

# Retail Leasing Opportunity

## New Britain Avenue

### Plainville, CT (Hartford County, CT)

(Adjacent to Connecticut Commons Retail Power Center)

## Ground Lease or Build-to-Suit

Site can accommodate up to 80,000 SF of buildings and three pad sites

\*Will sub-divide\*

Pricing TBD

For more information,  
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## Property Highlights

- 13 +/- acres with **exceptional visibility** and easy access via I-84 and Route 72
- 600' +/- of frontage on New Britain Avenue
- Areas premiere retail corridor
- Up to 80,000 SF and three pad sites available
- **Neighboring tenants:** Lowe's Home Improvement, Kohl's, Dick's Sporting Goods, Loews Cinema, DSW Shoes, Famous Footwear, Old Navy, Marshall's, A.C. Moore, Sleepy's, PetSmart, ULTA, Five Below, Dollar Tree, Joseph A. Bank, Applebee's, McDonalds, Friendly's, and other recognized retail.

## Traffic Counts

- 19,000 +/- cars per day at site
- 23,000 +/- cars per day at I-84 / Route 72 exit ramp

## Demographics

	<u>Population</u>	<u>Households</u>	<u>Avg. HH Income</u>
1 mile:	4,238	1,747	\$82,992
3 miles:	56,851	23,107	\$66,315
5 miles:	159,527	64,784	\$72,315

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