



# 940 QUAKER LANE SOUTH | WEST HARTFORD, CT

## DEMOGRAPHICS

### POPULATION

1 mile: 11,724  
3 miles: 132,743  
5 miles: 278,941

### # HOUSEHOLDS

1 mile: 4,805  
3 miles: 54,584  
5 miles: 113,271

### AVG. HOUSEHOLD \$

1 mile: \$112,231  
3 miles: \$109,462  
5 miles: \$109,326



## AVAILABLE: 12,805 SF

- Outstanding corner building at a traffic signal in the heart of the Elmwood section of West Hartford.
- Excellent visibility and ample parking.
- Sub-lease available to 02/28/31

**AREA RETAILERS:** CVS, Frank Pepe's, Jerry's Artarama & several others.

**20,900± ADT**

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.

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

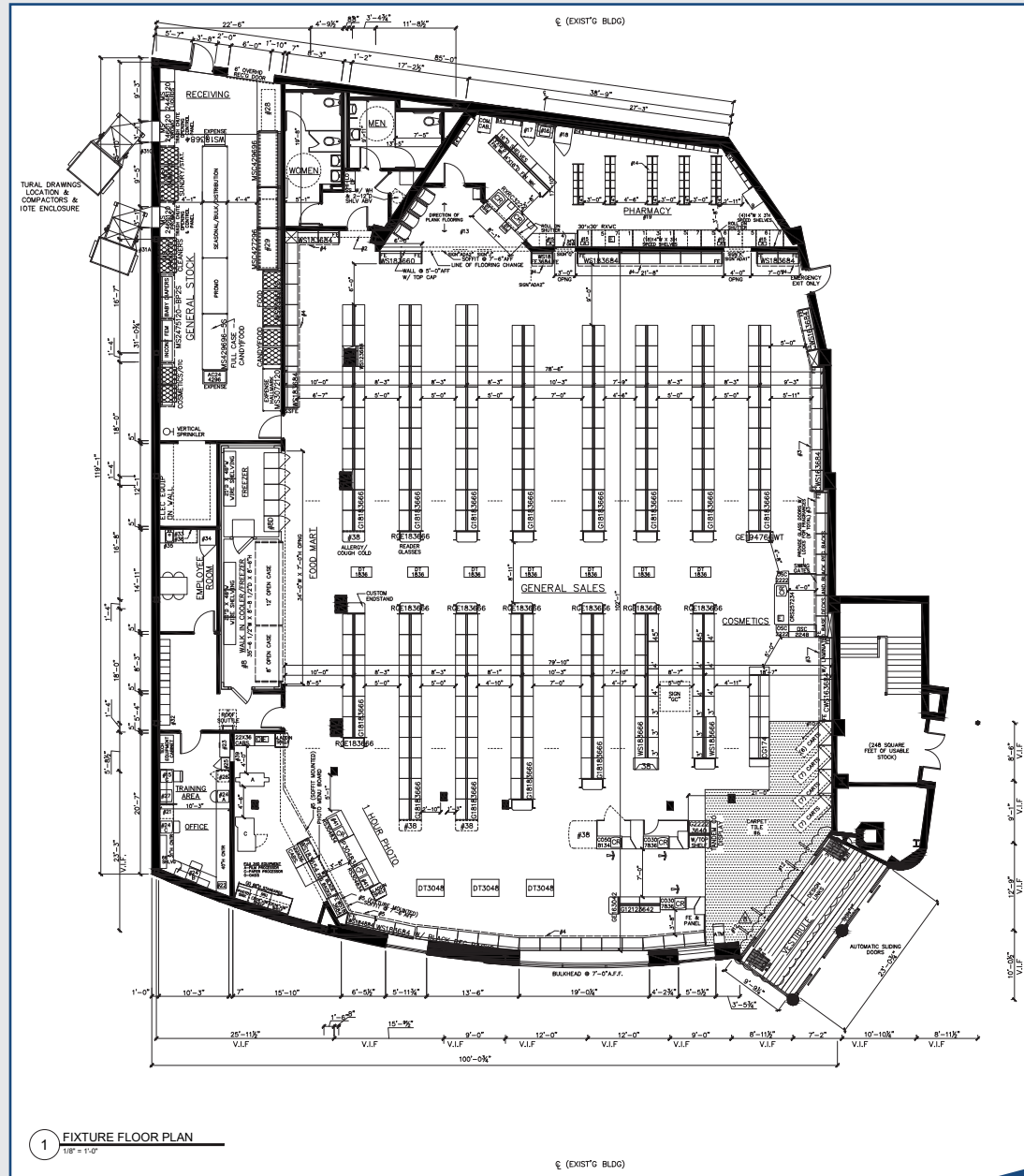
**AGENT:**

**Dominick Musilli**

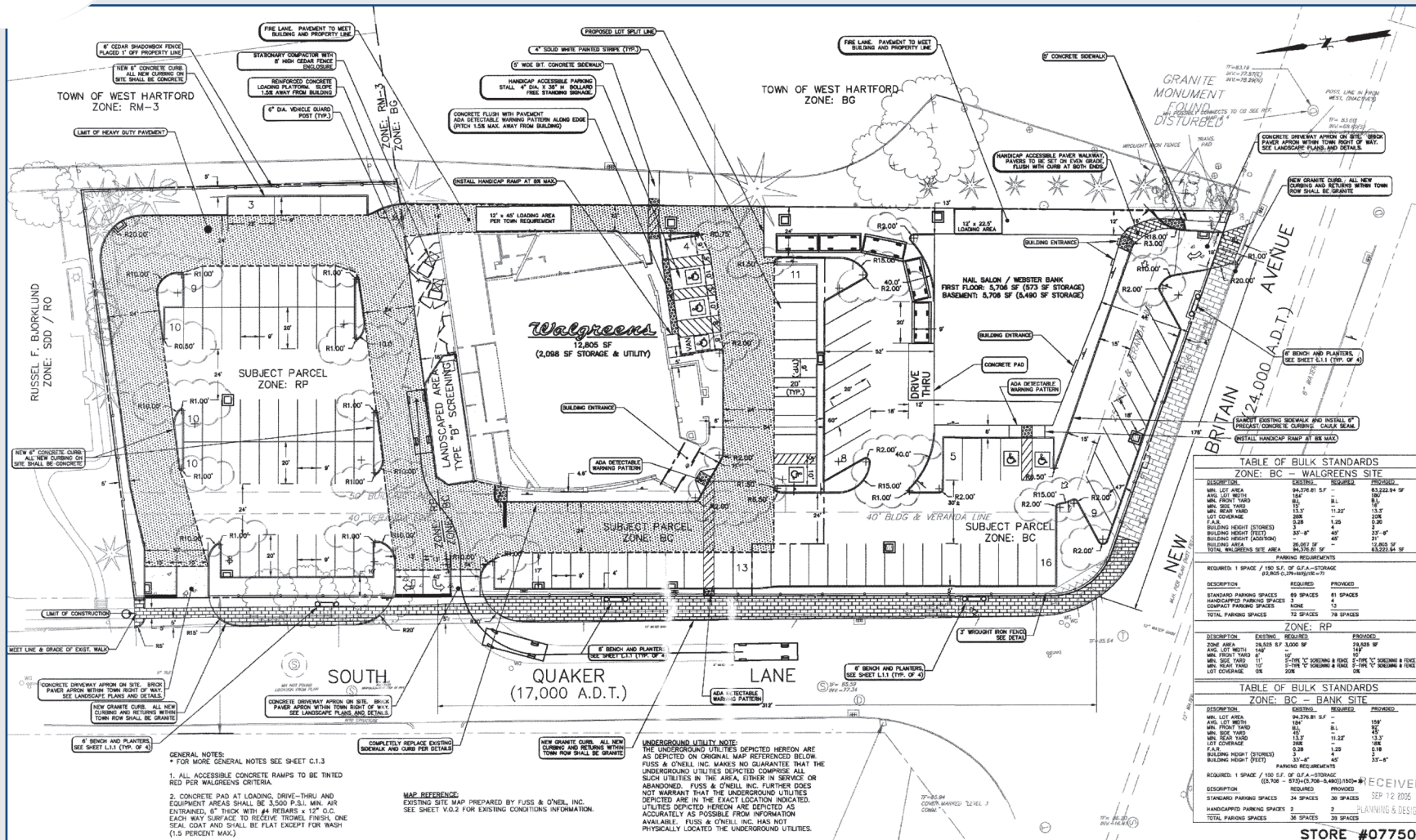
203.529.4629 | dm@truecre.com

**ASKING RENT: \$225,000  
PER ANNUM GROSS**





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**TABLE OF BULK STANDARDS**  
ZONE: BC - WALGREENS SITE

DESCRIPTION	REQUIRED	PROVIDED
MIN. LOT AREA	94,278 SF	93,228.84 SF
MIN. FRONT YARD	15'	15'
MIN. SIDE YARD	15'	15'
MIN. REAR YARD	15'	15'
