



New England  
Retail Properties, Inc.

**NOW LEASING UP TO ±9,100 SF**



**EXCLUSIVE BROKER**

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***Prime location in West Hartford Center!***

**978 Farmington Avenue, West Hartford, CT 06107**



# 978 FARMINGTON AVENUE



Convenience is a hallmark of this address. Set amidst a bustling district, you'll find yourself surrounded by a diverse array of boutiques, cafes, and restaurants, creating a dynamic synergy that's bound to amplify your business prospects. The property's strategic proximity to major roadways and public transport hubs guarantees effortless accessibility for both customers and employees. There is an abundance of parking with a 244 space public parking lot located behind both spaces, as well as street parking on Farmington Avenue.

### PROPERTY DETAILS | Now Leasing

|                     |  |
|---------------------|--|
| <b>AVAILABLE</b>    | Up to ±9,100 SF available (can be divided) |
| <b>RENTAL RATES</b> | \$ 45.00 - \$ 60.00/ SF NNN                |
| <b>SPACE TYPE</b>   | Retail, fitness, medical, or financial     |
| <b>PARKING</b>      | 244+ public parking lot spaces             |

**TENANT POSSESSION DATE SEPTEMBER 2023**

Spanning an impressive space, this property boasts a versatile layout that is primed for customization. Its prominent storefront with expansive windows ensures maximum visibility, drawing in foot traffic and attracting the attention your business deserves.

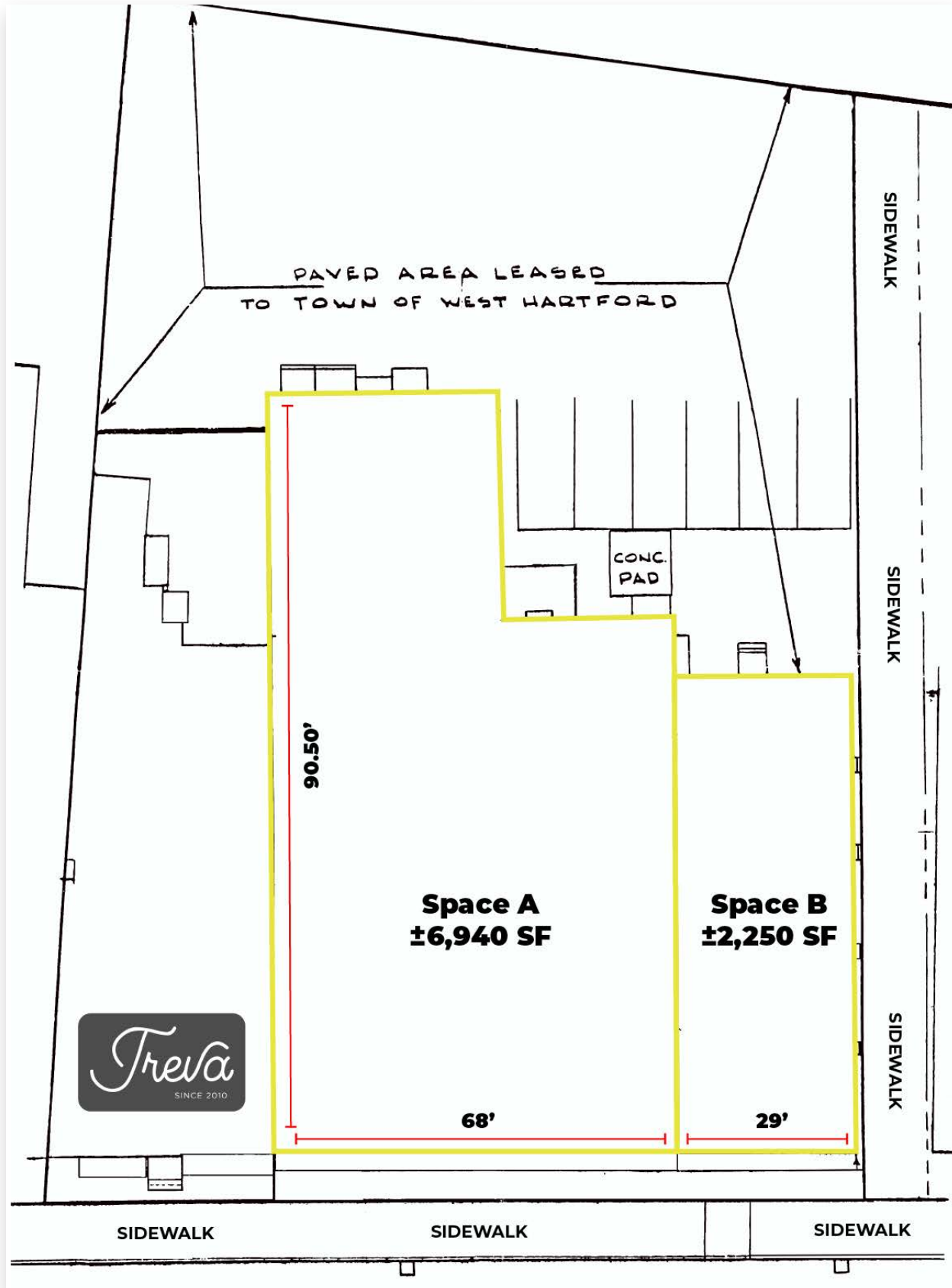
**INTERSTATE 84 HIGHWAY ACCESS**  
Approximately 0.9 miles, 4 minute to I-84

