

# Demographic Detail Report

## Jordan Lane Shopping Center

1380-1430 Berlin Tpke, Wethersfield, CT 06109

Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **178,888 SF**  
 Year Built: **1969**

Total Available: **88,104 SF**  
 % Leased: **51.03%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2030 Projection	9,614		113,293		273,213	
2025 Estimate	9,494		111,992		268,951	
2020 Census	9,598		113,694		267,857	
Growth 2025 - 2030	1.26%		1.16%		1.58%	
Growth 2020 - 2025	-1.08%		-1.50%		0.41%	
<b>2025 Population by Age</b>						
	<b>9,494</b>		<b>111,992</b>		<b>268,951</b>	
Age 0 - 4	524	5.52%	6,634	5.92%	15,916	5.92%
Age 5 - 9	476	5.01%	6,398	5.71%	14,939	5.55%
Age 10 - 14	503	5.30%	6,788	6.06%	15,504	5.76%
Age 15 - 19	544	5.73%	7,446	6.65%	17,004	6.32%
Age 20 - 24	584	6.15%	7,921	7.07%	18,512	6.88%
Age 25 - 29	637	6.71%	7,893	7.05%	19,116	7.11%
Age 30 - 34	664	6.99%	7,901	7.05%	19,350	7.19%
Age 35 - 39	616	6.49%	7,466	6.67%	18,127	6.74%
Age 40 - 44	638	6.72%	7,650	6.83%	18,252	6.79%
Age 45 - 49	604	6.36%	7,008	6.26%	16,558	6.16%
Age 50 - 54	578	6.09%	6,554	5.85%	15,432	5.74%
Age 55 - 59	582	6.13%	6,572	5.87%	15,601	5.80%
Age 60 - 64	588	6.19%	6,464	5.77%	15,612	5.80%
Age 65 - 69	549	5.78%	5,830	5.21%	14,420	5.36%
Age 70 - 74	484	5.10%	4,859	4.34%	12,247	4.55%
Age 75 - 79	384	4.04%	3,704	3.31%	9,455	3.52%
Age 80 - 84	257	2.71%	2,453	2.19%	6,379	2.37%
Age 85+	281	2.96%	2,453	2.19%	6,528	2.43%
Age 65+	1,955	20.59%	19,299	17.23%	49,029	18.23%
<b>Median Age</b>	<b>41.60</b>		<b>38.40</b>		<b>38.90</b>	
<b>Average Age</b>	<b>41.70</b>		<b>39.30</b>		<b>39.80</b>	

