

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Located on the ground floor of the primary hospital garage, this brand-new 1,100 space garage provides exceptional visibility, access, and built-in traffic from thousands of hospital employees, patients, and visitors daily. The space is approximately 7,500 SF and is ideally suited for a high-quality fast-casual restaurant concept. Ownership is open to discussing the footprint depending on tenant needs. This is an ideal opportunity for a restaurant operator looking to serve Hartford's growing healthcare campus and surrounding community.

PROPERTY HIGHLIGHTS

Strong Built-In Demand - over 2.1M annual visitors and 7,500-8,000 staff provide steady, year-round traffic.

Prime, High-Visibility Location - Central in Hartford's medical district with easy access from major roads.

Ample Parking - The new 1,100-space garage ensures convenient access for staff and visitors.

Target Delivery - Fall/Winter 2026

OFFERING SUMMARY

Lease Rate:	Call for pricing
Number of Units:	1
Available SF:	7,500 SF
Garage Spaces:	1,100

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

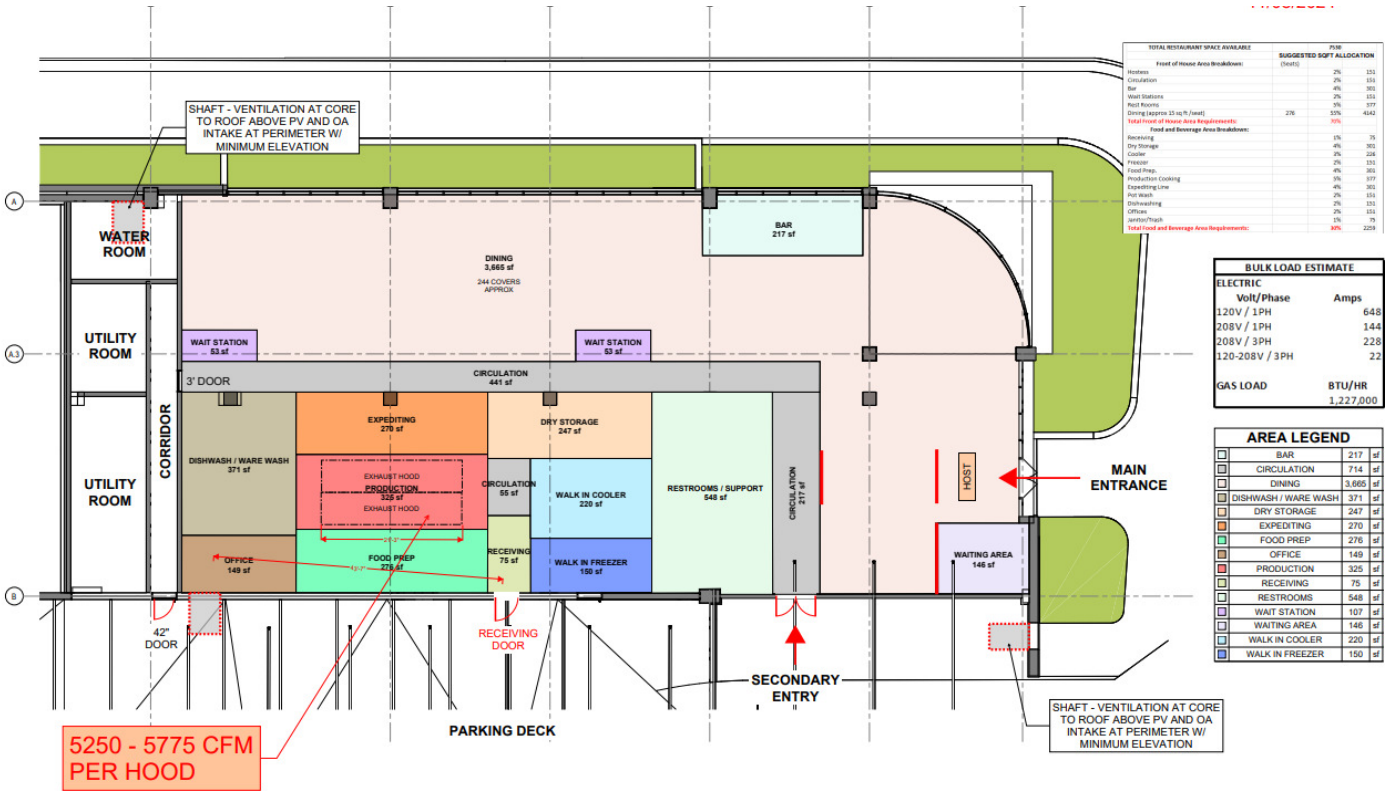
	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,317	3,621	13,518
Total Population	3,447	9,186	33,197
Average HH Income	\$46,557	\$49,542	\$55,969