**DEMOGRAPHICS**  
Heavily populated area: +232,000 within 5 miles

**LOCATION**  
Centrally located in the highly sought after Wes Hartford Center



# FLOOR PLAN



## PROPERTY DETAILS

978 FARMINGTON AVE. WEST HARTFORD, CT 06107

SPACE A ±6,940 SF (can be divided)

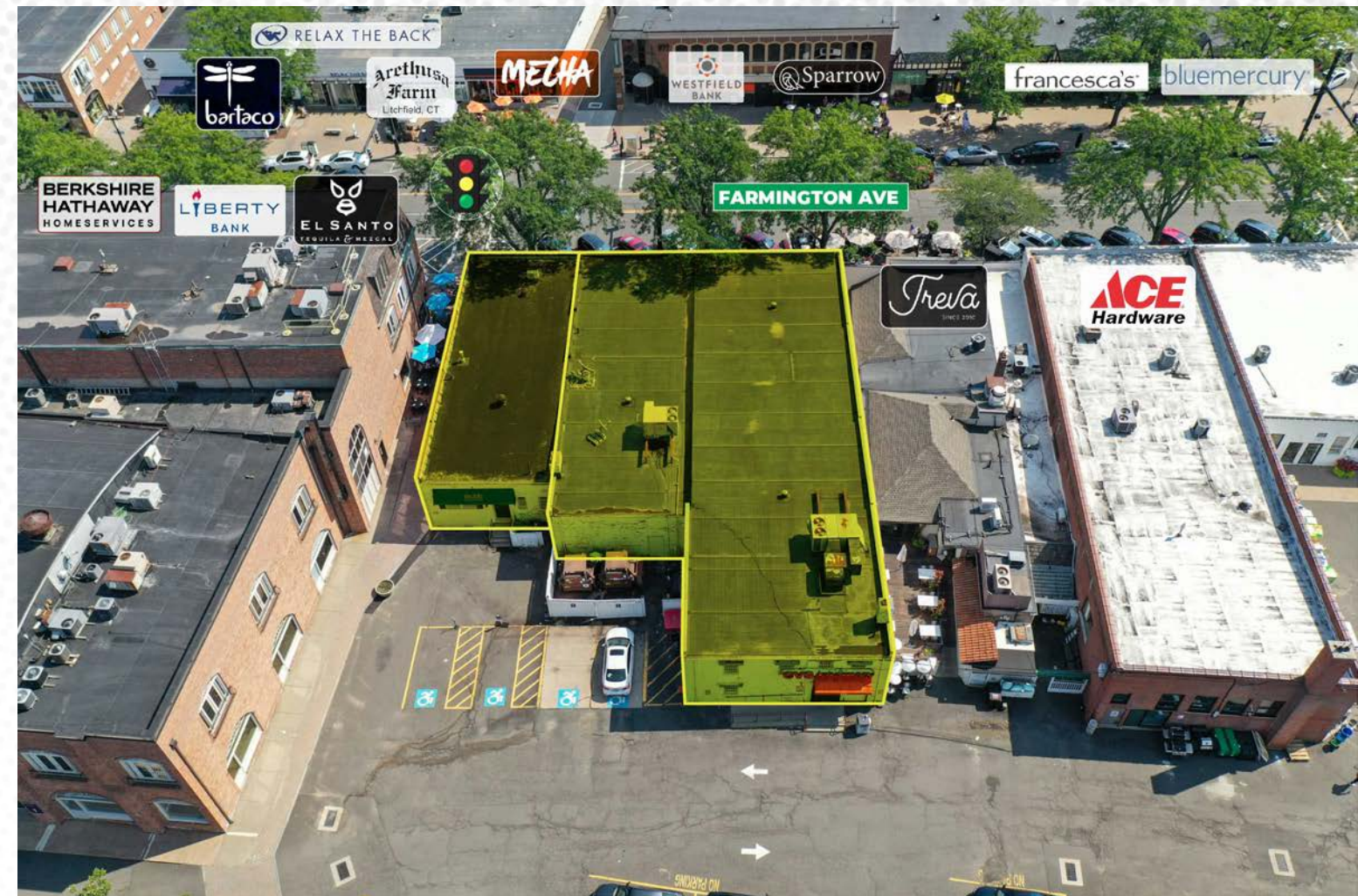
SPACE B ±2,250 SF

GLA ±9,100 SF

FULL BASEMENT STORAGE AVAILABLE

RENTAL RATES \$ 45.00 - \$ 60.00/ SF NNN

TAXES \$ 101,483.66





# ABOUT WEST HARTFORD

## Shop. Dine. Stroll. And enjoy!

Why not begin your journey at The Center of everything? Right here, you'll find a blend of exceptional shopping, delightful dining, and outstanding services. Embodying the allure of a classic main street shopping district, West Hartford Center seamlessly fuses cutting-edge product offerings, skilled and welcoming customer service, and a vibrant atmosphere that's truly captivating. Embark on a visit and unveil firsthand why West Hartford Center stands out as one of New England's most charming downtown gems.

In 2018, Money Magazine unveiled its list of the "Top Places to Live in Every State," and it was West Hartford that emerged as Connecticut's representative. Among cities and towns with populations ranging from 50,000 to 300,000, West Hartford earned a spot in the top 50 "Best Places to Live," solidifying its position as the sole Connecticut municipality to achieve this distinction.







