

# WINDSOR COURT




1095 Kennedy Rd., Windsor, CT 06095



## HIGHLIGHTS

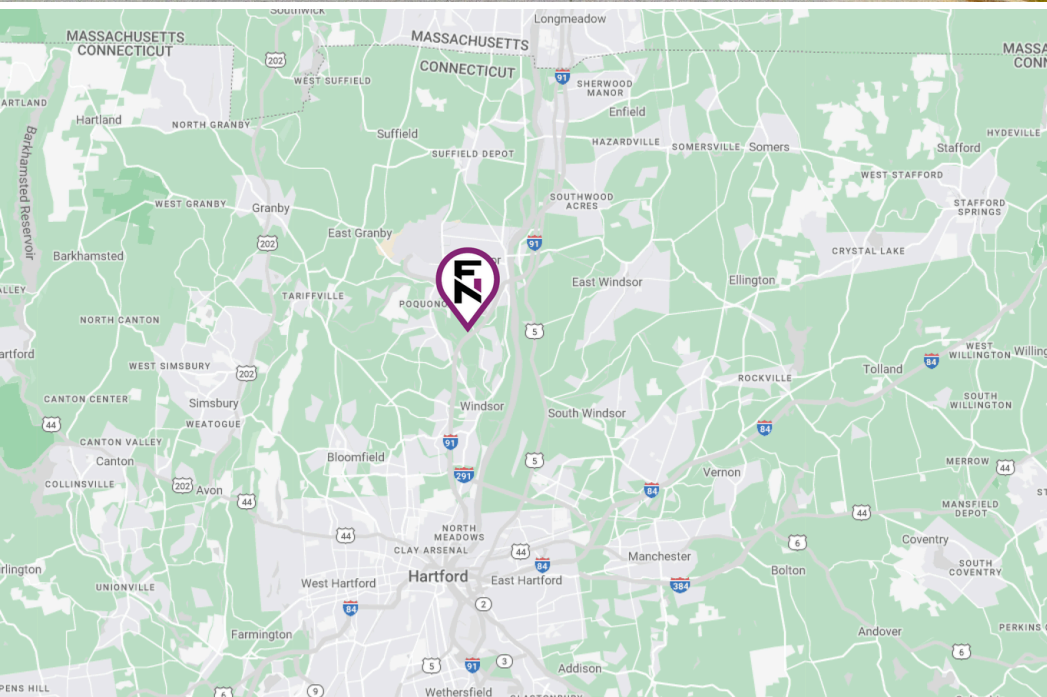
**MSA** Greater Hartford  
**COUNTY** Hartford County  
**GLA** 78,500  
**ACRES** 11.65  
**PARKING** 459

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	1,783	26,324	53,928
	758	11,533	22,673
	\$116,409	\$120,750	\$121,583

## PROPERTY FEATURES

- Windsor Court is a 78,500 SF shopping center anchored by a 64,195 SF Stop & Shop and shadow-anchored by Target and HomeGoods solidifying the center as a regional destination.
- The Shopping Center boasts a high-quality tenant roster including At&T, Windsor Court Wine, Edible Arrangements and Great Clips.
- Located in a highly affluent retail corridor 10 mile north of Downtown Hartford.
- The property is situated on Kennedy Road at the interchange with Interstate 91, which generates combined traffic of over 127,000 vehicles per day.
- Within a 5-mile radius, the population is over 53,000 people and the average household income is over \$121,000.



