

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Located on the ground floor of the primary hospital garage, this brand-new garage provides excellent visibility, access and daily traffic from thousands of hospital employees, patients and visitors. The plan includes two flexible units - one around 4,000-4,500 SF for a restaurant and another 3,000-3,500 SF for a health or wellness retail. Ownership is open to adjusting sizes, creating an ideal setting for restaurants, cafes, or service-oriented uses serving Hartford's growing healthcare 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.

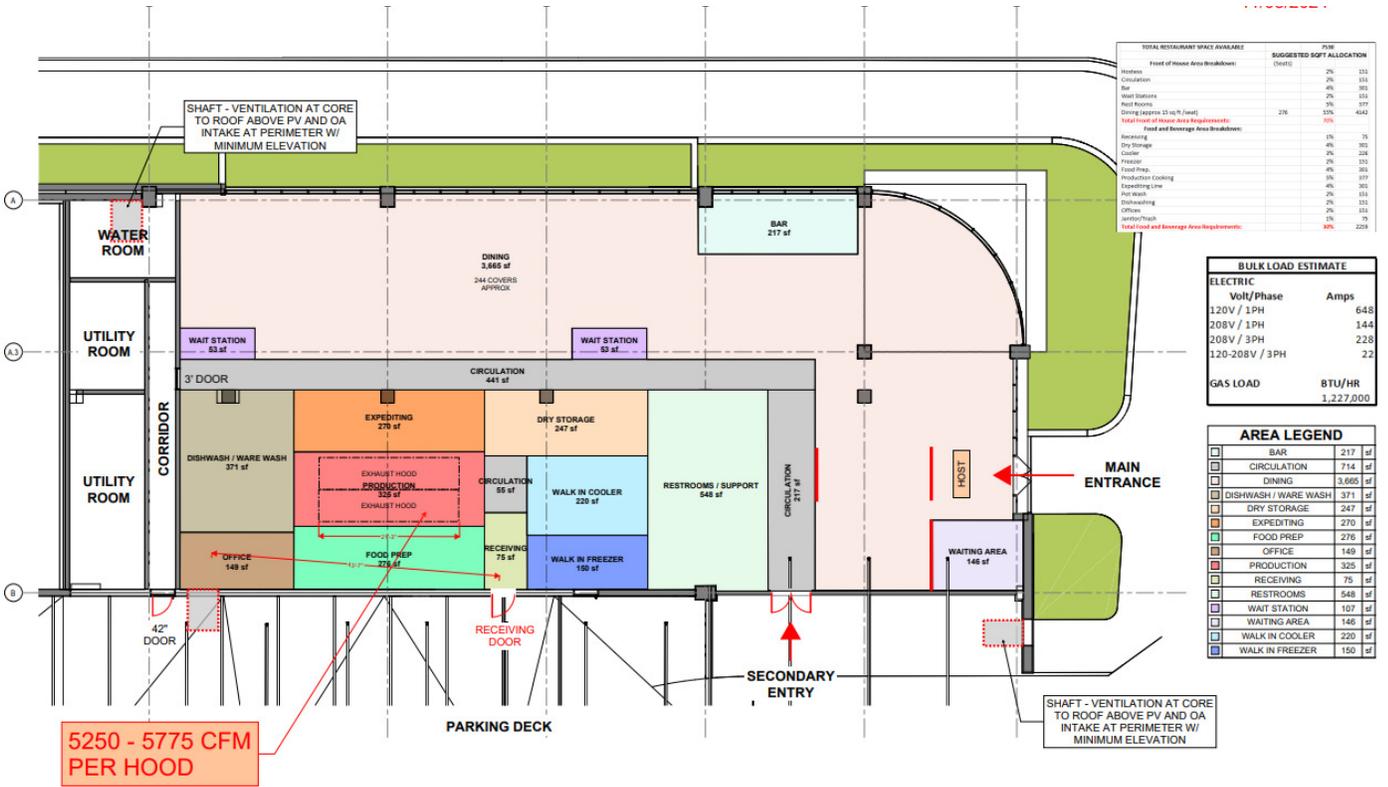
Flexible Footprint & Configuration - Spaces can be customized to fit a wide range of restaurant concepts and layouts.