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Radius	1 Mile		3 Mile		5 Mile	
<b>2025 Population By Race</b>	<b>9,494</b>		<b>111,992</b>		<b>268,951</b>	
White	5,592	58.90%	51,376	45.87%	133,009	49.45%
Black	883	9.30%	15,076	13.46%	47,991	17.84%
Am. Indian & Alaskan	29	0.31%	512	0.46%	888	0.33%
Asian	412	4.34%	5,694	5.08%	14,859	5.52%
Hawaiian & Pacific Island	40	0.42%	379	0.34%	831	0.31%
Other	2,538	26.73%	38,956	34.78%	71,373	26.54%
<b>Population by Hispanic Origin</b>	<b>9,494</b>		<b>111,992</b>		<b>268,951</b>	
Non-Hispanic Origin	6,445	67.88%	65,866	58.81%	186,154	69.21%
Hispanic Origin	3,050	32.13%	46,127	41.19%	82,797	30.79%
<b>2025 Median Age, Male</b>	<b>39.60</b>		<b>36.80</b>		<b>37.50</b>	
<b>2025 Average Age, Male</b>	<b>40.10</b>		<b>38.00</b>		<b>38.60</b>	
<b>2025 Median Age, Female</b>	<b>43.40</b>		<b>39.90</b>		<b>40.30</b>	
<b>2025 Average Age, Female</b>	<b>43.20</b>		<b>40.40</b>		<b>41.00</b>	
<b>2025 Population by Occupation Classification</b>	<b>7,881</b>		<b>90,677</b>		<b>219,176</b>	
Civilian Employed	5,106	64.79%	57,129	63.00%	137,384	62.68%
Civilian Unemployed	229	2.91%	2,789	3.08%	6,388	2.91%
Civilian Non-Labor Force	2,546	32.31%	30,585	33.73%	75,067	34.25%
Armed Forces	0	0.00%	174	0.19%	337	0.15%
<b>Households by Marital Status</b>						
Married	1,532		15,298		37,475	
Married No Children	984		9,214		22,811	
Married w/Children	548		6,083		14,664	
<b>2025 Population by Education</b>	<b>7,164</b>		<b>82,109</b>		<b>199,047</b>	
Some High School, No Diploma	814	11.36%	14,319	17.44%	27,835	13.98%
High School Grad (Incl Equivalency)	2,126	29.68%	22,058	26.86%	49,278	24.76%
Some College, No Degree	1,633	22.79%	17,548	21.37%	42,912	21.56%
Associate Degree	302	4.22%	5,303	6.46%	11,971	6.01%
Bachelor Degree	1,321	18.44%	13,085	15.94%	35,954	18.06%
Advanced Degree	968	13.51%	9,796	11.93%	31,097	15.62%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2025 Population by Occupation</b>	<b>9,755</b>		<b>109,023</b>		<b>264,724</b>	
Real Estate & Finance	453	4.64%	4,749	4.36%	12,952	4.89%
Professional & Management	2,189	22.44%	25,969	23.82%	72,588	27.42%
Public Administration	383	3.93%	2,689	2.47%	5,781	2.18%
Education & Health	1,265	12.97%	14,790	13.57%	38,198	14.43%
Services	923	9.46%	12,543	11.50%	27,328	10.32%
Information	99	1.01%	834	0.76%	2,449	0.93%
Sales	1,348	13.82%	12,336	11.32%	28,722	10.85%
Transportation	82	0.84%	2,915	2.67%	7,961	3.01%
Retail	685	7.02%	6,686	6.13%	15,170	5.73%
Wholesale	56	0.57%	1,427	1.31%	2,728	1.03%
Manufacturing	540	5.54%	5,196	4.77%	12,706	4.80%
Production	785	8.05%	8,634	7.92%	16,620	6.28%
Construction	305	3.13%	3,444	3.16%	7,234	2.73%
Utilities	376	3.85%	3,958	3.63%	7,641	2.89%
Agriculture & Mining	22	0.23%	133	0.12%	251	0.09%
Farming, Fishing, Forestry	0	0.00%	14	0.01%	98	0.04%
Other Services	244	2.50%	2,706	2.48%	6,297	2.38%
<b>2025 Worker Travel Time to Job</b>	<b>4,534</b>		<b>52,856</b>		<b>124,737</b>	
<30 Minutes	3,722	82.09%	41,639	78.78%	96,786	77.59%
30-60 Minutes	762	16.81%	9,332	17.66%	22,924	18.38%
60+ Minutes	50	1.10%	1,885	3.57%	5,027	4.03%
<b>2020 Households by HH Size</b>	<b>3,923</b>		<b>44,405</b>		<b>109,564</b>	
1-Person Households	1,221	31.12%	13,690	30.83%	37,338	34.08%
2-Person Households	1,217	31.02%	12,987	29.25%	32,277	29.46%
3-Person Households	643	16.39%	7,512	16.92%	17,418	15.90%
4-Person Households	502	12.80%	5,975	13.46%	13,557	12.37%
5-Person Households	210	5.35%	2,629	5.92%	5,657	5.16%
6-Person Households	90	2.29%	1,078	2.43%	2,155	1.97%
7 or more Person Households	40	1.02%	534	1.20%	1,162	1.06%
<b>2025 Average Household Size</b>	<b>2.40</b>		<b>2.40</b>		<b>2.30</b>	
<b>Households</b>						
2030 Projection	3,922		44,318		112,307	
2025 Estimate	3,873		43,776		110,397	
2020 Census	3,923		44,405		109,565	
Growth 2025 - 2030	1.27%		1.24%		1.73%	
Growth 2020 - 2025	-1.27%		-1.42%		0.76%	

