

# FOR LEASE

## RIVERVIEW CINEMAS & PLAYHOUSE

690 Main Street South  
Southbury, CT 06488



## COME JOIN RIVERVIEW CINEMAS & PLAYHOUSE BRAND NEW 65,000 S/F COMPLEX 8 SCREEN MOVIE THEATER UNDER CONSTRUCTION

- 8,854 S/F Available and sub-dividable
- 8,854 S/F Available and sub-dividable

**Great location for a Large Restaurant or Retail User**

**Asking Rent: \$26.50 PSF Plus Nets**



**MATTHEWS COMMERCIAL PROPERTIES LLC.**

819 Straits Turnpike Suite 3B, Middlebury, CT 06762

Phone: 203-753-5800 Fax: 203-574-3875

[www.matthewscommercial.com](http://www.matthewscommercial.com)

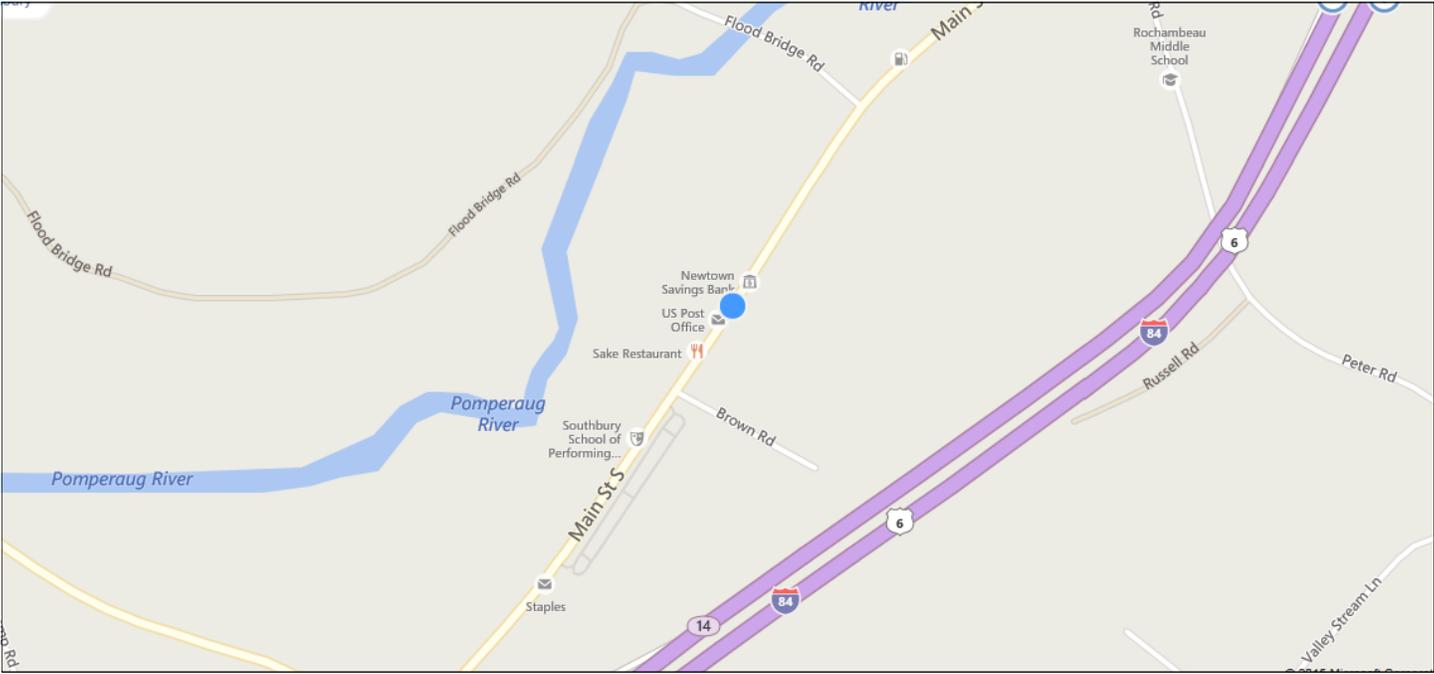
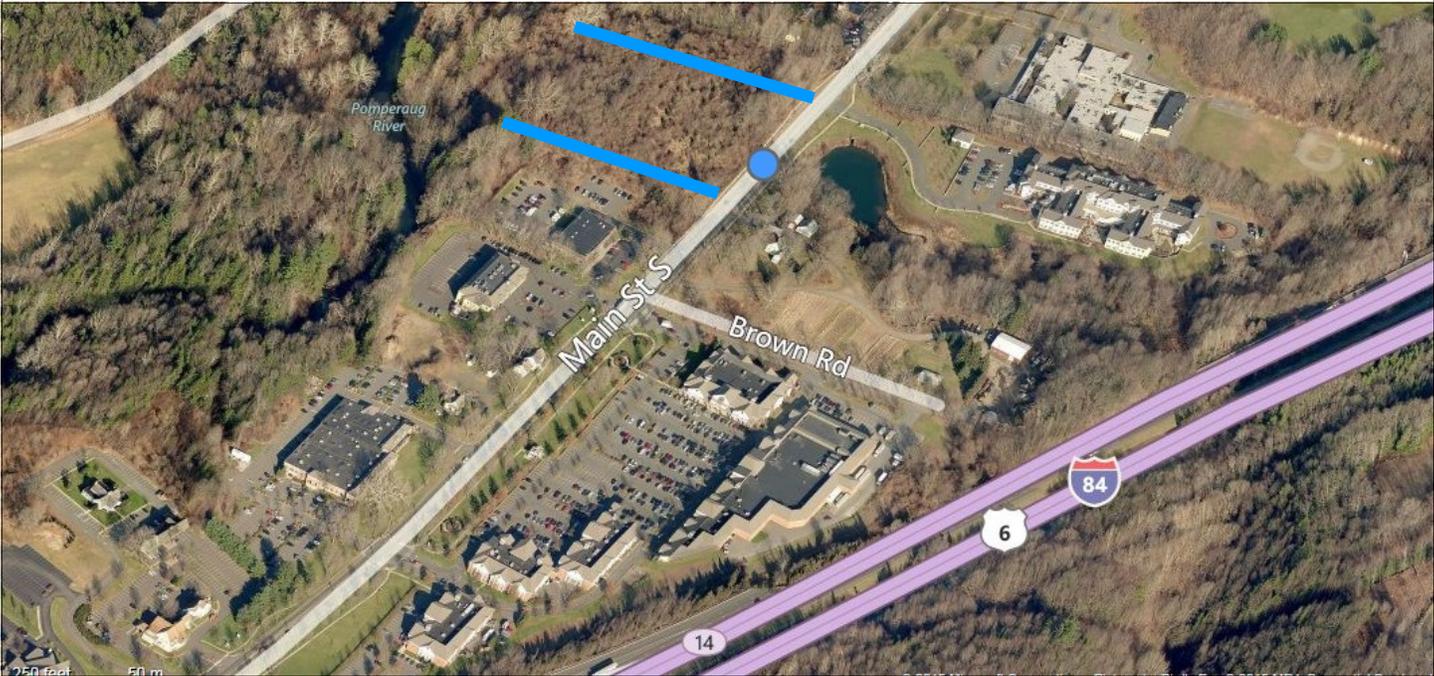
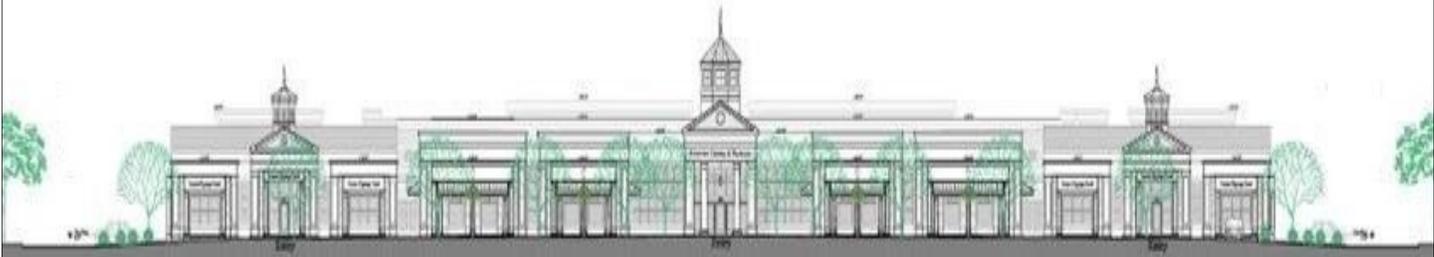
**EXCLUSIVE BROKER: GERRY D. MATTHEWS**

Email: [gdmattews@snet.net](mailto:gdmattews@snet.net)

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.



