

PROSPECT PLAZA PROSPECT AVE & KANE ST
18-54 KANE STREET, WEST HARTFORD, CT



FOR LEASE: 1,806 SF - 4,125 SF

- » GLA: 140,555 SF
- » 854 Parking Stalls
- » Located right off I-84 at Exit 44; two signalized entrances
- » High traffic count of 125,700 VPD



DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	24,731	167,710	263,017
NUMBER OF HH	10,071	65,845	102,002
AVG. HH INCOME	\$70,476	\$80,688	\$86,818

JOIN NEWLY SIGNED:



MAJOR TENANTS:



TYLER LYMAN
203.529.4639
tl@truecre.com

DOMINICK MUSILLI
203.529.4629
dm@truecre.com

WES CRAFT
203.522.7484
wc@truecre.com

2228 Black Rock Turnpike, Suite 206, Fairfield, CT 06825
203.744.7777
www.truecre.com

This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

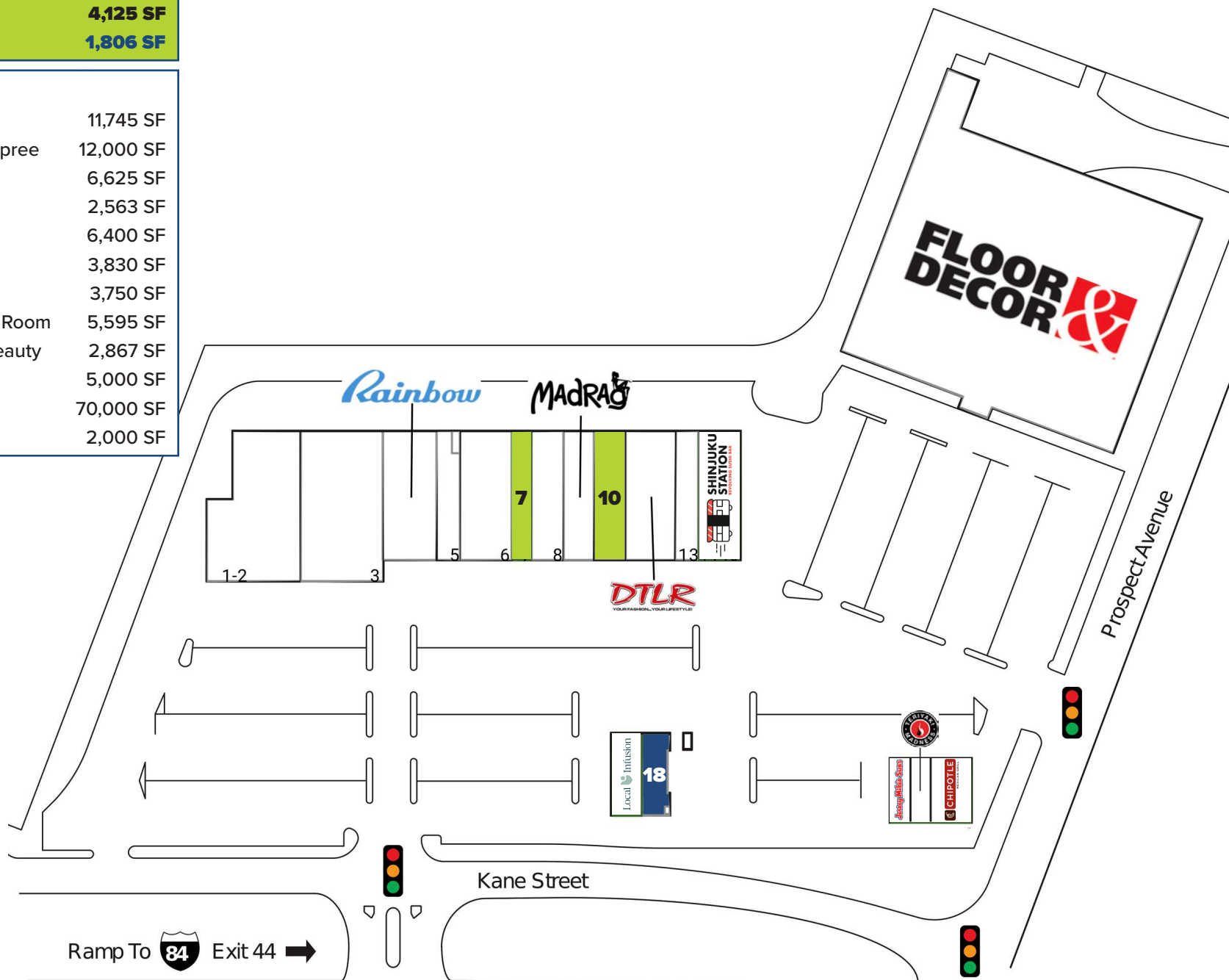
AVAILABLE SPACES

7	2,300 SF
10	4,125 SF
18 PRE-LEASING	1,806 SF

CURRENT TENANTS

1-2	Planet Fitness	11,745 SF
3	Joey's Shopping Spree	12,000 SF
4	Rainbow Apparel	6,625 SF
5	Prospect Pizza	2,563 SF
6	Pretty Woman	6,400 SF
8	Solid Gold	3,830 SF
9	Madrag	3,750 SF
11-12	Downtown Locker Room	5,595 SF
13	ProCare Nails & Beauty	2,867 SF
14-15	Shinjuku	5,000 SF
16	Floor & Decor	70,000 SF
17	Local Infusion	2,000 SF

PROSPECT PLAZA
PROSPECT AVENUE & KANE STREET
18-54 KANE STREET, WEST HARTFORD, CT



PROSPECT PLAZA
PROSPECT AVENUE & KANE STREET
18-54 KANE STREET, WEST HARTFORD, CT



PROSPECT PLAZA



**UConn
HEALTH**

KANE STREET

PROSPECT AVENUE

PARK ROAD



PARK ROAD



DUNKIN'



DUNKIN'

STOP & SHOP



CHARTER OAK MARKETPLACE

