



Planning & Economic Development Department
494 Main St., Manchester, CT 06040
(860) 647 - 3044
www.manchesterct.gov

WHY MANCHESTER?

Located just ten miles east of Connecticut's capital, Manchester offers a unique blend of city and suburban living, with excellent transportation access and a variety of amenities. Home to a dynamic and skilled workforce, Manchester has a population of approximately 60,000 and a median age of 36.5. The town features a thriving retail scene, ample employment opportunities, diverse housing options, and an overall high quality of life, making it a key hub within the region.



Diverse Economy

- Precision Manufacturing & Logistics Hub
- Super-Regional Retail & Entertainment District
- Historic Downtown
- Home to the State's Largest Community College & a 249-Bed Acute Care Hospital



Accessible Location

- Highway Access: I-84, I-384, I-291
- Public transit: CTtransit Buses, CTfastrak BRT
- Amtrak Hartford Line & Bradley International Airport: ~20-min. Drive
- 100+ Miles of Multi-Use & Recreational Trails



Business-Friendly

- Dedicated Economic Development Staff
- Combined Planning & Zoning Commission
- Coworking, Meeting Space, & Gallery @ WORK_SPACE
- Strong Partnerships with Business Development Organizations

ECONOMIC DEVELOPMENT IN MANCHESTER

The Town of Manchester provides valuable connections to business and development resources, including small business assistance, tax incentives, tax lien sales, employee training, rebates for industrial improvements, and financing for brownfield cleanup and remediation. Visit manchesterct.gov for more information on Economic Development.



Planning & Economic Development Department
494 Main St., Manchester, CT 06040
(860) 647 - 3044
www.manchesterct.gov

COMMUNITY PROFILE

- **Younger Population:** Largest age group in 2020 was 25–34, with a median age of 36.5, lower than Hartford County and Connecticut.
- **Culturally Diverse:** Manchester reflects Connecticut's diversity, with 47% people of color, 23 languages spoken, and 21.4% of residents born abroad.
- **Key Assets & Industries:** Valuable economic, natural, and community assets, including top-tier parks and expansive open spaces. Core industries include precision manufacturing, healthcare, IT, education, logistics, and retail.



Manchester Road Race



Case Mountain



Buckland Hills Retail District



WORK_SPACE

**Total
Population:
59,510**

**Number of
Households:
24,900**

**Median
Household
Income:
\$85,048**

**Total Active
Businesses:
4,232**

**Median Age:
36.5 Years**

**Median
Home Value:
\$220,300**