

FOR LEASE: 2,000 SF - 72,000 SF



Town Center West
Phase 1



STARBUCKS

**AVAILABLE:
3,500 SF**

the salad bar
salads • soups • shakes • wraps

Citizens



3

CROMWELL AVENUE

WEST STREET | 17,600 VPD

CROMWELL AVENUE
16,500 VPD

Barbours
PRIME



I-91 ON-RAMP

WEST STREET

I-91
133,900 VPD

Town Center West
Phase 2

Building 1
24,000 SF (First Floor)
12,000 SF (Second Floor)

Building 2
24,000 SF (First Floor)
12,000 SF (Second Floor)



TOWN CENTER WEST

856 CROMWELL AVENUE (ROUTE 3), ROCKY HILL, CT

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

AGENTS:
TYLER LYMAN
203.529.4639
tl@truecre.com

WES CRAFT
203.522.7484
wc@truecre.com

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856 CROMWELL AVENUE (ROUTE 3), ROCKY HILL, CT



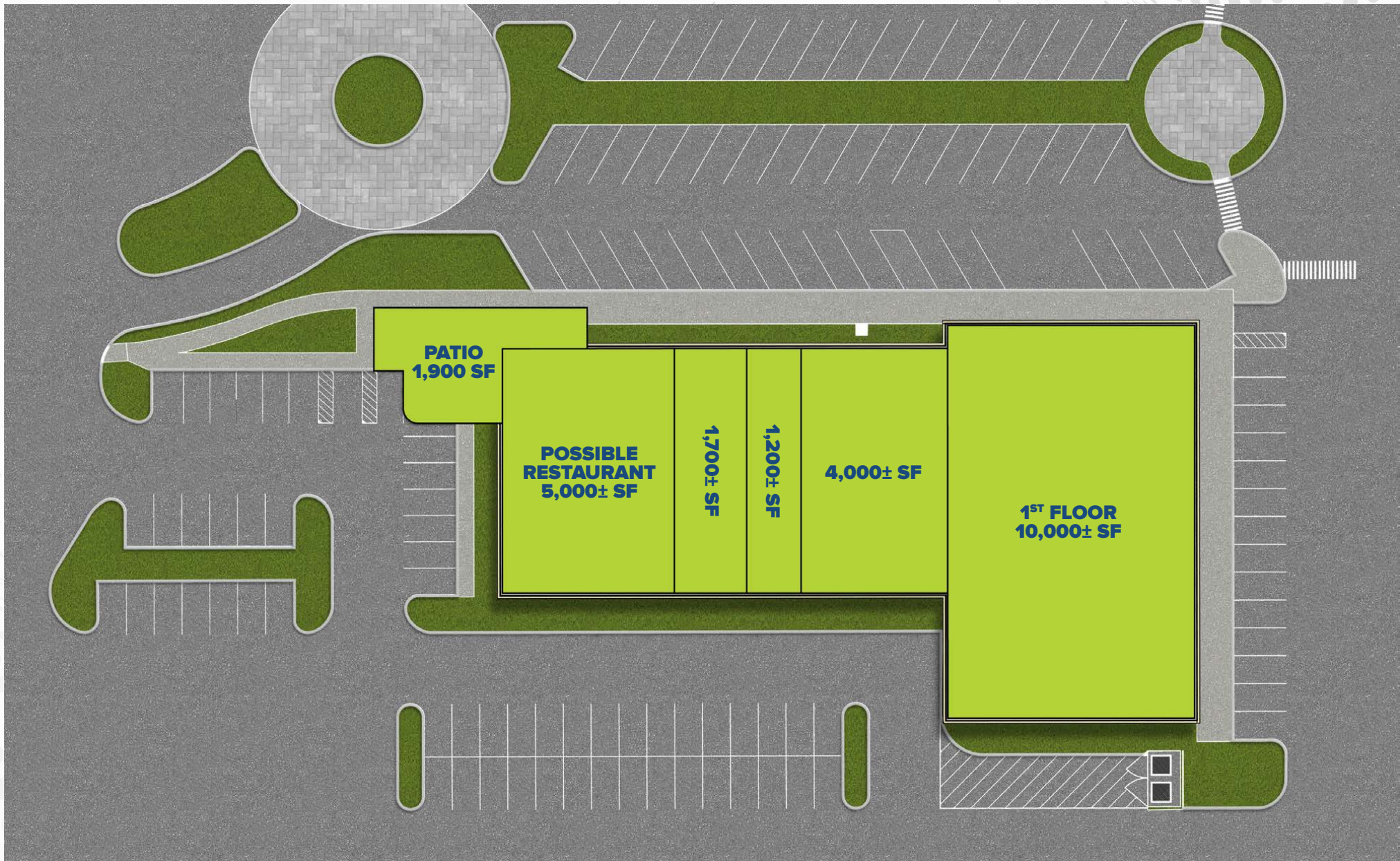
PROPOSED DESIGN

TOWN CENTER WEST
856 CROMWELL AVENUE (ROUTE 3), ROCKY HILL, CT

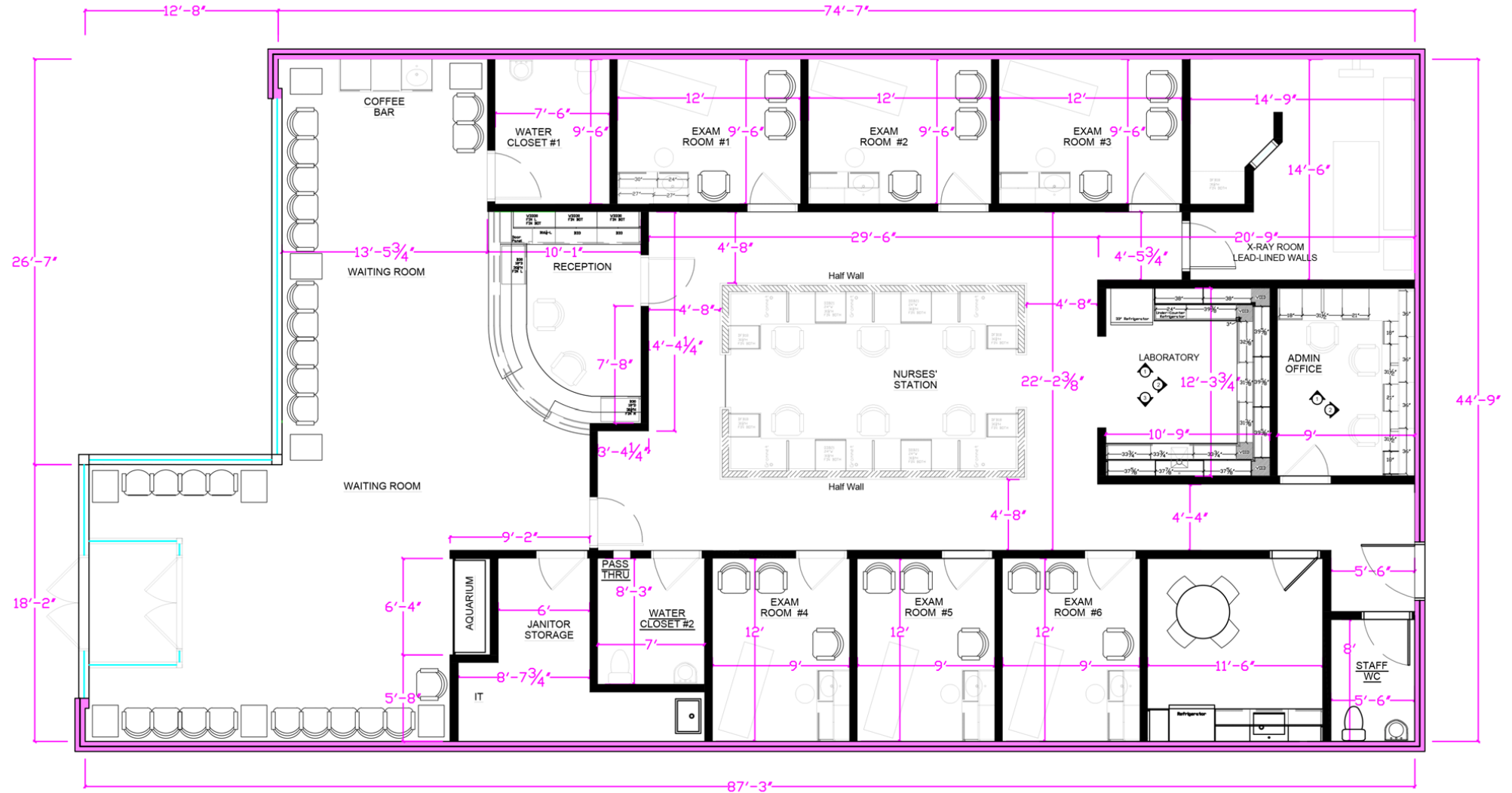


PROPOSED FLOOR PLAN

TOWN CENTER WEST
856 CROMWELL AVENUE (ROUTE 3), ROCKY HILL, CT

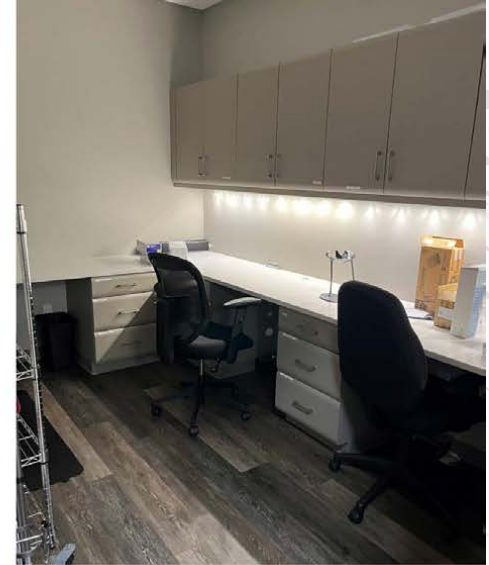


TOWN CENTER WEST
856 CROMWELL AVENUE (ROUTE 3), ROCKY HILL, CT



**3,500 SF - RETAIL, MEDICAL,
OR RESTAURANT**

**TOWN CENTER WEST
856 CROMWELL AVENUE (ROUTE 3), ROCKY HILL, CT**



TOWN CENTER WEST PHASE II

TOWN CENTER WEST
856 CROMWELL AVENUE (ROUTE 3), ROCKY HILL, CT

PHASE II DETAILS

Town Center West is the most up and coming development on Route 3 in Rocky Hill. This LifeStyle Center features popular tenants such as **Starbucks**, **The Salad Bar**, **Carbones Prime**, and **Citizens Bank**. Phase II will have **two (2) new buildings, each consisting of 36,000 square feet (72,000 SF total)**. Town Center West abuts, **The Montage**, a 144 unit luxury apartment complex. Phase II is an excellent opportunity for medical, restaurant, fitness, retail or office use.



CURRENT TENANTS:

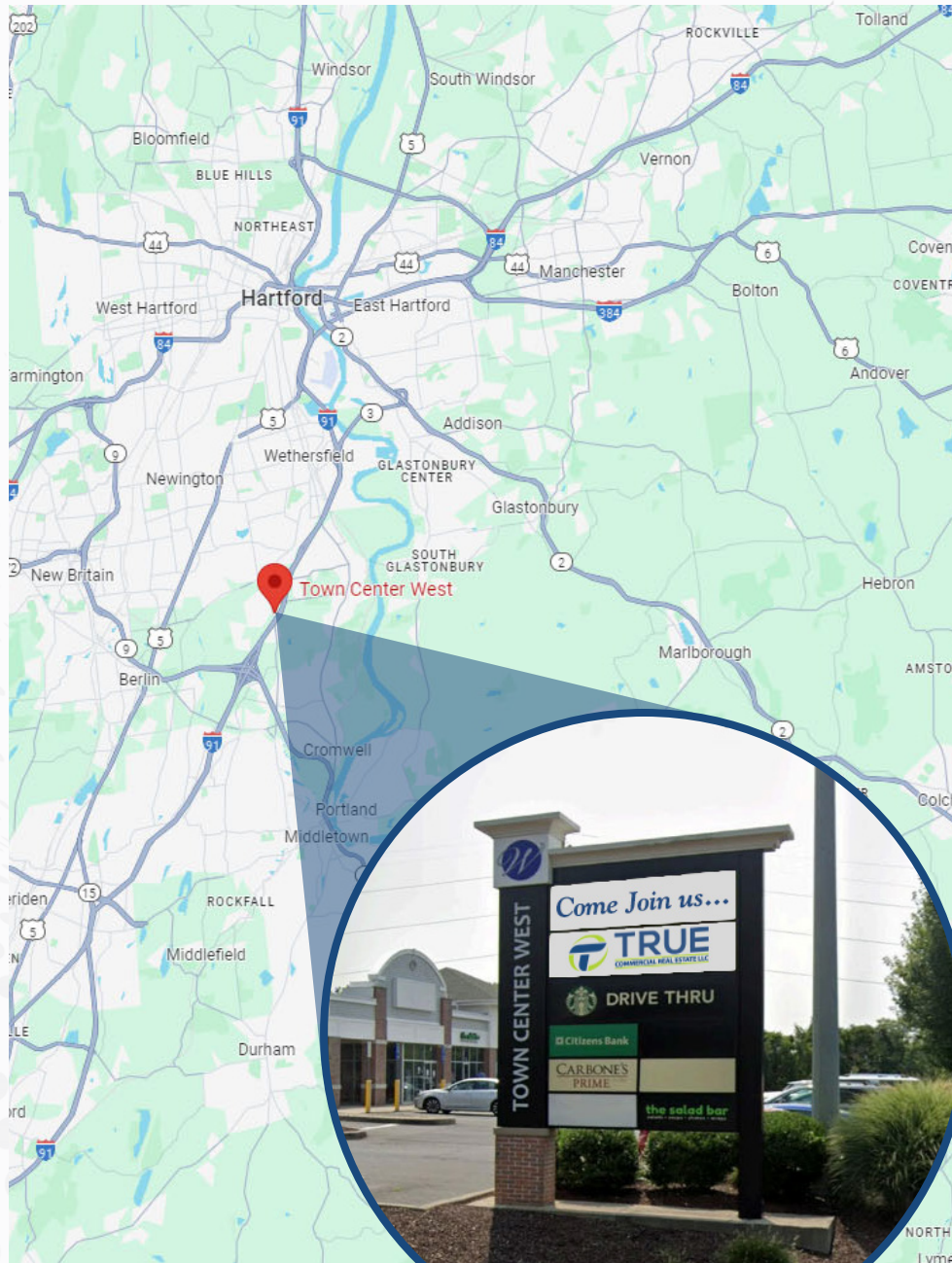


NEIGHBORING TENANTS:



LOCATION ROCKY HILL

TOWN CENTER WEST
856 CROMWELL AVENUE (ROUTE 3), ROCKY HILL, CT



Town Center West is ideally located in central Connecticut in a quintessential New England town along the Connecticut River. Rocky Hill is conveniently located just 10 minutes from downtown Hartford and 30 minutes from New Haven.

Town Center West has a prime location right off exit 23 from Interstate 91. Join this growing lifestyle community that has already garnered attention as a local favorite.

DEMOGRAPHIC

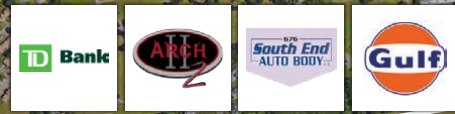
	3-Miles	5-Miles	10-Miles
Population	45,038	120,911	549,710
Number of Household	19,200	51,212	226,188
Avg. Household Income	\$145,787	\$134,187	\$117,547

HIGHLIGHTS

- » High traffic retail corridor with over 33,000 vehicles per day.
- » Located just off Interstate-91 allowing easy access to the highway.



TOWN CENTER WEST
856 CROMWELL AVENUE (ROUTE 3), ROCKY HILL, CT



WEST AVE || 17,600 VPD



133,900 VPD