**SUBJECT PROPERTY**

**PUBLIC PARKING**

**BRACE ROAD**

**N. MAIN STREET**

**DALE STREET**

**FARMINGTON AVE**

**S. MAIN STREET**

**FARMINGTON AVE**

**LASALLE ROAD**

**MUSIC & ARTS**

**ZOHARA**

**DONUT CRAZY**

**LUNA PIZZA**

**FLEET FEET**



**Penzeys Spices**

**JOS. A. BANK**

**MANE LOFT**

**francesca's**  
**bluemercury**

**Sparrow**

**WESTFIELD BANK**

**Arcthusa Farm**  
Litchfield, CT

**MEZHA**

**RELAX THE BACK**

**bartaco**

**ROBEKS**

**MILK CRAFT**

**HARTFORD**  
bakery co.

**ARUGULA**

**BEN & JERRY'S**

**THE BLUE ELEPHANT TRAIL**

**charles SCHWAB**

**Citizens Bank**

**PLAY IT AGAIN SPORTS**

**SIGHT**

**KAOUD RUGS**

**CHIPOTLE MEXICAN GRILL**

**Ichiro Hibachi & Sushi**

**MAX'S OYSTER BAR**

**CHASE**

**ZEPHYRUS STREET PIZZA**

**LIBERTY BANK**

**KIMBERLY BOUTIQUE**

**EL SANTO**  
TEQUILA & MEZCAL

**POKEMOTO**  
Hawaiian Poké

**ACE Hardware**

**Treva**  
SINCE 2010

**THE ELBOW ROOM**

**TOAST**  
WINES BY TASTE

**Tea Break**

**Santander**



**BLUE BACK SQUARE**

WHOLE FOODS MARKET, Fleming's PRIME STEAKHOUSE & WINE BAR, Crate&Barrel, BARNES & NOBLE, cinépolis LUXURY CINEMAS, The Cheesecake Factory, WOB WORLD OF BEER, WPAW GANG BAKERY & GROOMING, [solidcore], pure barre, Lovesac, THE PLACE 2 BE, Roza Mexicana, DELAMAR WEST HARTFORD

bartaco, WESTFIELD BANK, Arellusa Farm Litchfield, CT, Relax The Back, Sparrow, MECHA, J. McLaughlin, francesca's, bluemercury

HARTFORD, ROBEEKS, MILK CRAFT, ARUGULA, charles SCHWAB, BEN & JERRY'S, KAOU D RUGS, SIGHT, Citizens Bank, PLAY IT AGAIN SPORTS

Penzeys Spices, J.S.A. BANK, STORE FIFTY TWO, Cookshop plus, Shish Kebab House of Afghanistan, Harvest RESTAURANT, BRICCO SEASONAL ITALIAN

ELSANTO TEQUILA & MEZCAL, LIBERTY BANK, POKEMOTO Hawaiian Diner, CHIPOTE MEXICAN, KIMBERLY BOUTIQUE, BERKSHIRE HATHAWAY HOMESERVICES, MAX'S OYSTER BAR, Ichiro Hibachi & Sushi, CHASE

Treva SINCE 2010, ACE Hardware, CAFE SOFIA, SEVAN JEWELERS, TOAST WINES BY TASTE, COLDWELL BANKER, ELBOW ROOM

MUSIC & ARTS, ZOHARA, STARBUCKS, the claypen, PRAI KITCHEN, DONUT CRAZY, LUNA PIZZA West Hartford, CT, AVERT, FRAME DIMENSIONS, UNION KITCHEN ESTD 2010, HALFWAY



**SUBJECT PROPERTY**



# WEST HARTFORD CENTER RETAIL MARKET

West Hartford Center presents a distinctive hub for shopping, living, and dining. With renowned retailers like Bluemercury, francesca's, Jos. A. Bank, and a plethora of upscale dining options including Max's Oyster Bar, Restaurant Bricco, Hartford Baking Co., Barcelona and Bar Taco, it offers an unparalleled experience.



