



Great Café / Retail Space in West Hartford Center

1001 Farmington Ave, West Hartford, CT

2,763 SF

A TRUE EXCLUSIVE...
CALL FOR THE
DETAILS!

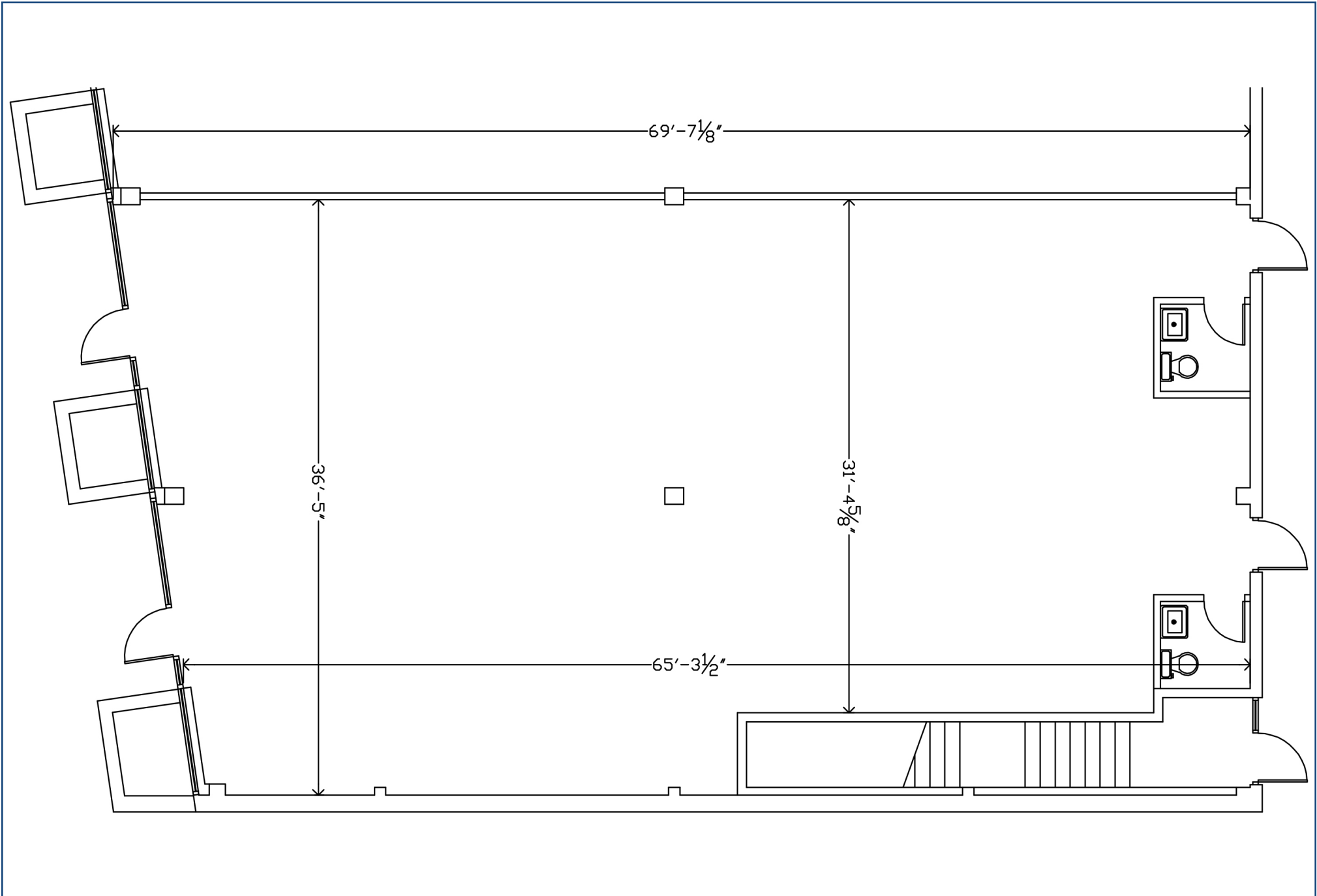
AGENTS:
TYLER LYMAN
203.529.4639
tl@truecre.com

WES CRAFT
203.522.7484
wc@truecre.com

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.



1001 Farmington Ave, West Hartford, CT



1001 Farmington Ave, West Hartford, CT



1001
Farmington Ave
West Hartford, CT

BLUE BACK SQUARE



Blue Back Square

Memorial Road

WH POLICE DEPT.

WH TOWN OFFICES

F



1001 Farmington Ave, West Hartford, CT

Major Employers in the Center & Blue Back Square

Town Center, 29 South Main Street



15 North Main Street



65 LaSalle Road



The Rutherford, Blue Back Square



The Lexicon, Blue Back Square



CUMMINGS & LOCKWOOD LLC



Residential / Units Under Construction:

1

2026
Center Park Place
(58 Luxury Condos)
and **75 LaSalle**
(25 Luxury Apartments)

3

The Byline West Hartford
(48 Luxury Apartments)