OFFERING SUMMARY

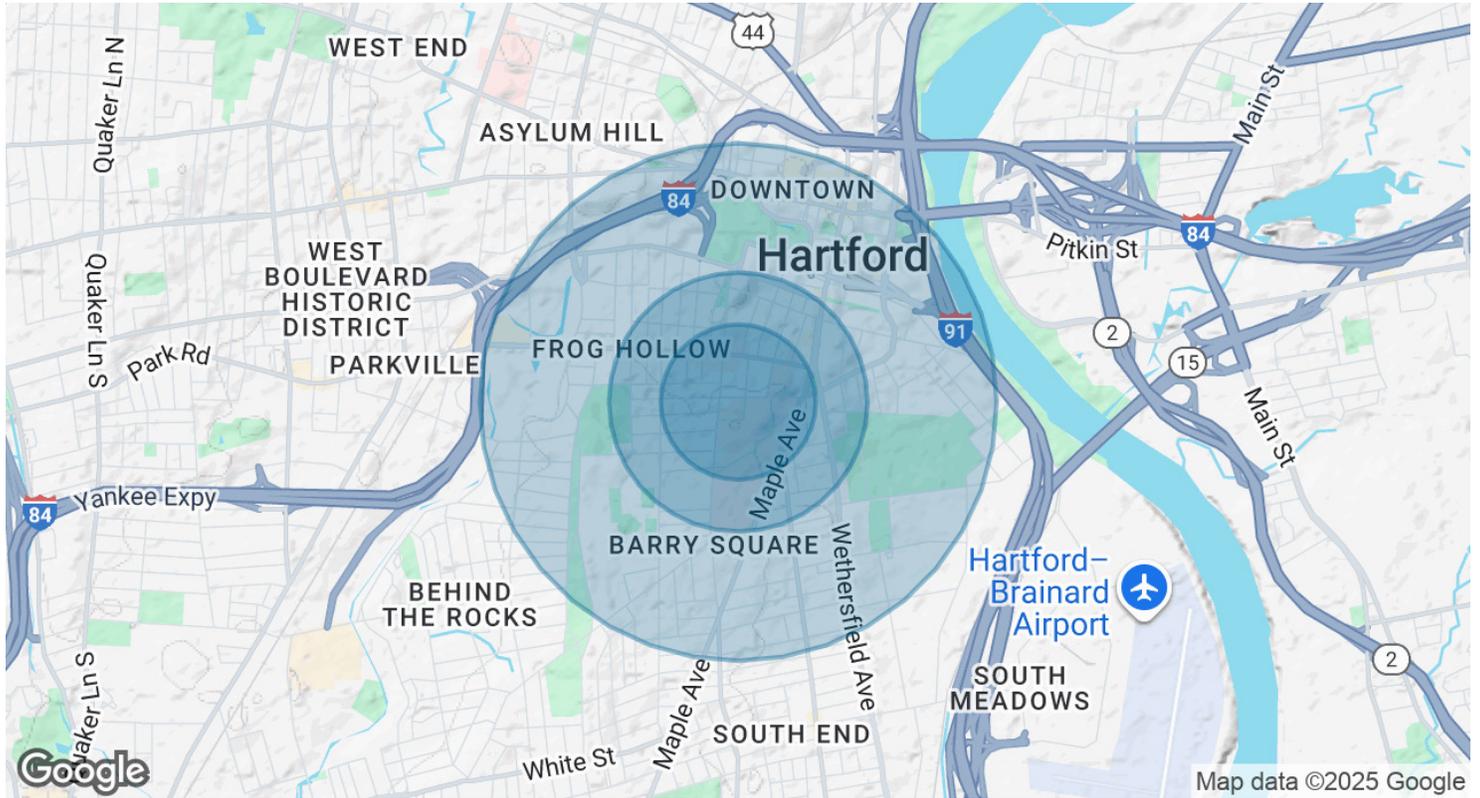
Lease Rate:	Call for pricing
Number of Units:	2
Available SF:	3,000 - 4,500 SF
Building Size:	7,500 SF

