508		108,356	
2024 Estimate	3,617		42,984		108,912	
2020 Census	3,818		44,526		109,420	
Growth 2024 - 2029	-1.49%		-1.11%		-0.51%	
Growth 2020 - 2024	-5.26%		-3.46%		-0.46%	



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<b>Jordan Lane Shopping Center</b> 1380-1430 Berlin Tpke, Wethersfield, CT 06109						
Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Households by HH Income</b>	<b>3,619</b>		<b>42,985</b>		<b>108,915</b>	
<\$25,000	497	13.73%	9,676	22.51%	24,409	22.41%
\$25,000 - \$50,000	689	19.04%	7,817	18.19%	19,134	17.57%
\$50,000 - \$75,000	535	14.78%	6,577	15.30%	16,670	15.31%
\$75,000 - \$100,000	570	15.75%	5,112	11.89%	12,155	11.16%
\$100,000 - \$125,000	548	15.14%	4,282	9.96%	10,155	9.32%
\$125,000 - \$150,000	366	10.11%	2,838	6.60%	6,637	6.09%
\$150,000 - \$200,000	287	7.93%	4,099	9.54%	10,032	9.21%
\$200,000+	127	3.51%	2,584	6.01%	9,723	8.93%
<b>2024 Avg Household Income</b>	<b>\$87,349</b>		<b>\$85,202</b>		<b>\$91,142</b>	
<b>2024 Med Household Income</b>	<b>\$78,881</b>		<b>\$64,852</b>		<b>\$65,612</b>	
<b>2024 Occupied Housing</b>	<b>3,617</b>		<b>42,985</b>		<b>108,912</b>	
Owner Occupied	2,466	68.18%	21,176	49.26%	51,208	47.02%
Renter Occupied	1,151	31.82%	21,809	50.74%	57,704	52.98%
<b>2020 Housing Units</b>	<b>3,837</b>		<b>46,860</b>		<b>117,660</b>	
1 Unit	2,719	70.86%	23,402	49.94%	54,500	46.32%
2 - 4 Units	593	15.45%	11,753	25.08%	25,362	21.56%
5 - 19 Units	216	5.63%	6,090	13.00%	15,592	13.25%
20+ Units	309	8.05%	5,615	11.98%	22,206	18.87%
<b>2024 Housing Value</b>	<b>2,466</b>		<b>21,177</b>		<b>51,208</b>	
<\$100,000	170	6.89%	1,168	5.52%	3,445	6.73%
\$100,000 - \$200,000	1,046	42.42%	5,060	23.89%	10,954	21.39%
\$200,000 - \$300,000	900	36.50%	9,871	46.61%	17,759	34.68%
\$300,000 - \$400,000	272	11.03%	3,415	16.13%	10,290	20.09%
\$400,000 - \$500,000	47	1.91%	942	4.45%	5,187	10.13%
\$500,000 - \$1,000,000	17	0.69%	617	2.91%	3,288	6.42%
\$1,000,000+	14	0.57%	104	0.49%	285	0.56%
<b>2024 Median Home Value</b>	<b>\$201,889</b>		<b>\$244,174</b>		<b>\$263,094</b>	
<b>2024 Housing Units by Yr Built</b>	<b>3,836</b>		<b>46,894</b>		<b>118,357</b>	
Built 2010+	78	2.03%	1,662	3.54%	6,170	5.21%
Built 2000 - 2010	53	1.38%	1,270	2.71%	3,961	3.35%
Built 1990 - 1999	225	5.87%	1,780	3.80%	5,565	4.70%
Built 1980 - 1989	442	11.52%	3,693	7.88%	10,635	8.99%
Built 1970 - 1979	175	4.56%	3,905	8.33%	12,295	10.39%
Built 1960 - 1969	640	16.68%	6,392	13.63%	16,683	14.10%
Built 1950 - 1959	1,165	30.37%	8,851	18.87%	19,734	16.67%
Built <1949	1,058	27.58%	19,341	41.24%	43,314	36.60%
<b>2024 Median Year Built</b>	<b>1956</b>		<b>1954</b>		<b>1957</b>	



**Jordan Lane Shopping Center**  
1380-1430 Berlin Tpke, Wethersfield, CT 06109

Building Type: **General Retail**      Total Available: **29,030 SF**  
 Secondary: -      % Leased: **83.93%**  
 GLA: **177,504 SF**      Rent/SF/Yr: **Negotiable**  
 Year Built: **1969**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>132</b>	<b>1,553</b>	<b>12</b>
Retail & Wholesale Trade	18	104	6
Hospitality & Food Service	9	127	14
Real Estate, Renting, Leasing	7	33	5
Finance & Insurance	6	27	5
Information	1	20	20
Scientific & Technology Services	12	73	6
Management of Companies	0	0	0
Health Care & Social Assistance	19	267	14
Educational Services	4	94	24
Public Administration & Sales	6	541	90
Arts, Entertainment, Recreation	5	58	12
Utilities & Waste Management	9	33	4
Construction	11	42	4
Manufacturing	4	15	4
Agriculture, Mining, Fishing	0	0	0
Other Services	21	119	6