

PROSPECT PLAZA

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



— JOIN NEWLY SIGNED: —

FOR LEASE: 2,300 SF - 5,000 SF

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

MAJOR TENANTS:

DEMOGRAPHICS			
	1-Mile	3-Miles	5-Miles
Population	24,731	167,710	263,017
Number of Household	10,071	65,845	102,002
Avg. Household Income	\$70,476	\$80,688	\$86,818

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

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.

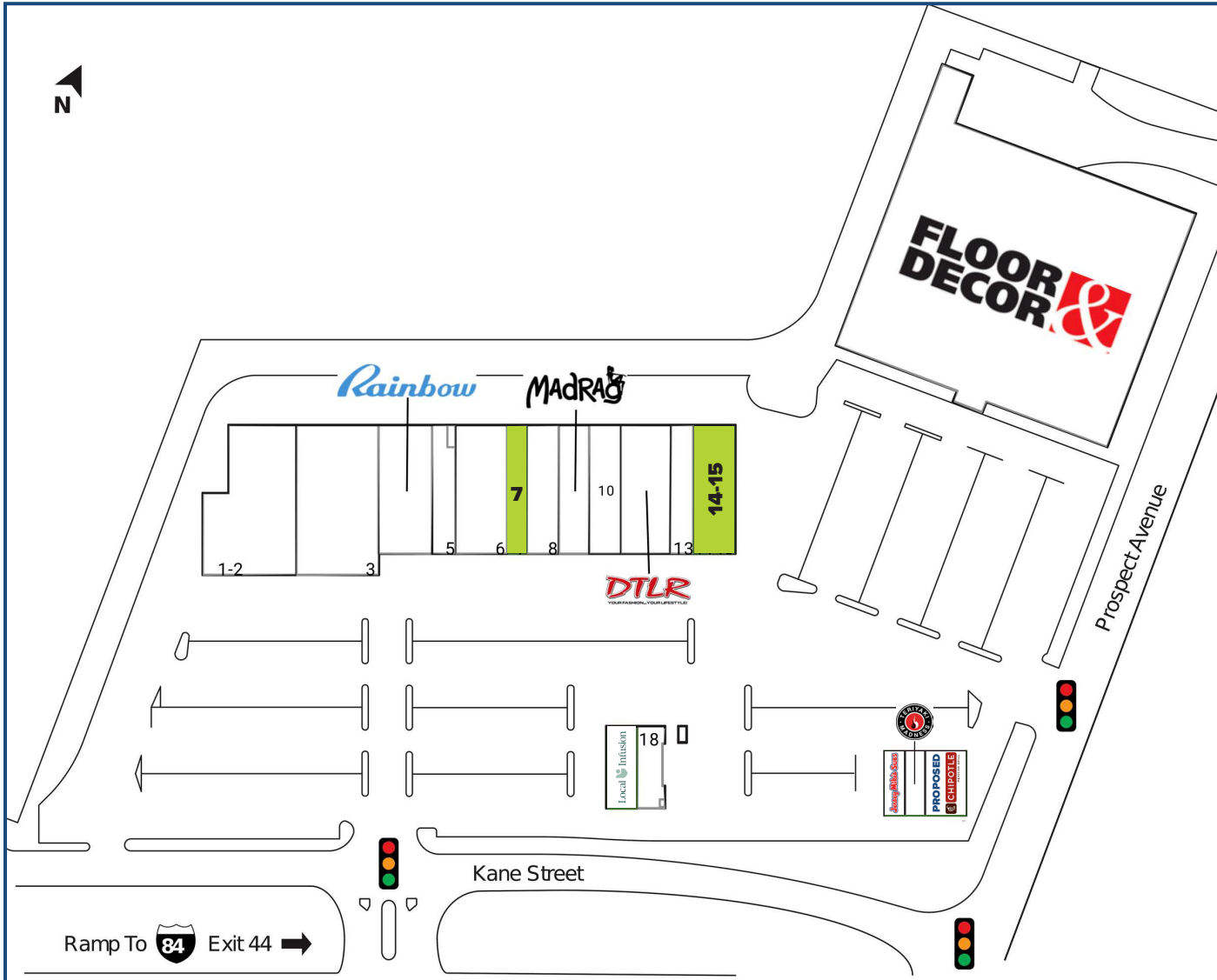
AGENTS:
TYLER LYMAN
203.529.4639
tl@truecre.com

DOMINICK MUSILLI
203.529.4629
dm@truecre.com

WES CRAFT
203.522.7484
wc@truecre.com



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



AVAILABLE SPACES	
7	2,300 SF
14-15	5,000 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
10	New England City Sports	4,125 SF
11-12	Downtown Locker Room	5,595 SF
13	ProCare Nails & Beauty	2,867 SF
16	Floor & Decor	70,000 SF
17	Local Infusion	2,000 SF
18	Dr. Dental	1,806 SF

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

PROSPECT PLAZA



DOLLAR TREE

PARK ROAD



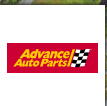
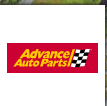
KANE STREET

PROSPECT AVENUE

84

84

NEW PARK AVENUE



CHARTER OAK MARKETPLACE



TRUE
COMMERCIAL REAL ESTATE LLC