

# 161-171 NEW BRITAIN AVENUE PLAINVILLE, CT



## AVAILABLE: UP TO 10,000 SF

### GREAT OPPORTUNITY!

Highly visible, signaled site at the base of route 72, easily accessible from I-84 in a well established regional market.

#### DEMOGRAPHICS

|                       | 1-Mile   | 3-Miles  | 5-Miles  |
|-----------------------|----------|----------|----------|
| Population            | 6,019    | 57,486   | 165,422  |
| No. of Household      | 2,501    | 23,518   | 67,284   |
| Avg. Household Income | \$99,506 | \$94,297 | \$91,017 |

**22,600± ADT**

#### LOCAL RETAIL:

KOHL'S

LOWE'S

AMC THEATRES

DSW

PETSMART

EVERY SEASON STARTS AT  
DICK'S SPORTING GOODS

ACMOORE ARTS & CRAFTS

OLD NAVY

Marshalls

Big Y

AND MANY MORE!

**A TRUE EXCLUSIVE...**  
**CALL FOR THE DETAILS!**

AGENTS:  
**RICHARD SCHNIDER**  
203.762.6173  
rs@truecre.com

**JOE BARANOWSKI**  
203.762.6174  
jb@truecre.com

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**TRUE**  
COMMERCIAL REAL ESTATE LLC





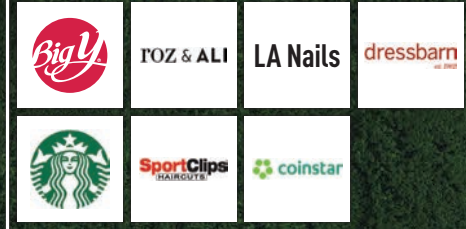


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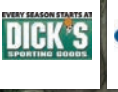
**SITE**



**PLAINVILLE PLAZA**



NEW BRITAIN AVE (RT-372)  
22,600± ADT



**CONNECTICUT COMMONS**

