



**PARAMOUNT**  
REALTY

# CHARTER OAK MARKETPLACE

475 Flatbush Ave, Hartford, CT 06106  
HARTFORD COUNTY | GLA: 309,000 SF



**Walmart** 

- 5,000 - 8,000 SF Endcap available
- Located off I-84, Exit 45
- Signalized entrance at intersection of Flatbush Ave, Overlook Terrace & Newfield Ave
- 15,200 VPD

**Marshalls** 

THE CHILDREN'S  
**PLACE**

**Denny's**

**DUNKIN' DONUTS**

**Rainbow**

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	19,285	162,755	276,545
Average HH Income	\$84,586	\$99,303	\$108,659
Households	7,322	68,680	112,659

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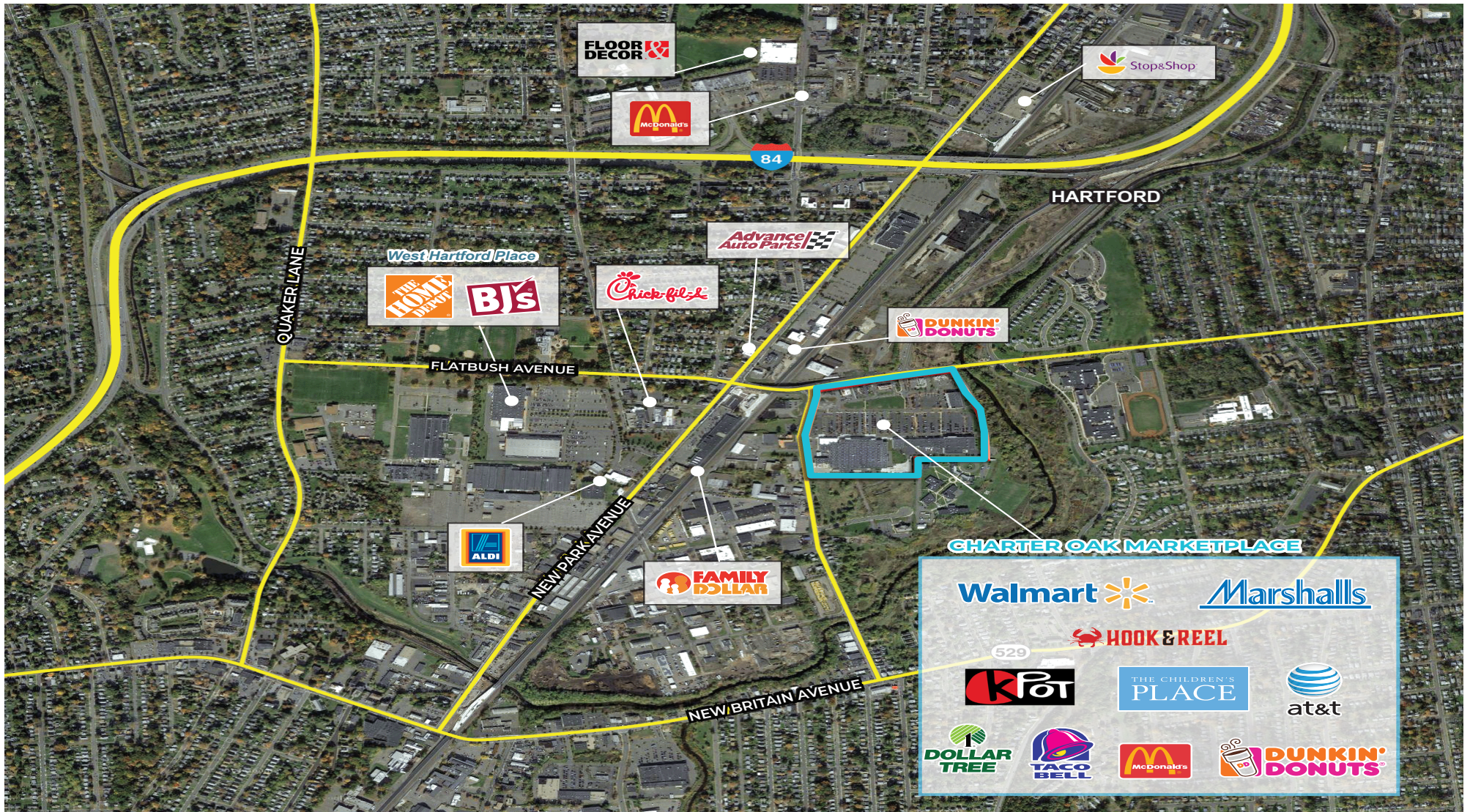




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