Kevin Kenny

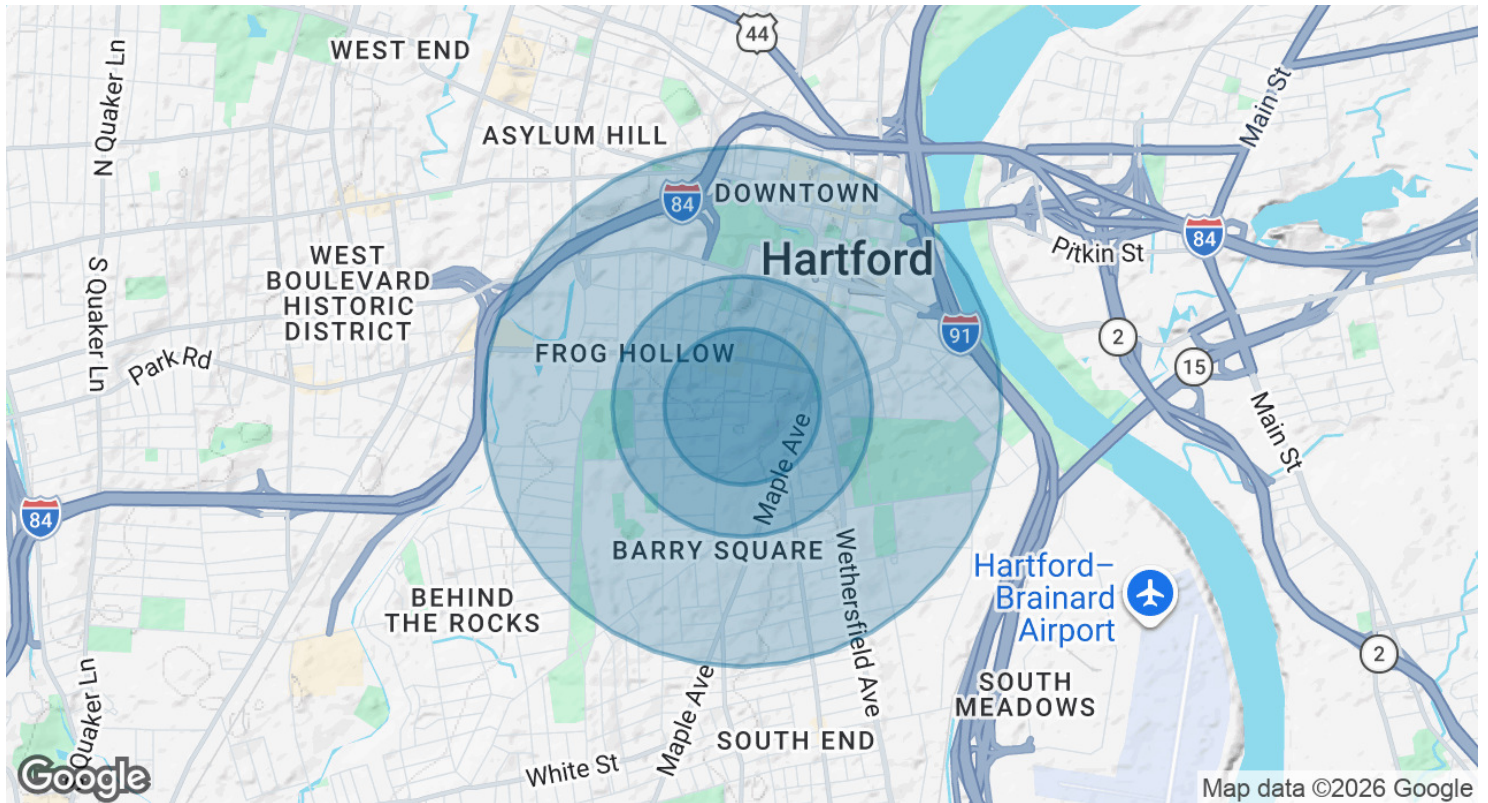
