

Demographic Detail Report

Ross Plaza

3065-3095 Berlin Tpke, Newington, CT 06111

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **73,223 SF**
 Year Built: **1987**

Total Available: **42,269 SF**
 % Leased: **47.05%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	7,857	71,779	200,779
2025 Estimate	7,753	70,799	198,144
2020 Census	7,810	71,066	199,303
Growth 2025 - 2030	1.34%	1.38%	1.33%
Growth 2020 - 2025	-0.73%	-0.38%	-0.58%
2025 Population by Age	7,753	70,799	198,144
Age 0 - 4	375 4.84%	3,978 5.62%	11,016 5.56%
Age 5 - 9	334 4.31%	3,843 5.43%	10,623 5.36%
Age 10 - 14	368 4.75%	4,085 5.77%	11,164 5.63%
Age 15 - 19	411 5.30%	4,568 6.45%	12,087 6.10%
Age 20 - 24	424 5.47%	4,977 7.03%	12,679 6.40%
Age 25 - 29	449 5.79%	4,842 6.84%	12,855 6.49%
Age 30 - 34	494 6.37%	4,674 6.60%	13,293 6.71%
Age 35 - 39	484 6.24%	4,528 6.40%	13,114 6.62%
Age 40 - 44	504 6.50%	4,730 6.68%	13,587 6.86%
Age 45 - 49	492 6.35%	4,335 6.12%	12,397 6.26%
Age 50 - 54	507 6.54%	4,080 5.76%	11,667 5.89%
Age 55 - 59	540 6.97%	4,170 5.89%	11,934 6.02%
Age 60 - 64	551 7.11%	4,233 5.98%	12,254 6.18%
Age 65 - 69	509 6.57%	3,946 5.57%	11,501 5.80%
Age 70 - 74	444 5.73%	3,370 4.76%	9,883 4.99%
Age 75 - 79	362 4.67%	2,626 3.71%	7,601 3.84%
Age 80 - 84	251 3.24%	1,813 2.56%	5,087 2.57%
Age 85+	254 3.28%	2,001 2.83%	5,403 2.73%
Age 65+	1,820 23.47%	13,756 19.43%	39,475 19.92%
Median Age	45.30	39.90	40.80
Average Age	44.10	40.50	41.10

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Radius	1 Mile	3 Mile	5 Mile
2025 Population By Race	7,753	70,799	198,144
White	5,758 74.27%	44,494 62.85%	123,939 62.55%
Black	423 5.46%	5,633 7.96%	17,315 8.74%
Am. Indian & Alaskan	3 0.04%	138 0.19%	432 0.22%
Asian	587 7.57%	5,517 7.79%	12,494 6.31%
Hawaiian & Pacific Island	26 0.34%	135 0.19%	502 0.25%
Other	958 12.36%	14,883 21.02%	43,462 21.93%
Population by Hispanic Origin	7,753	70,799	198,144
Non-Hispanic Origin	6,851 88.37%	53,054 74.94%	146,132 73.75%
Hispanic Origin	902 11.63%	17,745 25.06%	52,013 26.25%
2025 Median Age, Male	42.90	38.30	39.30
2025 Average Age, Male	42.40	39.20	39.80
2025 Median Age, Female	47.50	41.40	42.30
2025 Average Age, Female	45.70	41.80	42.30
2025 Population by Occupation Classification	6,595	57,974	162,910
Civilian Employed	4,317 65.46%	35,939 61.99%	103,788 63.71%
Civilian Unemployed	90 1.36%	1,216 2.10%	3,666 2.25%
Civilian Non-Labor Force	2,167 32.86%	20,685 35.68%	55,256 33.92%
Armed Forces	21 0.32%	134 0.23%	200 0.12%
Households by Marital Status			
Married	1,473	11,808	32,620
Married No Children	950	7,136	20,266
Married w/Children	523	4,671	12,355
2025 Population by Education	6,180	52,371	149,349
Some High School, No Diploma	454 7.35%	5,664 10.82%	15,806 10.58%
High School Grad (Incl Equivalency)	1,136 18.38%	13,022 24.86%	39,524 26.46%
Some College, No Degree	1,656 26.80%	12,692 24.23%	34,934 23.39%
Associate Degree	340 5.50%	3,024 5.77%	8,773 5.87%
Bachelor Degree	1,391 22.51%	10,051 19.19%	28,688 19.21%
Advanced Degree	1,203 19.47%	7,918 15.12%	21,624 14.48%

