

425 Franklin Ave Hartford, CT 06114



Call For Availability

45,000 SF Mixed Use Building

**Property information comes from various sources and may not always be accurate. No representation or warranty is made as to the accuracy of this information. You should verify any information that is important to your buying or selling decision.*

PROPERTY HIGHLIGHTS

425 Franklin Ave provides virtually limitless possibilities and potential opportunities to grow and expand your business:

- 1.42 acre lot with gross building size of 45,000 SF
- Daily Traffic counts of 8,665
- MS-2 Zone
- Easy access to major highways, public transportation, & airports
- Medical office space
- Newly renovated
- Exterior accent lighting
- Entire property fenced & gated
- Ample Parking
- Built out playground and classrooms for separated secure school
- Population of 26,000+

For More Information, call:



AMIN SHEIKH

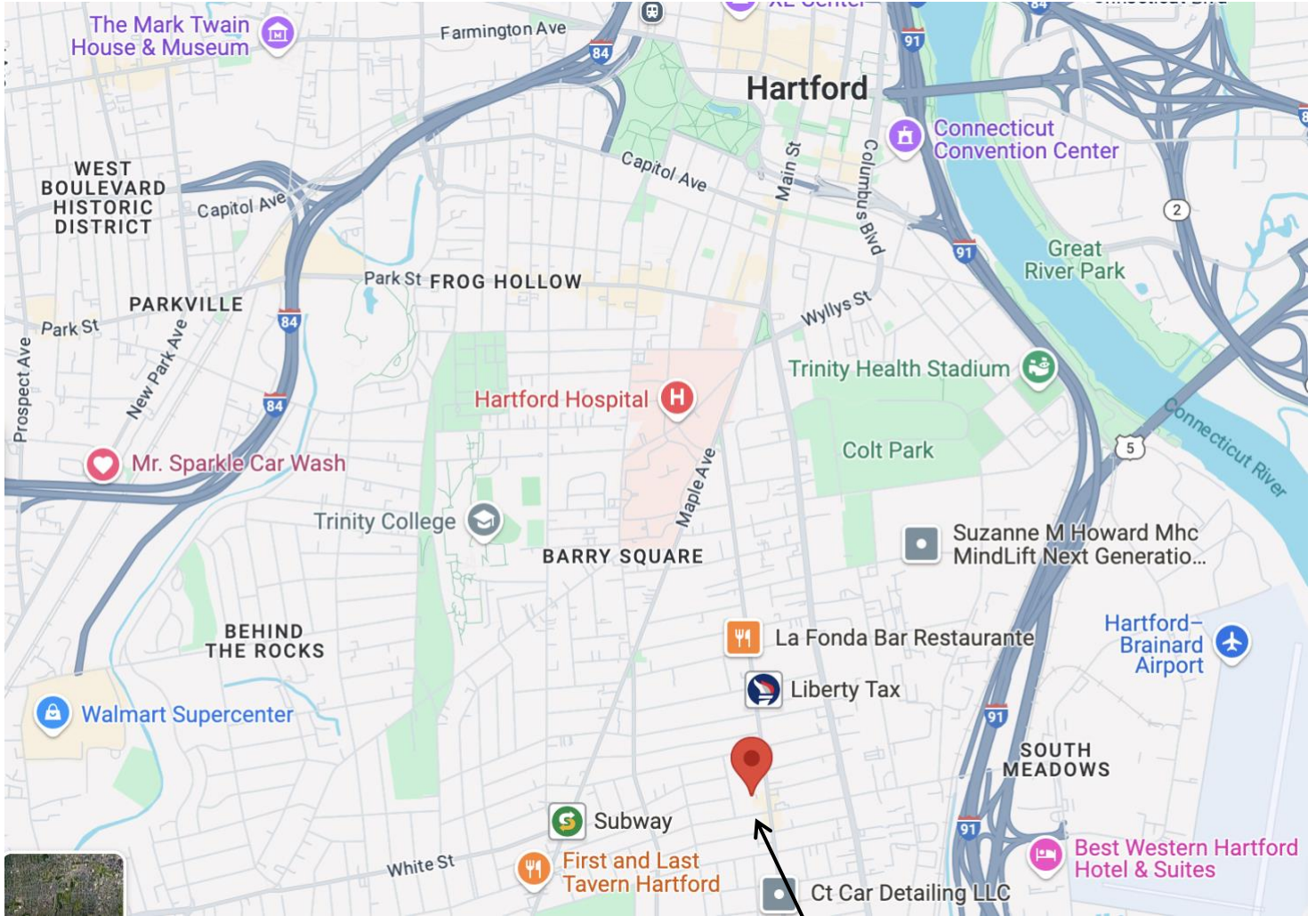
203-927-9056 (CELL)