## WEST HARTFORD CENTER

|   |                         |                       |
|---|-------------------------|-----------------------|
| 1 | Fleet Feet              | The Clay Pen          |
|   | The Eyeglass Place      | Music & Arts          |
|   | Pink Flamingo Party Co. | Shiny Nail & Spa      |
|   | Medi-Weightloss         | Donut Crazy           |
| 2 | Luna Pizza              | Zohara                |
|   | Starbucks               | Artisan Vape          |
| 3 | Pria Kitchen            | Central Optica        |
|   | Avert Brasserie         | Halfway               |
|   | Union Kitchen           |                       |
|   | Bridgewater Chocolate   | Penzy's Spices        |
|   | Jos. A. Bank. Clothiers | Savoy Pizzeria        |
|   | Division West           | Shish Kebab House     |
|   | Lux Bond & Green        | AT&T                  |
| 4 | Cookshop Plus           | Harvest Wine Bar      |
|   | Song Restaurant         | Restaurant Bricco     |
|   | Bluemercury             | Westfield Bank        |
|   | francesca's             | J.McLaughlin          |
| 5 | BK & Co,                | Boost Bowls           |
|   | Bar Taco                | Barcelona             |
|   | Sparrow                 | Meca Noodle Bar       |
|   | Coldwell Banker Realty  | ACE Hardware          |
|   | Sevan Jewelers          | Café Sofia            |
| 6 | Pink Soda               | The Elbow Room        |
|   | Toast Wine & Spirits    | Treva                 |
|   | El Santo                | Liberty Bank          |
|   | Pokemoto                | Kimberly Boutique     |
|   | Max Oyster Bar          | Chipotle              |
|   | Ichiro Hibachi & Sushi  | Chase Bank            |
| 7 | Hartford Baking Co.     | Robeks                |
|   | Milk Craft              | Ten Thousand Villages |
|   | Arugula Bistro          | Bruegger's Bagels     |
|   | Ben & Jerry's           | Kung Fu Tea           |
|   | Games Workshop          | Sam's Gyro            |
|   | The Blue Elephant Trail | Charles Schwab        |
|   | Citizens                | Play It Again Sports  |
|   | Kaoud Rugs              |                       |

## BLUE BACK SQUARE

|   |                        |                        |
|---|------------------------|------------------------|
| 1 | Crate & Barrel         | Flemming's Steakhouse  |
|   | Cinépolis Cinemas      | T-Mobile               |
|   | Barnes & Noble         | Woof Gang Grooming     |
| 2 | Pure Barre             | Lovesac                |
|   | Tempur-Pedic Flagship  | Gran Gusto             |
| 3 | Rosa Mexicano          | Muse Paint Bar         |
|   | Pharmacy at Blue Back  | World of Beer          |
|   | Solidcore              | Kaliubon Ramen & Sushi |
|   | Awaken180 Weightloss   | Place 2 Be             |
| 4 | Maruichi Japanese Food |                        |
|   | Playa Bowls            | CYCLE BAR              |
|   | Casper                 | Vinted Wine Bar        |