# RIVERVIEW CINEMAS & PLAYHOUSE



# 3 MILES

## Population (2017)

	TOTAL	%
	14,854	

## Age Distribution (2017)

	TOTAL	%
0-4	496	3.34
5-9	744	5.01
10-19	1,649	11.1
20-29	884	5.95
30-39	1,185	7.98
40-49	1,744	11.74
50-59	2,160	14.54
60-64	1,153	7.76
65+	4,839	32.58

## Sex (2017)

	TOTAL	%
Male	6,773	45.6
Female	8,081	54.4

## Ethnicity Distribution (2017)

	TOTAL	%
White (non-hispanic)	13,131	88.4
Black (non-hispanic)	308	2.07
American Indian (non-hispanic)	15	.1
Asian (non-hispanic)	529	3.56
Pacific Islander (non-hispanic)	4	.03
Other (non-hispanic)	12	.08
Multirace (non-hispanic)	148	1
Hispanic (non-hispanic)	707	4.76

## Race Distribution (2017)

	TOTAL	%
White	13,671	92.04
Black	348	2.34
American Indian	23	.15
Asian	536	3.61
Pacific Islander	4	.03
Other	71	.48

## Population (2022)

	TOTAL	%
	14,672	

## Age Distribution (2022)

	TOTAL	%
0-4	500	3.41
5-9	701	4.78
10-19	1,491	10.16
20-29	933	6.36
30-39	1,243	8.47
40-49	1,615	11.01
50-59	1,858	12.66
60-64	1,113	7.59
65+	5,218	35.56

## Sex (2022)

	TOTAL	%
Male	6,683	45.55
Female	7,989	54.45

## Ethnicity Distribution (2022)

	TOTAL	%
White (non-hispanic)	12,563	85.63
Black (non-hispanic)	391	2.66
American Indian (non-hispanic)	19	.13
Asian (non-hispanic)	624	4.25
Pacific Islander (non-hispanic)	5	.03
Other (non-hispanic)	13	.09
Multirace (non-hispanic)	174	1.19
Hispanic (non-hispanic)	884	6.03

## Race Distribution (2022)

	TOTAL	%
White	13,231	90.18
Black	450	3.07
American Indian	28	.19
Asian	637	4.34
Pacific Islander	5	.03
Other	84	.57

Multirace	201	1.35
<b>Total Households (2017)</b>		
	TOTAL	%
Households	6,893	n/a
Families	3,995	57.96
<b>Household Income Distribution (2017)</b>		
	TOTAL	%
<\$10 K	230	3.34
\$10-\$20K	428	6.21
\$20-\$30K	525	7.62
\$30-\$40K	463	6.72
\$40-\$50K	481	6.98
\$50-\$60K	462	6.7
\$60-\$75K	581	8.43
\$75-\$100K	1,003	14.55
> \$100K	2,720	39.46
<b>Labor Force Status (2017)</b>		
	TOTAL	%
Labor Force	6,703	n/a
Employed	6,477	96.63
Unemployed	226	3.37
In Armed Forces		n/a
Not In Labor Force	5,891	n/a
<b>Total Number of Housing (2017)</b>		
	TOTAL	%
Total Dwellings	7,502	n/a
Owner-Occupied Dwellings	5,807	84.24
Renter-Occupied Dwellings	1,086	15.76
Housing Units Occupied	6,893	91.88
<b>Education Attainment (2017)</b>		
	TOTAL	%
< Grade 9	173	1.51
Grade 9-12	282	2.45
High School	2,802	24.39
Some College	1,777	15.47
Assoc Degree	881	7.67
Bach Degree	3,211	27.95
Grad Degree	2,363	20.57
<b>Size of Household (2017)</b>		
	TOTAL	%