AMIN.SHEIKHENTERPRISES@GMAIL.COM

ADDITIONAL PHOTOS



AREA MAP



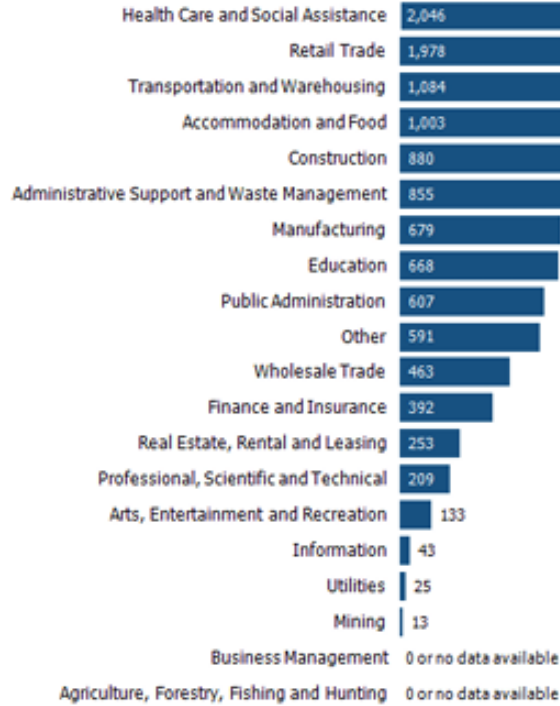
TRADE AREA INFORMATION

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



TRAFFIC COUNTS



Daily Traffic Counts:
 ▲ Up 6,000 / day
 ▲ 6,001 – 15,000
 ▲ 15,001 – 30,000
 ▲ 30,001 – 50,000
 ▲ 50,001 – 100,000
 ▲ Over 100,000 / day

1	2	3	4	5
4,257	8,665	6,413	3,106	2,531
2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts
Street: Preston St Cross: Winship St Cross Dir: E Dist: 0.05 miles	Street: Franklin Ave Cross: Roosevelt St Cross Dir: S Dist: 0.04 miles	Street: Brown St Cross: Brunswick St Cross Dir: W Dist: 0.03 miles	Street: South St Cross: McLean St Cross Dir: W Dist: 0.03 miles	Street: Campfield Ave Cross: Victoria Rd Cross Dir: S Dist: 0.02 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year	Year	Year	Year	Year
Count	Count	Count	Count	Count
Type	Type	Type	Type	Type
2021 ▲ 4,300 AADT	2021 ▲ 5,700 AADT	2021 ▲ 6,100 AADT	2021 ▲ 3,100 AADT	2021 ▲ 2,600 AADT
2012 ▲ 4,900 ADT	2012 ▲ 9,100 ADT	2012 ▲ 7,600 ADT	2012 ▲ 3,100 ADT	2012 ▲ 2,400 ADT
2009 ▲ 4,500 ADT	2009 ▲ 8,500 ADT	2009 ▲ 6,900 ADT	2009 ▲ 3,600 ADT	2009 ▲ 2,500 ADT
2006 ▲ 3,900 ADT				
2003 ▲ 4,400 ADT				

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)