DEMOGRAPHICS	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

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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

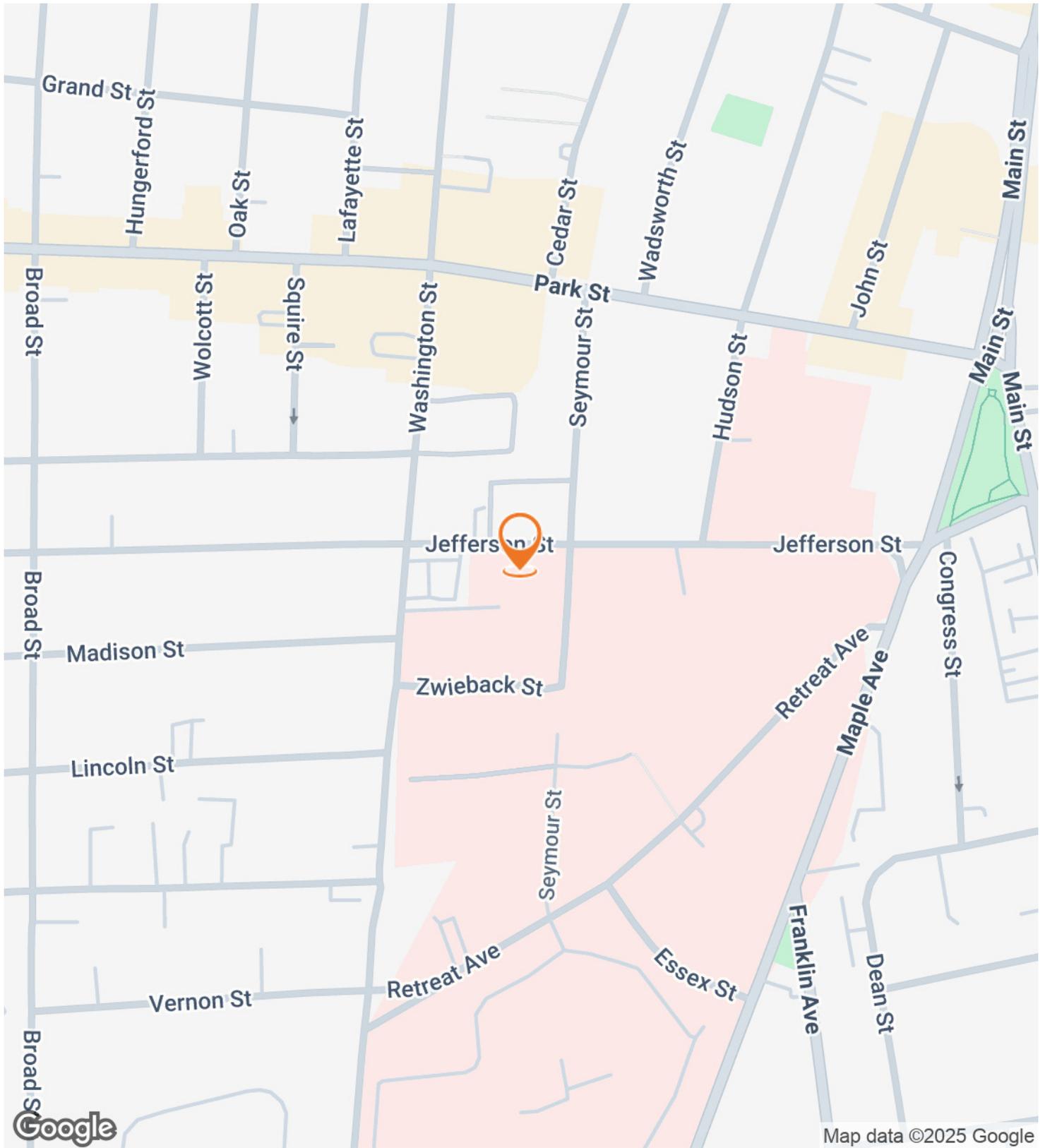
Demographics data derived from AlphaMap

Kevin Kenny

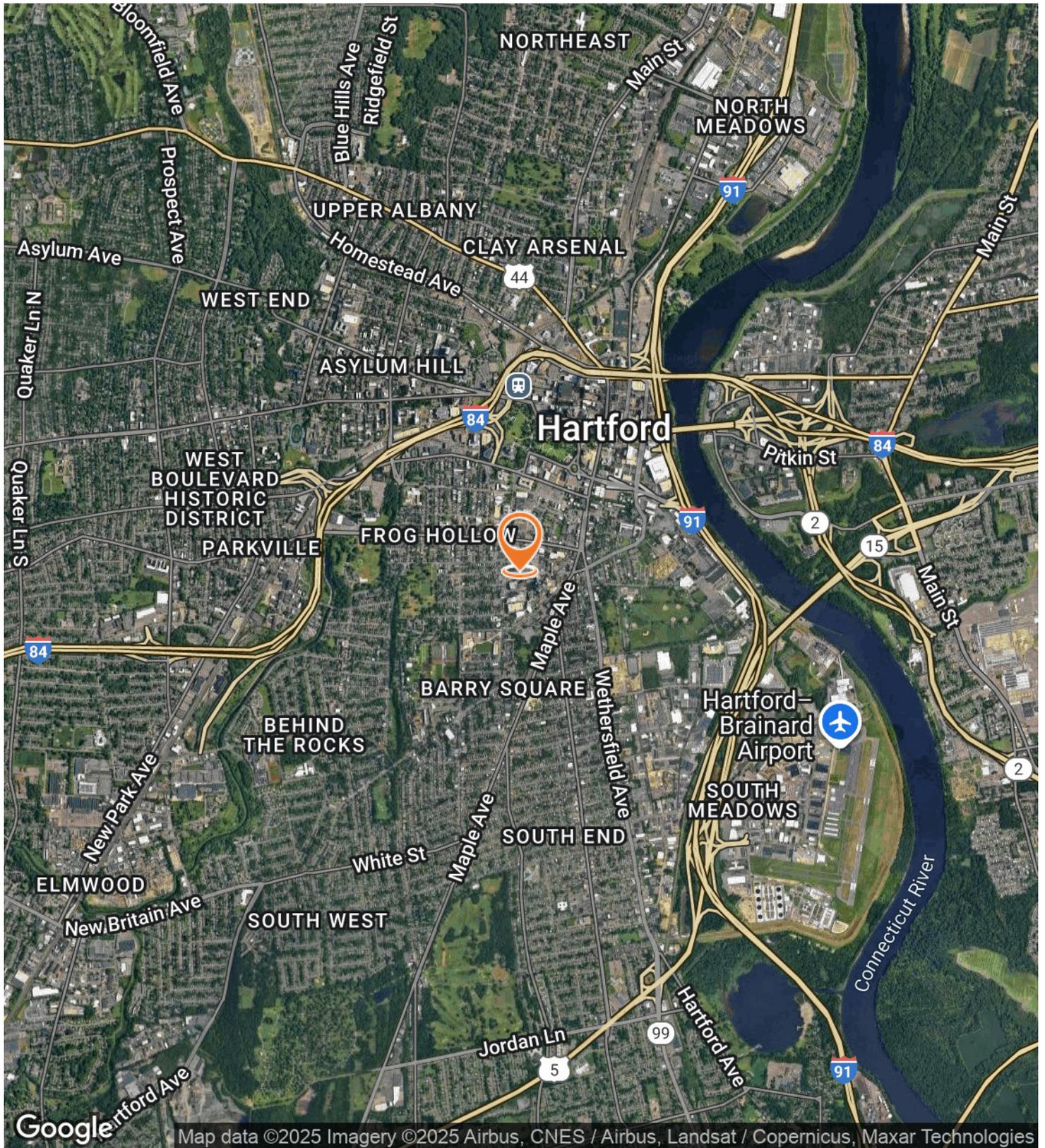
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