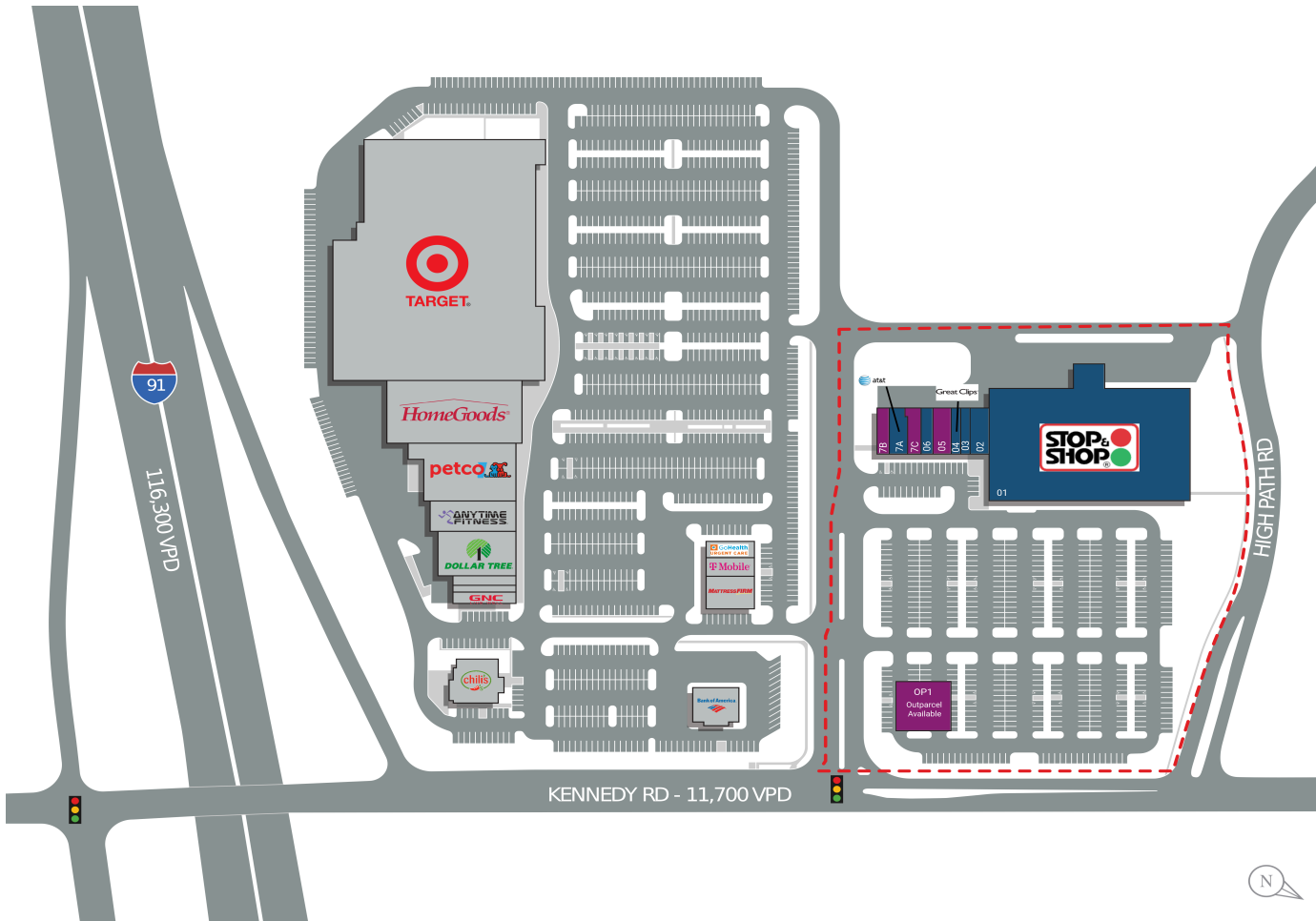
**PROPERTY WEBSITE**

**Candace Gschwind** | 513-292-2652 | cgschwind@fnrpusa.com

**fnrpusa.com**

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SUITE	TENANT NAME	SF
<b>OP1</b>	<b>Available</b>	
01	Stop & Shop	64,195
02	Windsor Court Wine & Spirits	2,400
03	Happy Nail Spa	1,200
04	Great Clips	1,200
<b>05</b>	<b>Available</b>	<b>2,400</b>
06	Char Koon Noodle Express	1,485
7A	AT&T Wireless	2,220
<b>7B</b>	<b>Available</b>	<b>1,600</b>
<b>7C</b>	<b>Available</b>	<b>1,800</b>

AVAILABLE
  AVAILABLE SOON
  LEASED
  NAP (NOT A PART)



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REALTY PARTNERS



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