

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



## TOWN CENTER WEST

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

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

**AGENTS:**  
**TYLER LYMAN**  
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tl@truecre.com

**WES CRAFT**  
203.522.7484  
wc@truecre.com

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# PROPOSED DESIGN

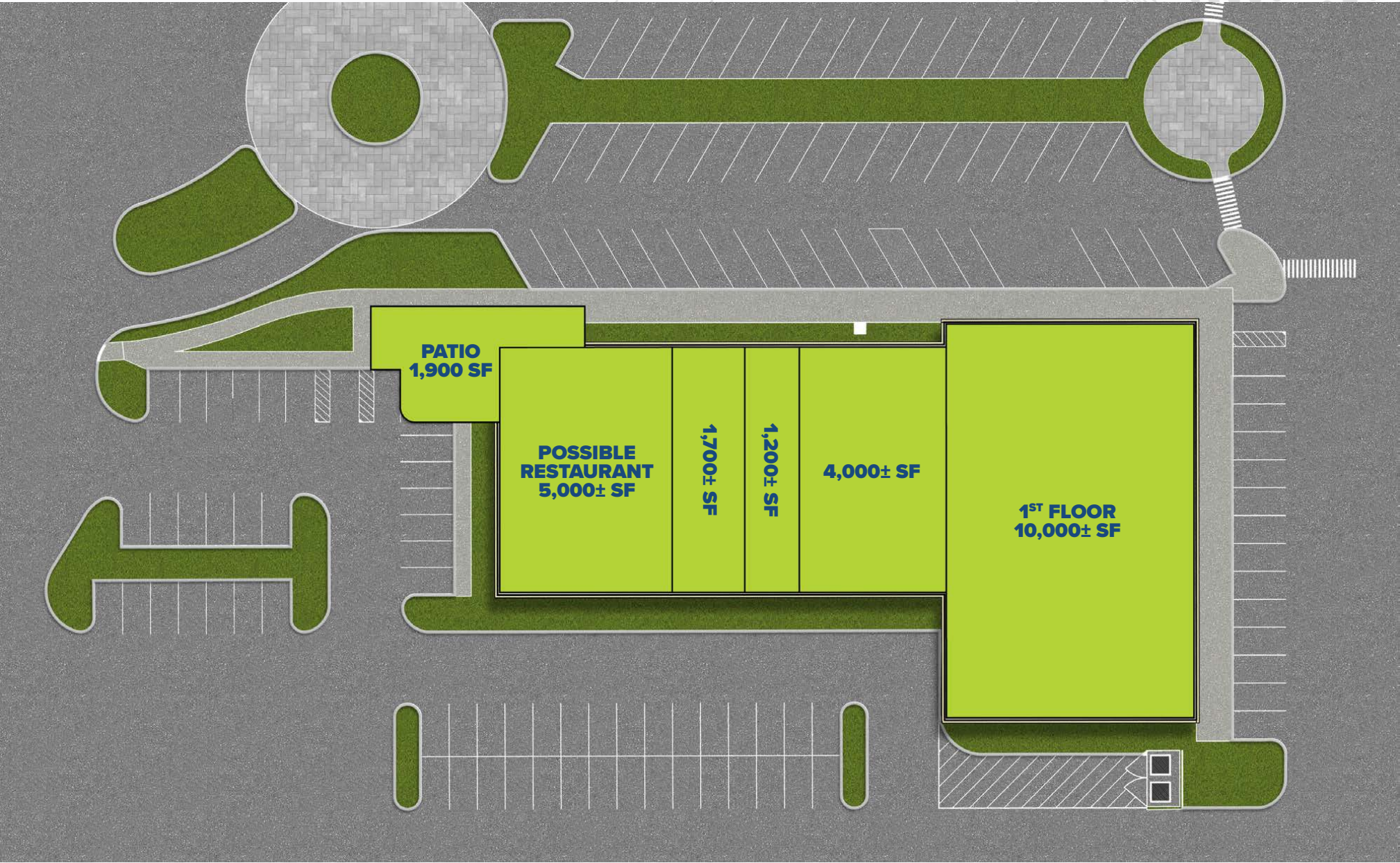
TOWN CENTER WEST  
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# PROPOSED FLOOR PLAN

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# 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:

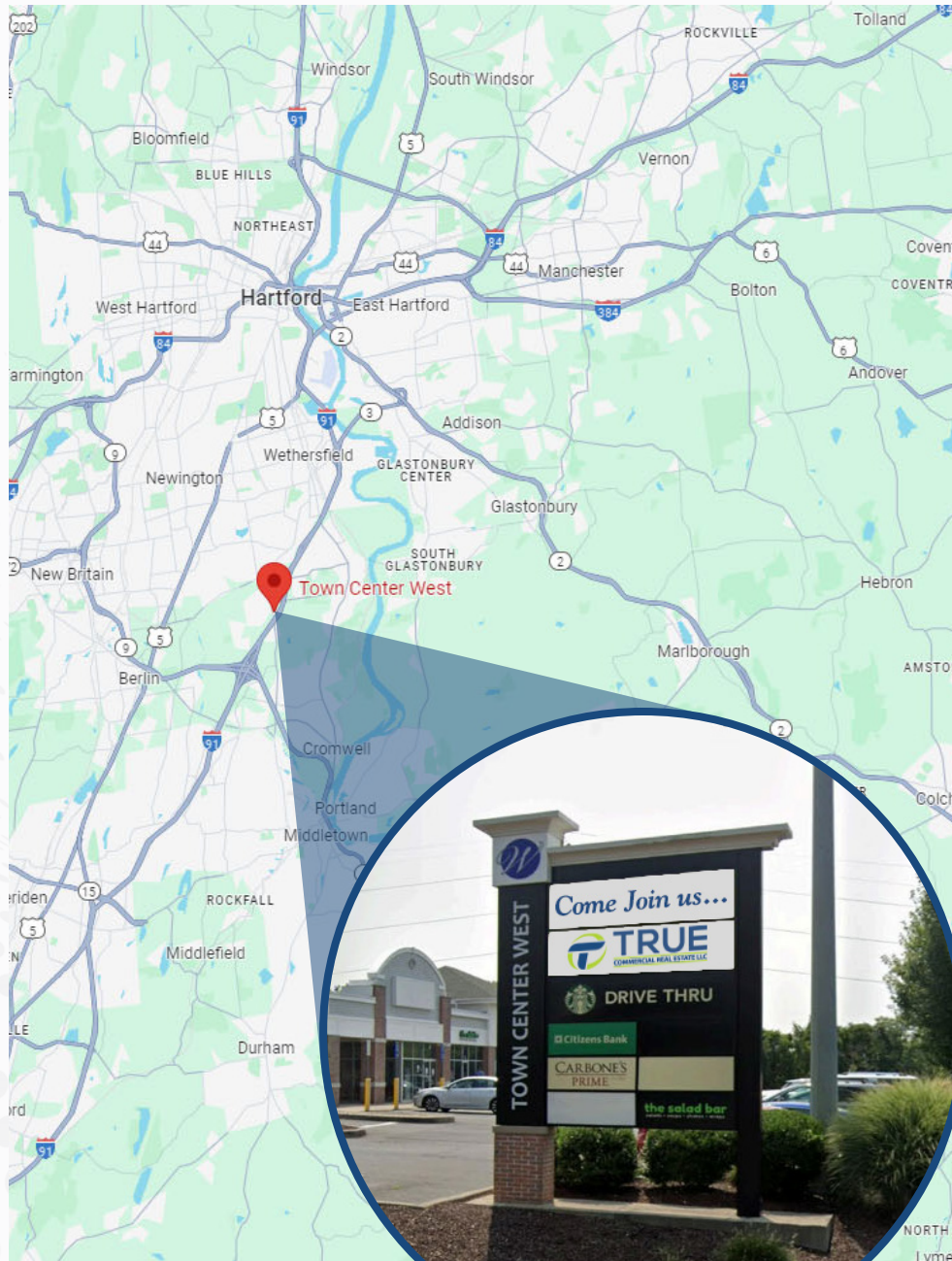


## NEIGHBORING TENANTS:



# LOCATION ROCKY HILL

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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

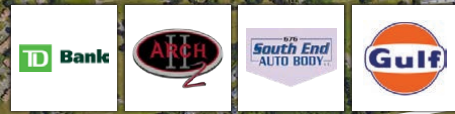
## HIGHLIGHTS

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

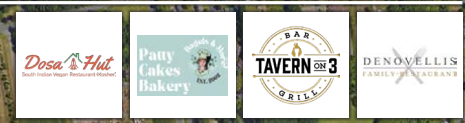




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**WEST AVE || 17,600 VPD**



**133,900 VPD**

