



TRUE
COMMERCIAL REAL ESTATE LLC

PROSPECT PLAZA

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

DEMOGRAPHICS

POPULATION

1 mile: 24,731
3 miles: 167,710
5 miles: 263,017

HOUSEHOLDS

1 mile: 10,071
3 miles: 65,845
5 miles: 102,002

AVG. HOUSEHOLD \$

1 mile: \$70,476
3 miles: \$80,688
5 miles: \$86,818



FOR LEASE: 2,000 SF-5,000 SF PAD OPPORTUNITY

- 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



A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

AGENTS:

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AVAILABLE SPACES

OP	4,500 SF
7	2,300 SF
14-15	5,000 SF
17	2,000 SF

CURRENT TENANTS

1-2	Fitness Center (Coming soon)	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
18	Dr. Dental	1,806 SF



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