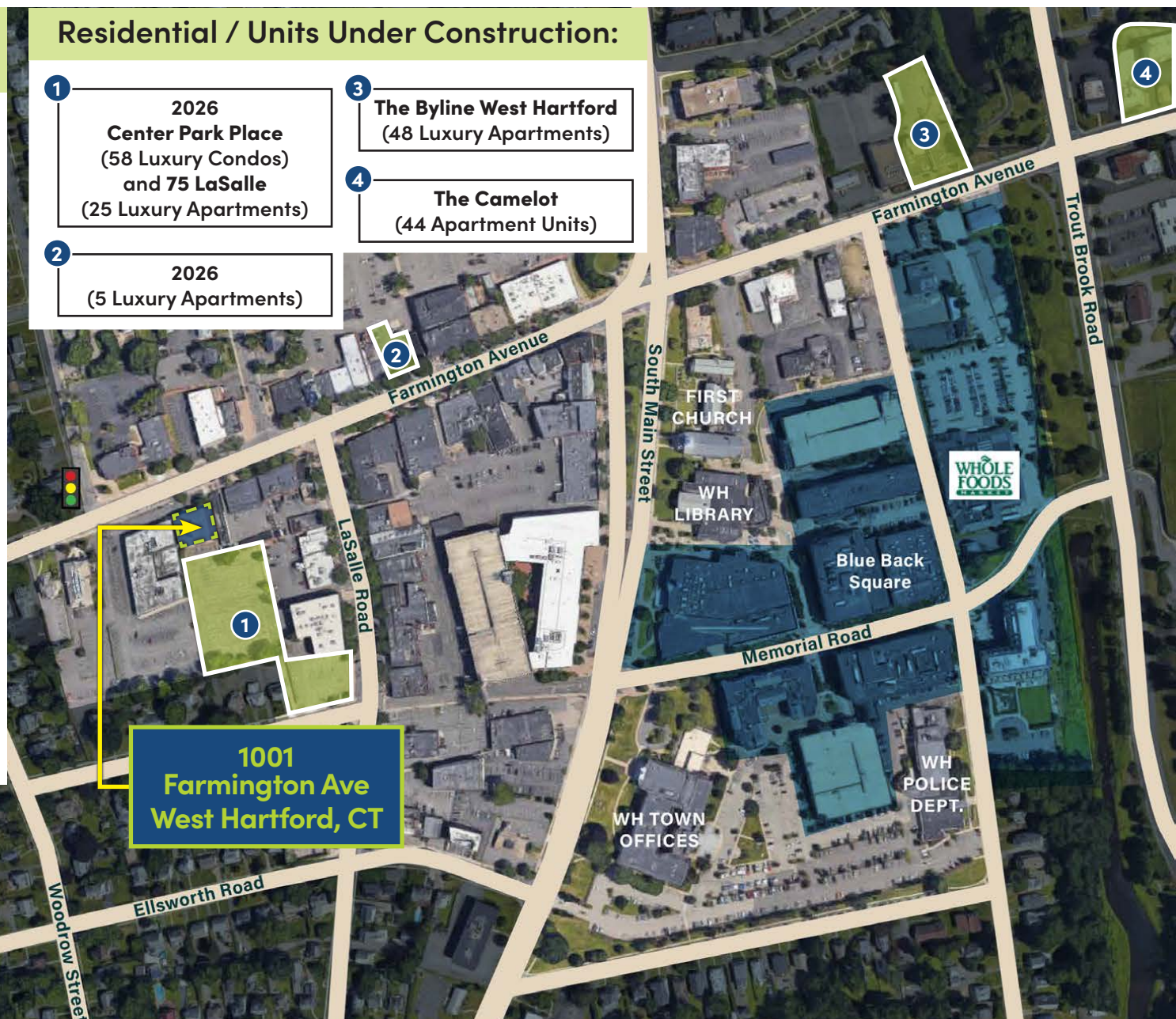
4

The Camelot
(44 Apartment Units)

2

2026
(5 Luxury Apartments)

1001 Farmington Ave
West Hartford, CT



1001 Farmington Ave, West Hartford, CT

Daytime Population

92,824

within a 3-mile radius

Employees

56,694

within a 3-mile radius

- » Surrounded by many popular restaurants such as Avert, Union Kitchen, the Friendly Toast, BarTaco, Barcelona, Zohara, Savoy, Max's Oyster Bar, Bricco, Harvest Wine Bar, Mecha Noodle Bar, and many others;
- » A comprehensive \$10M infrastructure project is currently revitalizing LaSalle Road and Farmington Avenue, featuring wider sidewalks, street lighting, raised crosswalks, and landscaping—ongoing through late 2026.
- » The site is surrounded by several new residential projects, highlighted by Center Park Place and 75 LaSalle next door, which will offer 58 luxury condominiums and 25 luxury apartments.

DEMOGRAPHICS



POPULATION

| | |
|---------|---------|
| 1 Mile | 16,142 |
| 3 Miles | 116,493 |
| 5 Miles | 246,951 |



AVERAGE HOUSEHOLD INCOME

| | |
|---------|-----------|
| 1 Mile | \$169,038 |
| 3 Miles | \$130,380 |
| 5 Miles | \$113,993 |



HOUSEHOLDS

| | |
|---------|--------|
| 1 Mile | 7,091 |
| 3 Miles | 48,165 |
| 5 Miles | 99,549 |



EDUCATION BACHELOR'S DEGREE+

| | |
|---------|-------|
| 1 Mile | 36.1% |
| 3 Miles | 23.8% |
| 5 Miles | 20.2% |



MEDIAN AGE

| | |
|---------|------|
| 1 Mile | 37.8 |
| 3 Miles | 37.8 |
| 5 Miles | 37.5 |



WORKERS WHITE COLLAR

| | |
|---------|-------|
| 1 Mile | 78.9% |
| 3 Miles | 66.7% |
| 5 Miles | 61.6% |