

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



FOR LEASE: 2,300 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

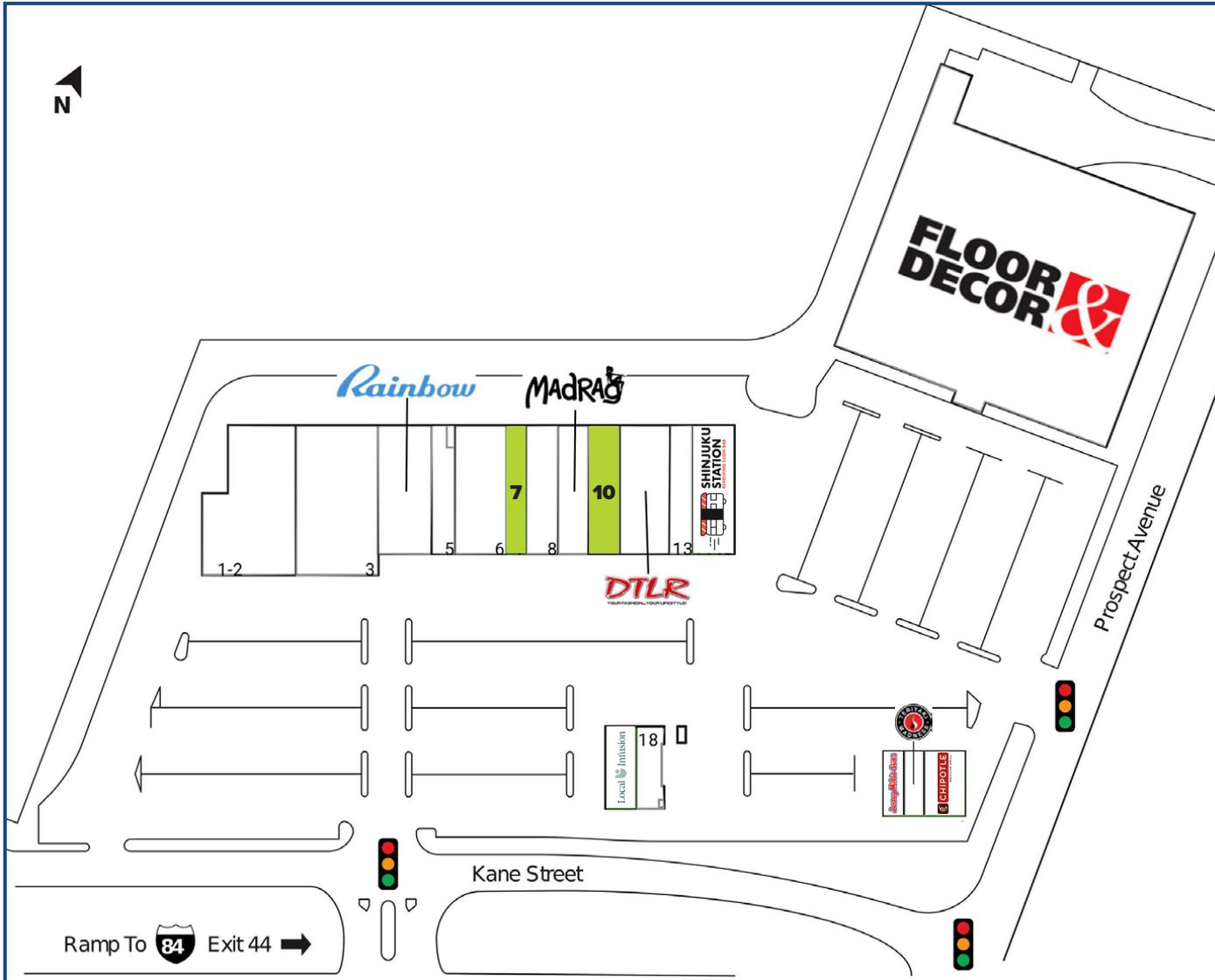
DOMINICK MUSILLI
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dm@truecre.com

WES CRAFT
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wc@truecre.com

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

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AVAILABLE SPACES

7	2,300 SF
10	4,125 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
18	Dr. Dental	1,806 SF

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PROSPECT PLAZA

 SHINJUKU STATION REVIVING SUSHI BAR	 TERIYAKI MADNESS	 DTLR	 Rainbow	 SITE
 Local Intuition	 Jersey Mike's	 CHIPOTLE MEXICAN GRILL	 planet fitness	 FLOOR DECOR



PARK ROAD



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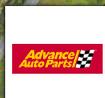
KANE STREET



PARK ROAD



NEW PARK AVENUE



CHARTER OAK MARKETPLACE



TRUE
COMMERCIAL REAL ESTATE LLC