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Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation	8,281		67,937		195,622	
Real Estate & Finance	525	6.34%	3,637	5.35%	9,439	4.83%
Professional & Management	2,773	33.49%	19,313	28.43%	53,026	27.11%
Public Administration	181	2.19%	1,465	2.16%	4,599	2.35%
Education & Health	1,099	13.27%	9,388	13.82%	27,462	14.04%
Services	476	5.75%	6,486	9.55%	19,444	9.94%
Information	53	0.64%	448	0.66%	1,527	0.78%
Sales	1,079	13.03%	7,691	11.32%	22,826	11.67%
Transportation	34	0.41%	702	1.03%	2,045	1.05%
Retail	446	5.39%	3,949	5.81%	11,441	5.85%
Wholesale	72	0.87%	684	1.01%	1,904	0.97%
Manufacturing	635	7.67%	4,547	6.69%	12,622	6.45%
Production	365	4.41%	4,322	6.36%	12,931	6.61%
Construction	91	1.10%	2,127	3.13%	6,416	3.28%
Utilities	237	2.86%	1,339	1.97%	4,917	2.51%
Agriculture & Mining	0	0.00%	35	0.05%	217	0.11%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	51	0.03%
Other Services	215	2.60%	1,804	2.66%	4,755	2.43%
2025 Worker Travel Time to Job	3,849		32,598		94,991	
<30 Minutes	2,829	73.50%	24,873	76.30%	72,518	76.34%
30-60 Minutes	874	22.71%	6,531	20.03%	19,236	20.25%
60+ Minutes	146	3.79%	1,194	3.66%	3,237	3.41%
2020 Households by HH Size	3,377		28,021		80,938	
1-Person Households	1,050	31.09%	8,450	30.16%	25,231	31.17%
2-Person Households	1,155	34.20%	8,611	30.73%	25,237	31.18%
3-Person Households	516	15.28%	4,664	16.64%	13,268	16.39%
4-Person Households	400	11.84%	4,003	14.29%	10,673	13.19%
5-Person Households	164	4.86%	1,493	5.33%	4,206	5.20%
6-Person Households	53	1.57%	509	1.82%	1,509	1.86%
7 or more Person Households	39	1.15%	291	1.04%	814	1.01%
2025 Average Household Size	2.30		2.40		2.40	
Households						
2030 Projection	3,377		28,349		81,566	
2025 Estimate	3,334		27,932		80,445	
2020 Census	3,376		28,020		80,938	
Growth 2025 - 2030	1.29%		1.49%		1.39%	
Growth 2020 - 2025	-1.24%		-0.31%		-0.61%	



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Radius	1 Mile	3 Mile	5 Mile
2025 Households by HH Income	3,334	27,933	80,446
<\$25,000	294 8.82%	3,969 14.21%	11,059 13.75%
\$25,000 - \$50,000	516 15.48%	4,445 15.91%	13,402 16.66%
\$50,000 - \$75,000	471 14.13%	3,856 13.80%	12,035 14.96%
\$75,000 - \$100,000	387 11.61%	3,843 13.76%	10,482 13.03%
\$100,000 - \$125,000	500 15.00%	3,210 11.49%	8,980 11.16%
\$125,000 - \$150,000	252 7.56%	2,141 7.66%	6,545 8.14%
\$150,000 - \$200,000	483 14.49%	3,132 11.21%	8,880 11.04%
\$200,000+	431 12.93%	3,337 11.95%	9,063 11.27%
2025 Avg Household Income	\$119,197	\$108,702	\$106,801
2025 Med Household Income	\$99,934	\$86,036	\$83,889
2025 Occupied Housing	3,334	27,932	80,445
Owner Occupied	2,353 70.58%	16,600 59.43%	48,900 60.79%
Renter Occupied	981 29.42%	11,332 40.57%	31,545 39.21%
2020 Housing Units	3,491	29,482	85,192
1 Unit	2,303 65.97%	16,954 57.51%	50,670 59.48%
2 - 4 Units	255 7.30%	5,498 18.65%	16,180 18.99%
5 - 19 Units	730 20.91%	3,575 12.13%	9,424 11.06%
20+ Units	203 5.81%	3,455 11.72%	8,918 10.47%
2025 Housing Value	2,352	16,600	48,900
<\$100,000	99 4.21%	522 3.14%	2,041 4.17%
\$100,000 - \$200,000	168 7.14%	1,844 11.11%	6,903 14.12%
\$200,000 - \$300,000	692 29.42%	5,047 30.40%	16,391 33.52%
\$300,000 - \$400,000	747 31.76%	4,709 28.37%	13,342 27.28%
\$400,000 - \$500,000	418 17.77%	2,625 15.81%	6,071 12.42%
\$500,000 - \$1,000,000	225 9.57%	1,744 10.51%	3,939 8.06%
\$1,000,000+	3 0.13%	109 0.66%	213 0.44%
2025 Median Home Value	\$329,049	\$318,836	\$294,600
2025 Housing Units by Yr Built	3,492	29,561	85,306
Built 2010+	80 2.29%	1,326 4.49%	4,365 5.12%
Built 2000 - 2010	268 7.67%	1,748 5.91%	3,789 4.44%
Built 1990 - 1999	480 13.75%	2,151 7.28%	4,429 5.19%
Built 1980 - 1989	554 15.86%	3,887 13.15%	9,617 11.27%
Built 1970 - 1979	1,024 29.32%	4,709 15.93%	11,787 13.82%
Built 1960 - 1969	517 14.81%	4,552 15.40%	11,930 13.98%
Built 1950 - 1959	408 11.68%	4,819 16.30%	16,434 19.26%
Built <1949	161 4.61%	6,369 21.55%	22,955 26.91%
2025 Median Year Built	1975	1967	1962