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Radius	1 Mile	3 Mile	5 Mile
<b>2025 Households by HH Income</b>	<b>3,875</b>	<b>43,776</b>	<b>110,397</b>
<\$25,000	453 11.69%	8,432 19.26%	21,521 19.49%
\$25,000 - \$50,000	603 15.56%	7,993 18.26%	19,317 17.50%
\$50,000 - \$75,000	537 13.86%	6,074 13.88%	15,229 13.79%
\$75,000 - \$100,000	610 15.74%	5,831 13.32%	13,925 12.61%
\$100,000 - \$125,000	509 13.14%	3,680 8.41%	9,550 8.65%
\$125,000 - \$150,000	354 9.14%	3,392 7.75%	7,759 7.03%
\$150,000 - \$200,000	513 13.24%	4,322 9.87%	10,665 9.66%
\$200,000+	296 7.64%	4,052 9.26%	12,431 11.26%
<b>2025 Avg Household Income</b>	<b>\$103,253</b>	<b>\$95,495</b>	<b>\$99,753</b>
<b>2025 Med Household Income</b>	<b>\$89,118</b>	<b>\$71,880</b>	<b>\$73,355</b>
<b>2025 Occupied Housing</b>	<b>3,874</b>	<b>43,776</b>	<b>110,397</b>
Owner Occupied	2,605 67.24%	21,525 49.17%	52,400 47.47%
Renter Occupied	1,269 32.76%	22,251 50.83%	57,997 52.53%
<b>2020 Housing Units</b>	<b>4,073</b>	<b>46,697</b>	<b>117,275</b>
1 Unit	2,862 70.27%	23,485 50.29%	55,127 47.01%
2 - 4 Units	645 15.84%	11,670 24.99%	25,336 21.60%
5 - 19 Units	226 5.55%	5,976 12.80%	15,490 13.21%
20+ Units	340 8.35%	5,566 11.92%	21,322 18.18%
<b>2025 Housing Value</b>	<b>2,606</b>	<b>21,526</b>	<b>52,400</b>
<\$100,000	110 4.22%	969 4.50%	2,406 4.59%
\$100,000 - \$200,000	538 20.64%	2,624 12.19%	6,651 12.69%
\$200,000 - \$300,000	1,288 49.42%	8,678 40.31%	16,008 30.55%
\$300,000 - \$400,000	456 17.50%	5,706 26.51%	13,424 25.62%
\$400,000 - \$500,000	115 4.41%	2,181 10.13%	7,297 13.93%
\$500,000 - \$1,000,000	88 3.38%	1,297 6.03%	6,313 12.05%
\$1,000,000+	11 0.42%	71 0.33%	301 0.57%
<b>2025 Median Home Value</b>	<b>\$250,854</b>	<b>\$282,622</b>	<b>\$308,455</b>
<b>2025 Housing Units by Yr Built</b>	<b>4,073</b>	<b>46,728</b>	<b>117,957</b>
Built 2010+	95 2.33%	1,453 3.11%	5,274 4.47%
Built 2000 - 2010	54 1.33%	1,235 2.64%	3,962 3.36%
Built 1990 - 1999	238 5.84%	1,782 3.81%	5,614 4.76%
Built 1980 - 1989	461 11.32%	3,715 7.95%	10,699 9.07%
Built 1970 - 1979	194 4.76%	3,881 8.31%	12,370 10.49%
Built 1960 - 1969	691 16.97%	6,454 13.81%	16,864 14.30%
Built 1950 - 1959	1,225 30.08%	8,903 19.05%	19,851 16.83%
Built <1949	1,115 27.38%	19,305 41.31%	43,323 36.73%
<b>2025 Median Year Built</b>	<b>1957</b>	<b>1954</b>	<b>1957</b>

