

161 WASHINGTON STREET, HARTFORD, CT



FOR LEASE: 13,885 SF

- » Freestanding building at a heavily trafficked intersection.
- » Ideal for grocers, general retail, medical and recreational uses.
- » Sublease expires **December 31, 2031**

DEMOGRAPHICS			
	1-Mile	3-Miles	5-Miles
Population	34,170	165,106	282,618
Number of Household	14,731	68,244	114,795
Avg. Household Income	\$64,873	\$63,665	\$81,313

AREA RETAILERS:

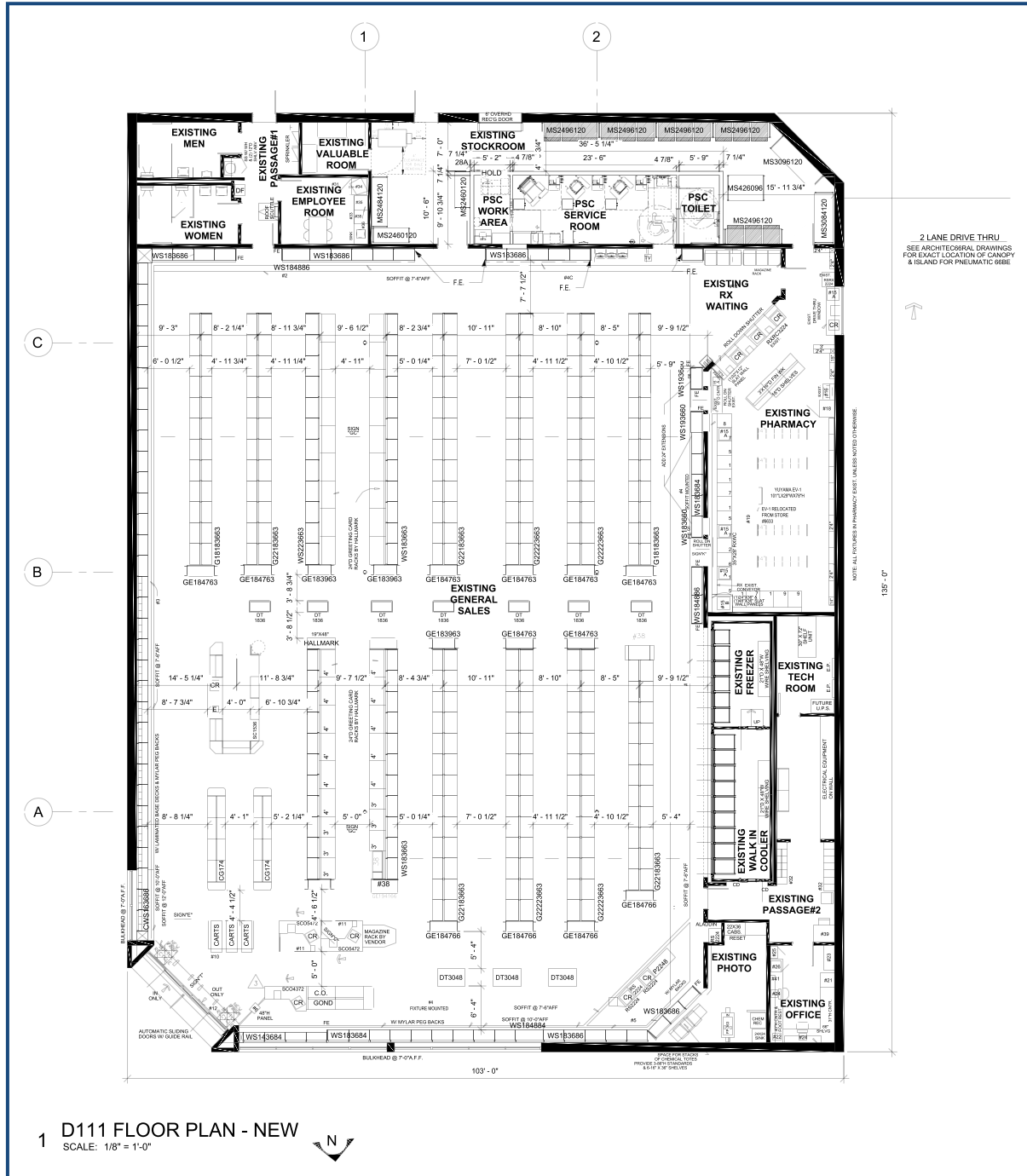
**ASKING RENT:
\$225,000 PER ANNUM**

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

AGENT:
DOMINICK MUSILLI
203.529.4629
dm@truecre.com

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2 LANE DRIVE THRU
SEE ARCHITECTURAL DRAWINGS
FOR EXACT LOCATION OF CANOPY
& ISLAND FOR PNEUMATIC ISBE

NOTE: ALL FEATURES IN PHARMACY EXIST, UNLESS NOTED OTHERWISE.

1 D111 FLOOR PLAN - NEW
SCALE: 1/8" = 1'-0"

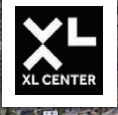




ALBANY AVE // 23,700 VPD



UNION STATION (BUS & TRAIN)



INTERSTATE 84 // 132,000 VPD

SITE



FRONT STREET DISTRICT



STATE CAPITOL

