



PICKLE BALL CITY  
COMING SOON

13,300 SF

CHINESE BUFFET  
COMING SOON

5,001 SF

AVAILABLE:

**13,300 SF & 5,001 SF**

**Tenants:** The shopping center includes Stop & Shop, Petco, and Planet Fitness.

**Location:** It's situated approximately 5 miles away from downtown Hartford, CT, which is a convenient distance for residents and commuters. Planet Fitness is #2 out of 6 locations for store visits within 10 miles. \*

**Traffic:** The center is located on U.S Highway 5, a major retail hub, with an estimated 37,100 cars passing through the intersection each day.

**Demographics:** The area has an attractive demographic profile, with an average household income of \$95,858 within a 5-mile radius. Additionally, there's a sizable population of 215,580 people in the vicinity.

**Available Spaces:** There are four spaces available, including one occupied by Bob Stores on a month-to-month lease. The 11,684 sq. ft space was previously utilized as an urgent care facility and is now available for immediate occupancy for other medical purposes.

\*Per Placer A.I

**Demographics**

	1 Mile	3 Miles	5 Miles
Population:	8,278	66,649	215,580
HH Income:	\$132,860	\$117,971	\$95,858
Daytime Pop	9,309	70,629	224,298

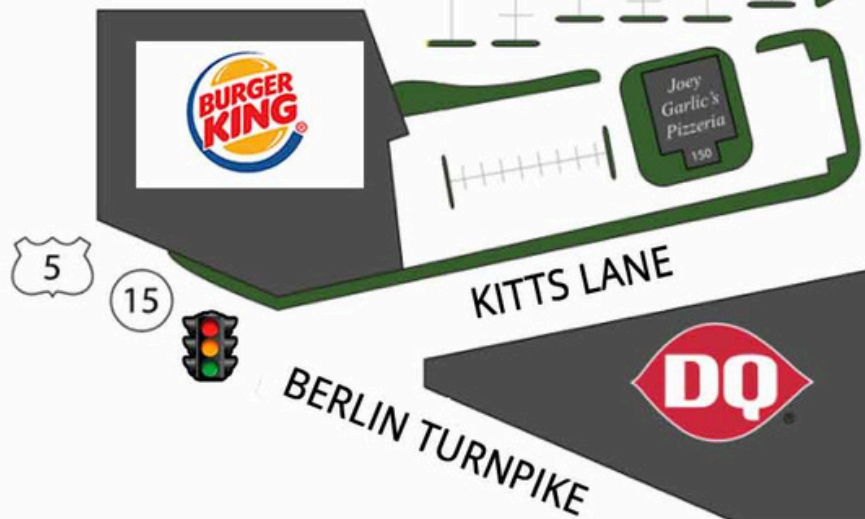
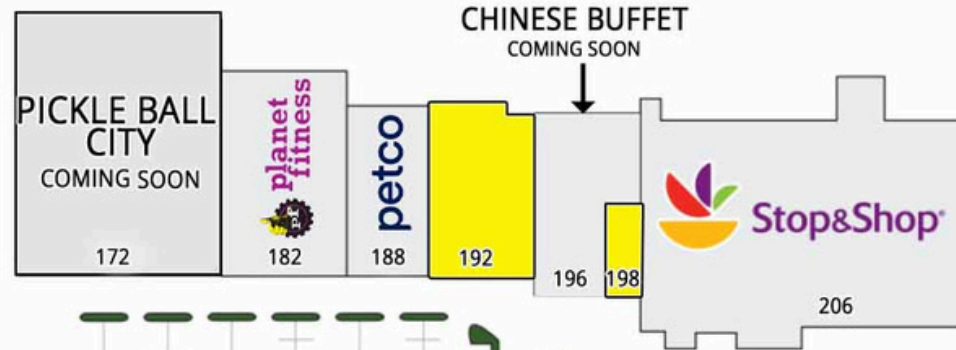
**Total GLA**

189,864 SF

**Traffic Counts**

Route 5	37,100 Cars Per Day
Kitts Lane	6,700 Cars Per Day

150	 JOEY GARLIC'S
172	PICKLE BALL CITY COMING SOON
182	 planet fitness
188	 petco
192	13,300 SF Available
196	CHINESE BUFFET COMING SOON
198	5,001 SF Available
206	 Stop&Shop













172 Kitts Lane.  
AVAILABLE FOR LEASE

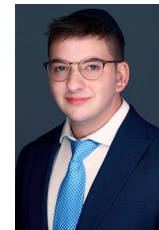
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