Multirace	237	1.62
<b>Total Households (2022)</b>		
	TOTAL	%
Households	7,081	n/a
Families	3,848	54.34
<b>Household Income Distribution (2022)</b>		
	TOTAL	%
<\$10 K	193	2.73
\$10-\$20K	345	4.87
\$20-\$30K	455	6.43
\$30-\$40K	412	5.82
\$40-\$50K	431	6.09
\$50-\$60K	380	5.37
\$60-\$75K	632	8.93
\$75-\$100K	828	11.69
> \$100K	3,405	48.09
<b>Labor Force Status (2022)</b>		
	TOTAL	%
Labor Force	6,616	n/a
Employed	6,391	96.6
Unemployed	225	3.4
In Armed Forces		n/a
Not In Labor Force	5,940	n/a
<b>Total Number of Housing (2022)</b>		
	TOTAL	%
Total Dwellings	7,708	n/a
Owner-Occupied Dwellings	5,876	82.98
Renter-Occupied Dwellings	1,205	17.02
Housing Units Occupied	7,081	91.87
<b>Education Attainment (2022)</b>		
	TOTAL	%
< Grade 9	173	1.51
Grade 9-12	282	2.46
High School	2,796	24.36
Some College	1,778	15.49
Assoc Degree	877	7.64
Bach Degree	3,207	27.94
Grad Degree	2,364	20.6
<b>Size of Household (2022)</b>		
	TOTAL	%

<b>1 Person</b>	<b>2,647</b>	<b>38.4</b>	<b>1 Person</b>	<b>2,998</b>	<b>42.34</b>
<b>2 Person</b>	<b>2,383</b>	<b>34.57</b>	<b>2 Person</b>	<b>2,375</b>	<b>33.54</b>
<b>3 Person</b>	<b>682</b>	<b>9.89</b>	<b>3 Person</b>	<b>626</b>	<b>8.84</b>
<b>4 Person</b>	<b>783</b>	<b>11.36</b>	<b>4 Person</b>	<b>722</b>	<b>10.2</b>
<b>5 Person</b>	<b>286</b>	<b>4.15</b>	<b>5 Person</b>	<b>259</b>	<b>3.66</b>
<b>6+ Person</b>	<b>77</b>	<b>1.12</b>	<b>6+ Person</b>	<b>70</b>	<b>.99</b>

Source: Applied Geographic Solutions, 2017

Report provided by CERC SiteFinder <http://cerc.ctsfinder.com>

# 5 MILES

Population (2017)		
	TOTAL	%
	34,441	

Age Distribution (2017)		
	TOTAL	%
0-4	1,383	4.02
5-9	2,002	5.81
10-19	4,608	13.38
20-29	2,501	7.26
30-39	2,994	8.69
40-49	4,763	13.83
50-59	5,831	16.93
60-64	2,599	7.55
65+	7,760	22.53

Sex (2017)		
	TOTAL	%
Male	16,606	48.22
Female	17,835	51.78

Ethnicity Distribution (2017)		
	TOTAL	%
White (non-hispanic)	30,385	88.22
Black (non-hispanic)	782	2.27
American Indian (non-hispanic)	31	.09
Asian (non-hispanic)	1,186	3.44
Pacific Islander (non-hispanic)	7	.02
Other (non-hispanic)	17	.05
Multirace (non-hispanic)	381	1.11
Hispanic (non-hispanic)	1,651	4.79

Race Distribution (2017)		
	TOTAL	%
White	31,690	92.01
Black	832	2.42
American Indian	45	.13
Asian	1,201	3.49
Pacific Islander	7	.02
Other	163	.47

Population (2022)		
	TOTAL	%
	34,109	

Age Distribution (2022)		
	TOTAL	%
0-4	1,394	4.09
5-9	1,866	5.47
10-19	4,194	12.3
20-29	2,750	8.06
30-39	3,132	9.18
40-49	4,350	12.75
50-59	5,081	14.9
60-64	2,586	7.58
65+	8,756	25.67

Sex (2022)		
	TOTAL	%
Male	16,432	48.17
Female	17,677	51.83

Ethnicity Distribution (2022)		
	TOTAL	%
White (non-hispanic)	29,136	85.42
Black (non-hispanic)	979	2.87
American Indian (non-hispanic)	37	.11
Asian (non-hispanic)	1,414	4.15
Pacific Islander (non-hispanic)	9	.03
Other (non-hispanic)	16	.05
Multirace (non-hispanic)	442	1.3
Hispanic (non-hispanic)	2,079	6.1

Race Distribution (2022)		
	TOTAL	%
White	30,761	90.18
Black	1,058	3.1
American Indian	54	.16
Asian	1,446	4.24
Pacific Islander	9	.03
Other	191	.56