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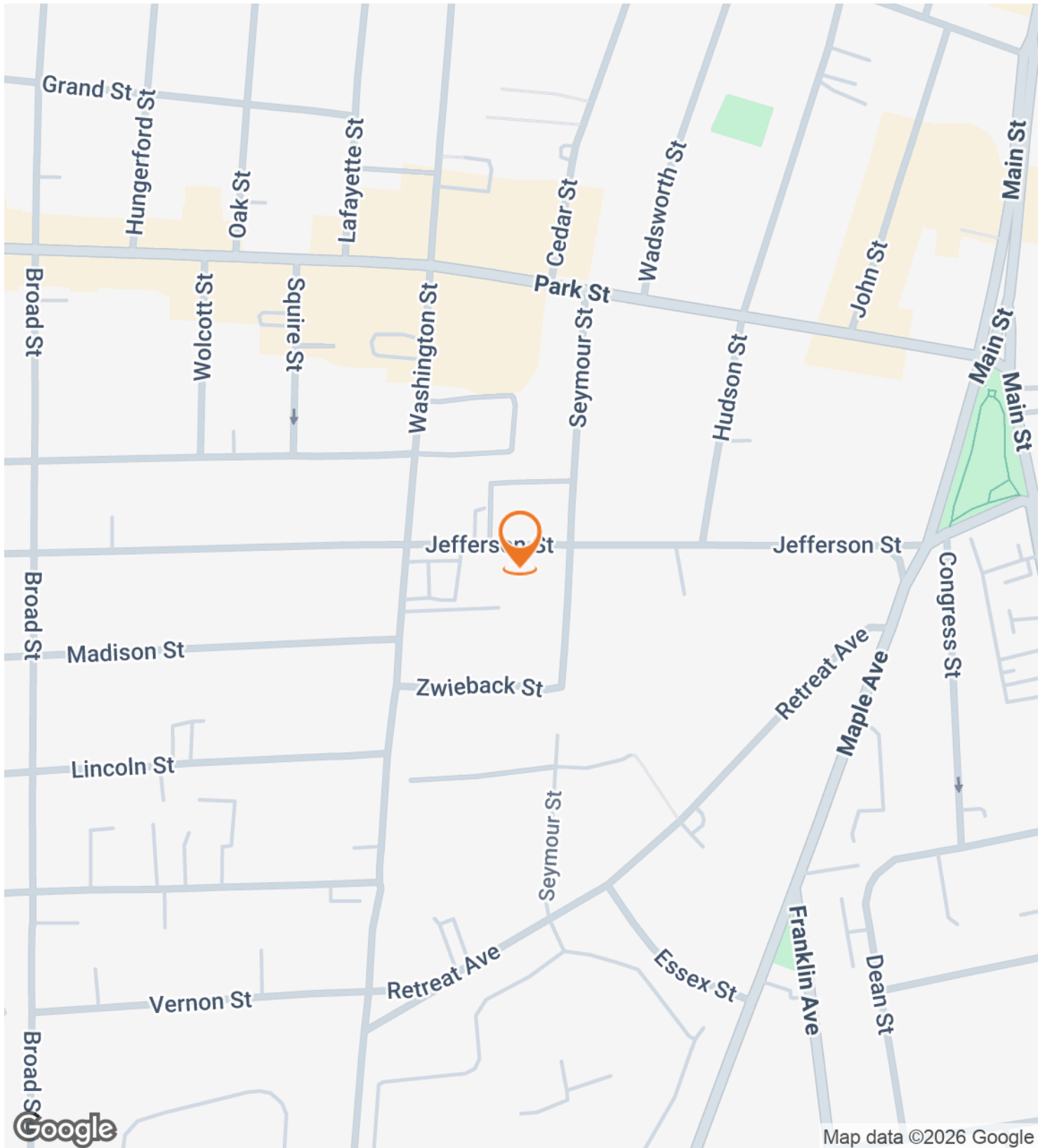