LOT COVERAGE	20%	20%
BUILDING HEIGHT (STORIES)	4	4
BUILDING HEIGHT (FEET)	40'	40'
BUILDING AREA (SQ. FT.)	26,927 SF	27,100 SF
TOTAL WALGREENS SITE AREA	34,278 SF	33,228.84 SF

**PARKING REQUIREMENTS**

DESCRIPTION	REQUIRED	PROVIDED
STANDARD PARKING SPACES	69 SPACES	81 SPACES
HANDICAPPED PARKING SPACES	NONE	13
TOTAL PARKING SPACES	32 SPACES	78 SPACES

**TABLE OF BULK STANDARDS**  
ZONE: RP

DESCRIPTION	REQUIRED	PROVIDED
ZONE AREA	28,829 SF	30,000 SF
AVG. LOT WIDTH	147'	147'
MIN. FRONT YARD	11'	11.5'
MIN. SIDE YARD	10'	10'
MIN. REAR YARD	10'	10'
LOT COVERAGE	OR	OR

**TABLE OF BULK STANDARDS**  
ZONE: BC - BANK SITE

DESCRIPTION	REQUIRED	PROVIDED
MIN. LOT AREA	94,278 SF	159'
MIN. FRONT YARD	15'	15'
MIN. SIDE YARD	15'	11.5'
MIN. REAR YARD	15'	15'
LOT COVERAGE	20%	18%
F.A.R.	0.38	0.18
BUILDING HEIGHT (STORIES)	3	4
BUILDING HEIGHT (FEET)	35'-0"	35'-0"

**PARKING REQUIREMENTS**

DESCRIPTION	REQUIRED	PROVIDED
STANDARD PARKING SPACES	34 SPACES	38 SPACES
HANDICAPPED PARKING SPACES	2	2
TOTAL PARKING SPACES	36 SPACES	38 SPACES

**RECEIVED**  
SEP 12 2024  
PLANNING & DESIGN  
STORE #07750

## SITE PLAN



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