Multirace	503	1.46
<b>Total Households (2017)</b>		
	TOTAL	%
Households	13,920	n/a
Families	9,287	66.72
<b>Household Income Distribution (2017)</b>		
	TOTAL	%
<\$10 K	302	2.17
\$10-\$20K	664	4.77
\$20-\$30K	774	5.56
\$30-\$40K	768	5.52
\$40-\$50K	864	6.21
\$50-\$60K	866	6.22
\$60-\$75K	1,130	8.12
\$75-\$100K	1,906	13.69
> \$100K	6,646	47.74
<b>Labor Force Status (2017)</b>		
	TOTAL	%
Labor Force	17,547	n/a
Employed	16,961	96.66
Unemployed	586	3.34
In Armed Forces		n/a
Not In Labor Force	10,648	n/a
<b>Total Number of Housing (2017)</b>		
	TOTAL	%
Total Dwellings	14,932	n/a
Owner-Occupied Dwellings	12,010	86.28
Renter-Occupied Dwellings	1,910	13.72
Housing Units Occupied	13,920	93.22
<b>Education Attainment (2017)</b>		
	TOTAL	%
< Grade 9	926	3.69
Grade 9-12	577	2.3
High School	5,451	21.73
Some College	3,791	15.11
Assoc Degree	1,889	7.53
Bach Degree	6,955	27.73
Grad Degree	5,495	21.91
<b>Size of Household (2017)</b>		
	TOTAL	%

Multirace	590	1.73
<b>Total Households (2022)</b>		
	TOTAL	%
Households	14,259	n/a
Families	9,132	64.04
<b>Household Income Distribution (2022)</b>		
	TOTAL	%
<\$10 K	237	1.66
\$10-\$20K	545	3.82
\$20-\$30K	607	4.26
\$30-\$40K	687	4.82
\$40-\$50K	730	5.12
\$50-\$60K	718	5.04
\$60-\$75K	1,147	8.04
\$75-\$100K	1,627	11.41
> \$100K	7,961	55.83
<b>Labor Force Status (2022)</b>		
	TOTAL	%
Labor Force	17,552	n/a
Employed	16,964	96.65
Unemployed	588	3.35
In Armed Forces		n/a
Not In Labor Force	10,728	n/a
<b>Total Number of Housing (2022)</b>		
	TOTAL	%
Total Dwellings	15,374	n/a
Owner-Occupied Dwellings	12,164	85.31
Renter-Occupied Dwellings	2,095	14.69
Housing Units Occupied	14,259	92.75
<b>Education Attainment (2022)</b>		
	TOTAL	%
< Grade 9	924	3.67
Grade 9-12	579	2.3
High School	5,460	21.69
Some College	3,796	15.08
Assoc Degree	1,885	7.49
Bach Degree	6,994	27.78
Grad Degree	5,538	22
<b>Size of Household (2022)</b>		
	TOTAL	%

<b>1 Person</b>	<b>4,051</b>	<b>29.1</b>	<b>1 Person</b>	<b>4,583</b>	<b>32.14</b>
<b>2 Person</b>	<b>4,734</b>	<b>34.01</b>	<b>2 Person</b>	<b>4,863</b>	<b>34.1</b>
<b>3 Person</b>	<b>1,887</b>	<b>13.56</b>	<b>3 Person</b>	<b>1,775</b>	<b>12.45</b>
<b>4 Person</b>	<b>2,111</b>	<b>15.17</b>	<b>4 Person</b>	<b>1,980</b>	<b>13.89</b>
<b>5 Person</b>	<b>798</b>	<b>5.73</b>	<b>5 Person</b>	<b>750</b>	<b>5.26</b>
<b>6+ Person</b>	<b>239</b>	<b>1.72</b>	<b>6+ Person</b>	<b>219</b>	<b>1.54</b>

Source: Applied Geographic Solutions, 2017

Report provided by CERC SiteFinder <http://cerc.ctsitefinder.com>

# 10 MILES

## Population (2017)

	TOTAL	%
	165,939	

## Age Distribution (2017)

	TOTAL	%
0-4	7,286	4.39
5-9	9,446	5.69
10-19	22,908	13.81
20-29	15,607	9.41
30-39	16,800	10.12
40-49	23,143	13.95
50-59	28,054	16.91
60-64	12,454	7.51
65+	30,241	18.22