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,447	9,186	33,197
Average Age	36	36	35
Average Age (Male)	36	36	34
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,317	3,621	13,518
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$46,557	\$49,542	\$55,969
Average House Value	\$284,880	\$279,756	\$281,075

2020 American Community Survey (ACS)

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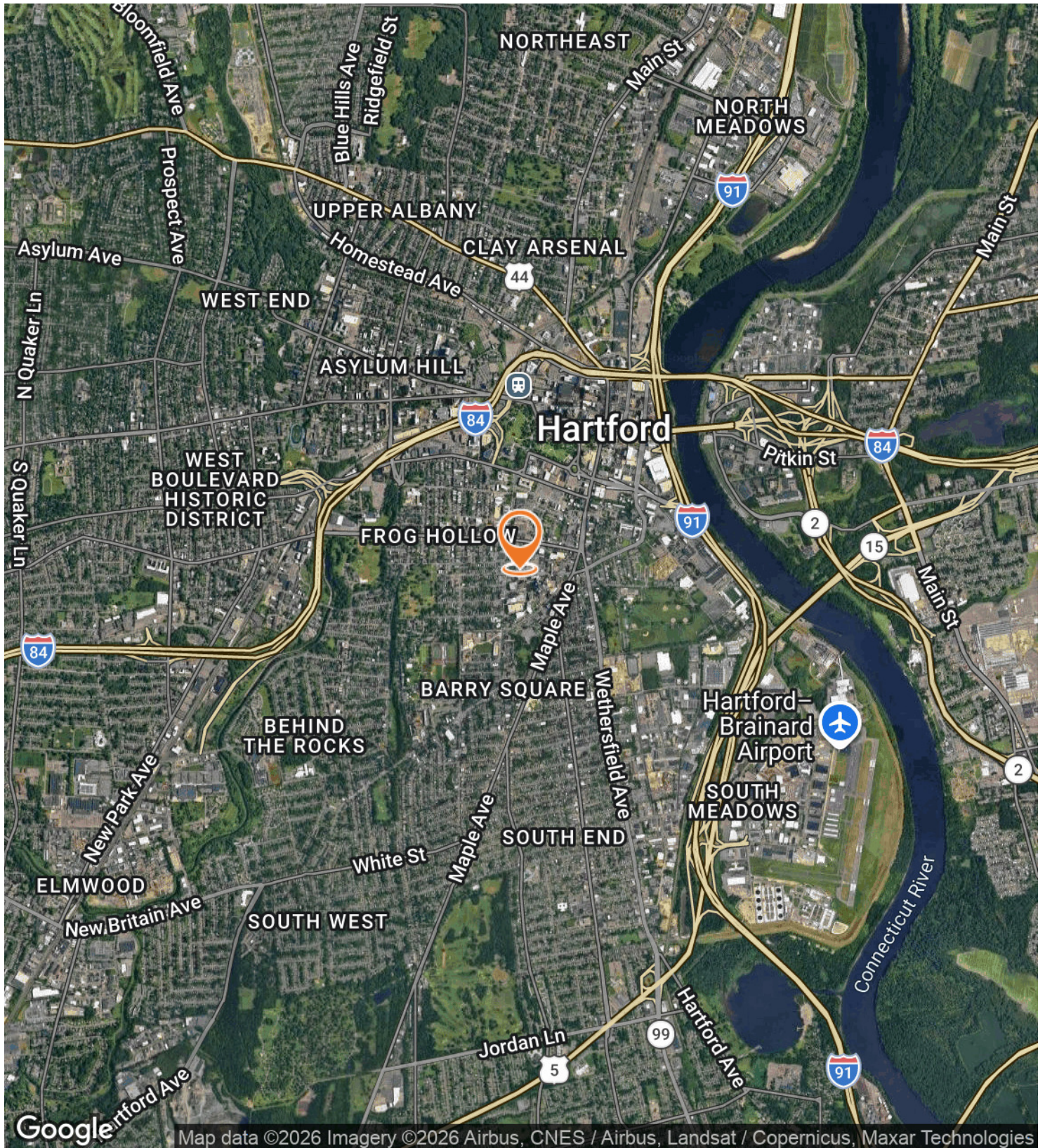


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