## TRAFFIC COUNTS

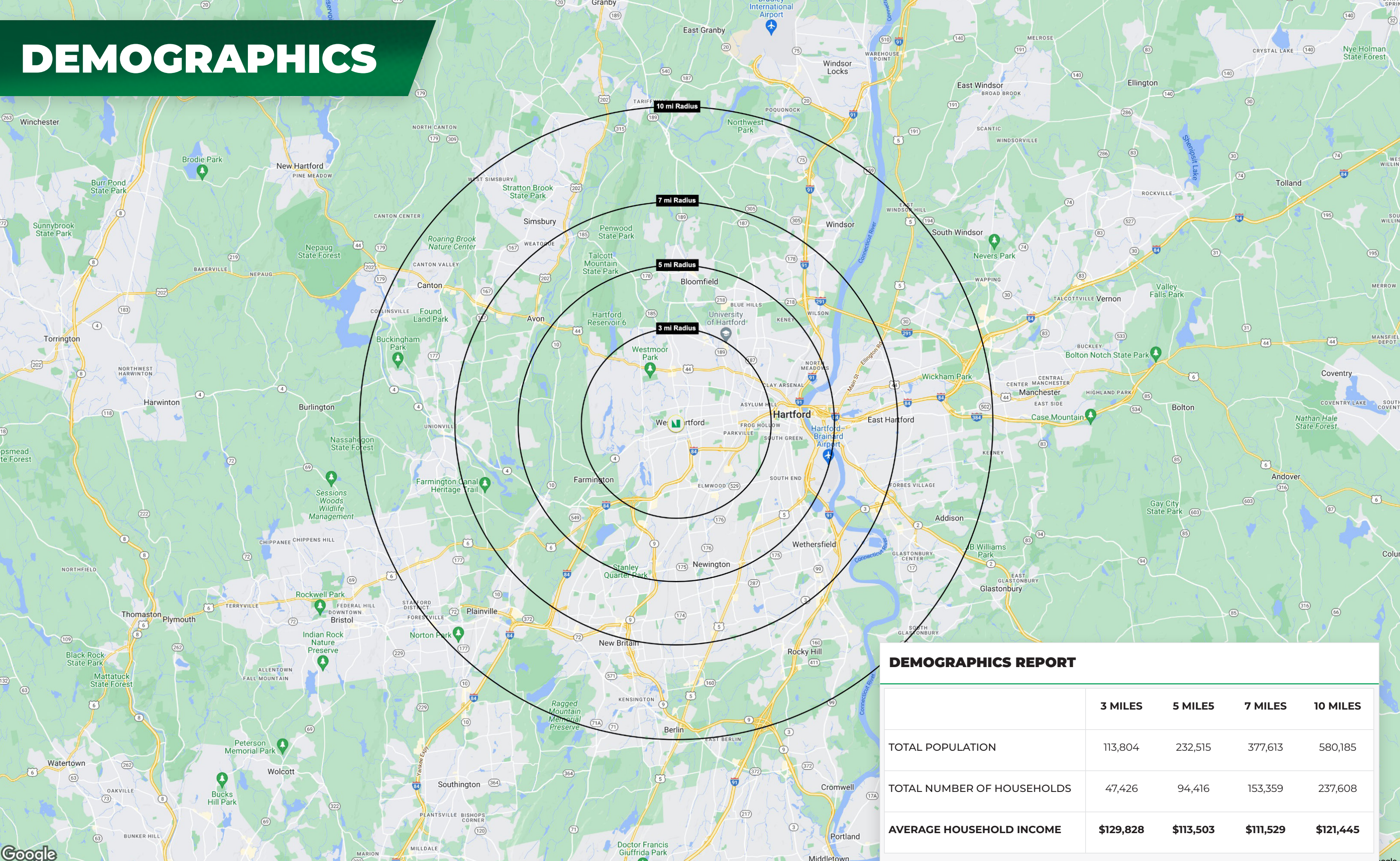
|                          |            |
|--------------------------|------------|
| <b>Farmington Avenue</b> | 10,001 VPD |
| <b>South Main Street</b> | 15,241 VPD |
| <b>Lasalle Road</b>      | 6,813 VPD  |

## DISTANCES FROM WEST HARTFORD CENTER

|                                   |                 |
|-----------------------------------|-----------------|
| <b>Interstate-84</b>              | 0.9 mi / 4 min  |
| <b>University of Saint Joseph</b> | 1.6 mi / 5 min  |
| <b>Farmington, CT</b>             | 3.2 mi / 8 min  |
| <b>University of Hartford</b>     | 3.6 mi / 11 min |
| <b>UCONN Health</b>               | 3.9 mi / 11 min |
| <b>Downtown Hartford, CT</b>      | 5.1 mi / 12 min |
| <b>CCSU</b>                       | 5.9 mi / 11 min |
| <b>Avon, CT</b>                   | 6.8 mi / 14 min |



# DEMOGRAPHICS



| DEMOGRAPHICS REPORT        |           |           |           |           |
|----------------------------|-----------|-----------|-----------|-----------|
|                            | 3 MILES   | 5 MILES   | 7 MILES   | 10 MILES  |
| TOTAL POPULATION           | 113,804   | 232,515   | 377,613   | 580,185   |
| TOTAL NUMBER OF HOUSEHOLDS | 47,426    | 94,416    | 153,359   | 237,608   |
| AVERAGE HOUSEHOLD INCOME   | \$129,828 | \$113,503 | \$111,529 | \$121,445 |







## CONTACT EXCLUSIVE BROKER

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 **New England**  
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