## Sex (2017)

	TOTAL	%
Male	81,482	49.1
Female	84,457	50.9

## Ethnicity Distribution (2017)

	TOTAL	%
White (non-hispanic)	142,406	85.82
Black (non-hispanic)	5,033	3.03
American Indian (non-hispanic)	170	.1
Asian (non-hispanic)	5,536	3.34
Pacific Islander (non-hispanic)	25	.02
Other (non-hispanic)	134	.08
Multirace (non-hispanic)	1,781	1.07
Hispanic (non-hispanic)	10,862	6.55

## Race Distribution (2017)

	TOTAL	%
White	150,122	90.47
Black	5,577	3.36
American Indian	228	.14
Asian	5,623	3.39
Pacific Islander	28	.02
Other	1,879	1.13

## Population (2022)

	TOTAL	%
	164,571	

## Age Distribution (2022)

	TOTAL	%
0-4	7,325	4.45
5-9	8,778	5.33
10-19	20,970	12.74
20-29	16,857	10.24
30-39	17,264	10.49
40-49	21,018	12.77
50-59	24,601	14.95
60-64	12,588	7.65
65+	35,170	21.37

## Sex (2022)

	TOTAL	%
Male	80,718	49.05
Female	83,853	50.95

## Ethnicity Distribution (2022)

	TOTAL	%
White (non-hispanic)	136,745	83.09
Black (non-hispanic)	5,840	3.55
American Indian (non-hispanic)	191	.12
Asian (non-hispanic)	6,616	4.02
Pacific Islander (non-hispanic)	28	.02
Other (non-hispanic)	92	.06
Multirace (non-hispanic)	2,021	1.23
Hispanic (non-hispanic)	13,052	7.93

## Race Distribution (2022)

	TOTAL	%
White	145,885	88.65
Black	6,563	3.99
American Indian	259	.16
Asian	6,792	4.13
Pacific Islander	31	.02
Other	2,169	1.32

<b>Multirace</b>	<b>2,482</b>	<b>1.5</b>
<b>Total Households (2017)</b>		
	<b>TOTAL</b>	<b>%</b>
<b>Households</b>	<b>64,335</b>	<b>n/a</b>
<b>Families</b>	<b>45,720</b>	<b>71.07</b>
<b>Household Income Distribution (2017)</b>		
	<b>TOTAL</b>	<b>%</b>
<b>&lt;\$10 K</b>	<b>1,637</b>	<b>2.54</b>
<b>\$10-\$20K</b>	<b>3,442</b>	<b>5.35</b>
<b>\$20-\$30K</b>	<b>3,439</b>	<b>5.35</b>
<b>\$30-\$40K</b>	<b>3,381</b>	<b>5.26</b>
<b>\$40-\$50K</b>	<b>3,799</b>	<b>5.91</b>
<b>\$50-\$60K</b>	<b>3,931</b>	<b>6.11</b>
<b>\$60-\$75K</b>	<b>4,972</b>	<b>7.73</b>
<b>\$75-\$100K</b>	<b>8,380</b>	<b>13.03</b>
<b>&gt; \$100K</b>	<b>31,354</b>	<b>48.74</b>
<b>Labor Force Status (2017)</b>		
	<b>TOTAL</b>	<b>%</b>
<b>Labor Force</b>	<b>90,629</b>	<b>n/a</b>
<b>Employed</b>	<b>86,766</b>	<b>95.74</b>
<b>Unemployed</b>	<b>3,863</b>	<b>4.26</b>
<b>In Armed Forces</b>		<b>n/a</b>
<b>Not In Labor Force</b>	<b>44,807</b>	<b>n/a</b>
<b>Total Number of Housing (2017)</b>		
	<b>TOTAL</b>	<b>%</b>
<b>Total Dwellings</b>	<b>67,589</b>	<b>n/a</b>
<b>Owner-Occupied Dwellings</b>	<b>53,422</b>	<b>83.04</b>
<b>Renter-Occupied Dwellings</b>	<b>10,913</b>	<b>16.96</b>
<b>Housing Units Occupied</b>	<b>64,335</b>	<b>95.19</b>
<b>Education Attainment (2017)</b>		
	<b>TOTAL</b>	<b>%</b>
<b>&lt; Grade 9</b>	<b>3,170</b>	<b>2.69</b>
<b>Grade 9-12</b>	<b>4,030</b>	<b>3.42</b>
<b>High School</b>	<b>28,801</b>	<b>24.43</b>
<b>Some College</b>	<b>19,598</b>	<b>16.63</b>
<b>Assoc Degree</b>	<b>9,272</b>	<b>7.87</b>
<b>Bach Degree</b>	<b>30,523</b>	<b>25.89</b>
<b>Grad Degree</b>	<b>22,483</b>	<b>19.07</b>
<b>Size of Household (2017)</b>		
	<b>TOTAL</b>	<b>%</b>

<b>Multirace</b>	<b>2,872</b>	<b>1.75</b>
<b>Total Households (2022)</b>		
	<b>TOTAL</b>	<b>%</b>
<b>Households</b>	<b>65,713</b>	<b>n/a</b>
<b>Families</b>	<b>45,248</b>	<b>68.86</b>
<b>Household Income Distribution (2022)</b>		
	<b>TOTAL</b>	<b>%</b>
<b>&lt;\$10 K</b>	<b>1,345</b>	<b>2.05</b>
<b>\$10-\$20K</b>	<b>2,793</b>	<b>4.25</b>
<b>\$20-\$30K</b>	<b>2,983</b>	<b>4.54</b>
<b>\$30-\$40K</b>	<b>2,822</b>	<b>4.29</b>
<b>\$40-\$50K</b>	<b>3,180</b>	<b>4.84</b>
<b>\$50-\$60K</b>	<b>3,262</b>	<b>4.96</b>
<b>\$60-\$75K</b>	<b>4,980</b>	<b>7.58</b>
<b>\$75-\$100K</b>	<b>7,191</b>	<b>10.94</b>
<b>&gt; \$100K</b>	<b>37,157</b>	<b>56.54</b>
<b>Labor Force Status (2022)</b>		
	<b>TOTAL</b>	<b>%</b>
<b>Labor Force</b>	<b>91,018</b>	<b>n/a</b>
<b>Employed</b>	<b>87,148</b>	<b>95.75</b>
<b>Unemployed</b>	<b>3,870</b>	<b>4.25</b>
<b>In Armed Forces</b>		<b>n/a</b>
<b>Not In Labor Force</b>	<b>45,082</b>	<b>n/a</b>
<b>Total Number of Housing (2022)</b>		
	<b>TOTAL</b>	<b>%</b>
<b>Total Dwellings</b>	<b>69,717</b>	<b>n/a</b>
<b>Owner-Occupied Dwellings</b>	<b>53,985</b>	<b>82.15</b>
<b>Renter-Occupied Dwellings</b>	<b>11,728</b>	<b>17.85</b>
<b>Housing Units Occupied</b>	<b>65,713</b>	<b>94.26</b>
<b>Education Attainment (2022)</b>		
	<b>TOTAL</b>	<b>%</b>
<b>&lt; Grade 9</b>	<b>3,169</b>	<b>2.68</b>
<b>Grade 9-12</b>	<b>4,047</b>	<b>3.42</b>
<b>High School</b>	<b>28,858</b>	<b>24.36</b>
<b>Some College</b>	<b>19,652</b>	<b>16.59</b>
<b>Assoc Degree</b>	<b>9,302</b>	<b>7.85</b>
<b>Bach Degree</b>	<b>30,777</b>	<b>25.98</b>
<b>Grad Degree</b>	<b>22,646</b>	<b>19.12</b>
<b>Size of Household (2022)</b>		
	<b>TOTAL</b>	<b>%</b>

<b>1 Person</b>	<b>15,765</b>	<b>24.5</b>	<b>1 Person</b>	<b>17,786</b>	<b>27.07</b>
<b>2 Person</b>	<b>21,925</b>	<b>34.08</b>	<b>2 Person</b>	<b>22,827</b>	<b>34.74</b>
<b>3 Person</b>	<b>10,422</b>	<b>16.2</b>	<b>3 Person</b>	<b>9,865</b>	<b>15.01</b>
<b>4 Person</b>	<b>10,374</b>	<b>16.12</b>	<b>4 Person</b>	<b>9,728</b>	<b>14.8</b>
<b>5 Person</b>	<b>4,111</b>	<b>6.39</b>	<b>5 Person</b>	<b>3,876</b>	<b>5.9</b>
<b>6+ Person</b>	<b>1,237</b>	<b>1.92</b>	<b>6+ Person</b>	<b>1,159</b>	<b>1.76</b>

Source: Applied Geographic Solutions, 2017

Report provided by CERC SiteFinder <http://cerc.ctsitefinder.com>