



VILLAGE CENTER



# AVON VILLAGE CENTER *Video*



SCAN TO VIEW  
ON YOUTUBE



# About AVON

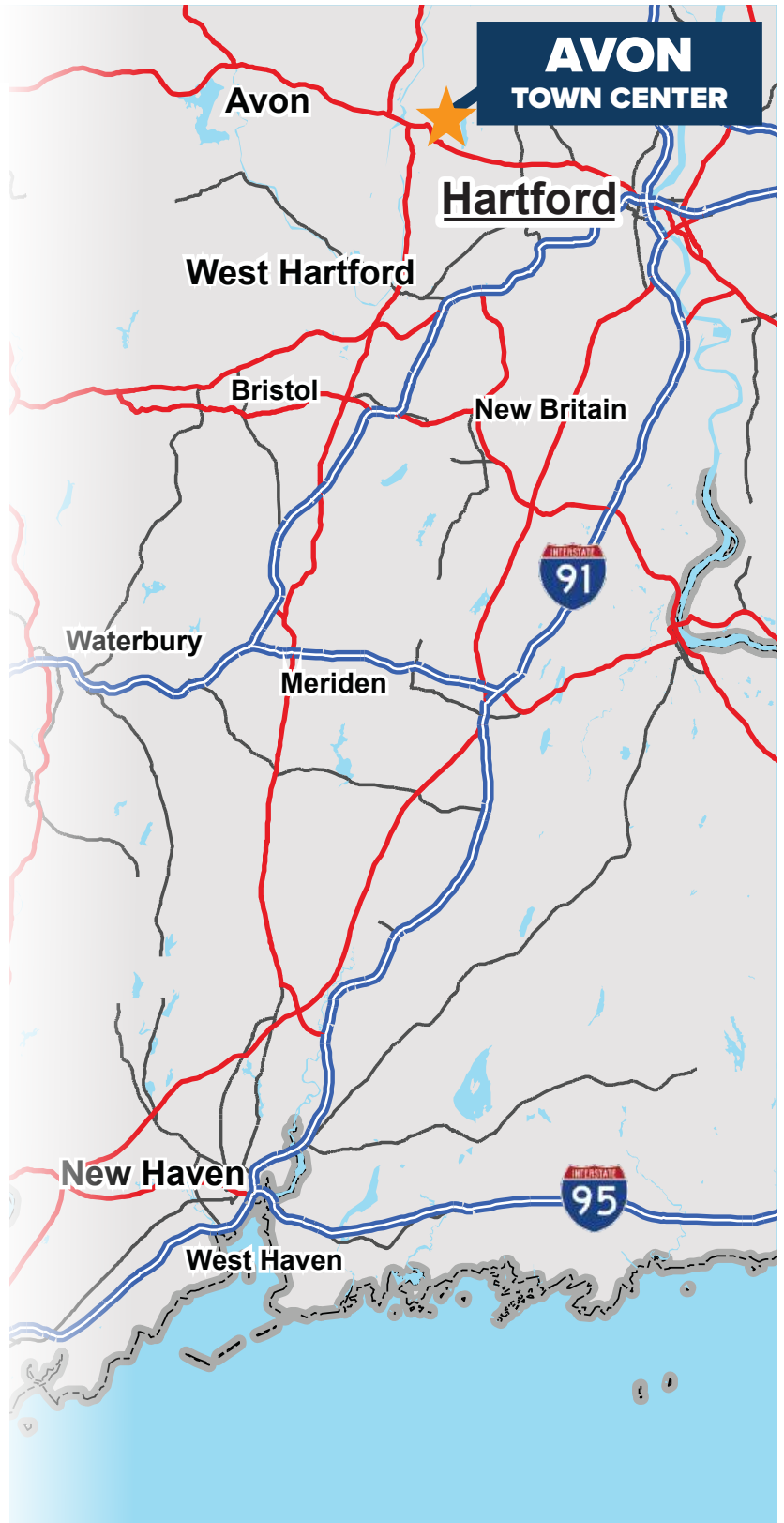
Its name comes from the Avon River in England, the pristine acreage an assemblage under a land grant from the King himself. Presenting a generational opportunity, twenty plus years in the making to create a real and authentic live, work, shop and play mixed-use environment of 1.2 million square feet at the epicenter of the #1 place to live in the Capital Region of CT by Hartford Magazine- the Town of Avon.

Avon Village Center is uniquely positioned- front and center on Route 44, the gateway town to the Farmington Valley with Central Connecticut's most prosperous and highly educated demographic profile. It's said that Avon's past is present curating a unique "Community" by knitting together local artists at the Farmington Valley Arts Center with boutique Main Street retail and accentuating place-making the Farmington Valley Greenway and Nod Brook that meander throughout the exceptional acreage. Avon Village Center is meticulously designed to be that authentic destination, where inspired experiences are the norm not the exception. Avon Village Center will feature a mix of innovative first to market retail, farm to table restaurants and a diverse assortment of residential housing integrated into a development like no other in the Farmington Valley

# LOCATION

Avon Village Center is located along Route 44 in Avon, Connecticut, a town 10 miles west of Hartford. With roughly 875 businesses in operation, Avon has a vibrant commercial/retail corridor, the heart of which runs east to west along Route 44 (West Main Street). **Avon is home to several major industry headquarters: Old Castle, Coupons, Inc., Ironwood Capital Management, Magellan Health, RR Donnelly Inc, and Relexite Film Fibers Inc.**

AVC is readily accessible, with Route 44 providing access from east to west and Route 10 providing access to the north and south. Avon is located about 10 miles west of Hartford and the I-91 and I-84 interchange.

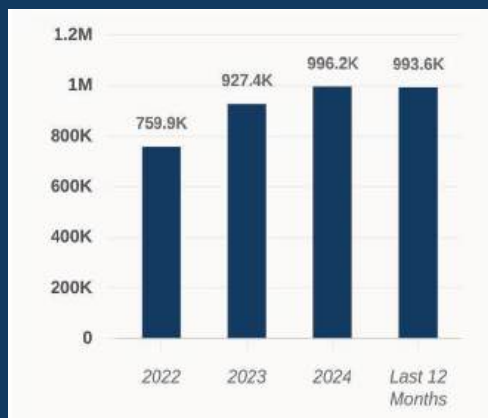
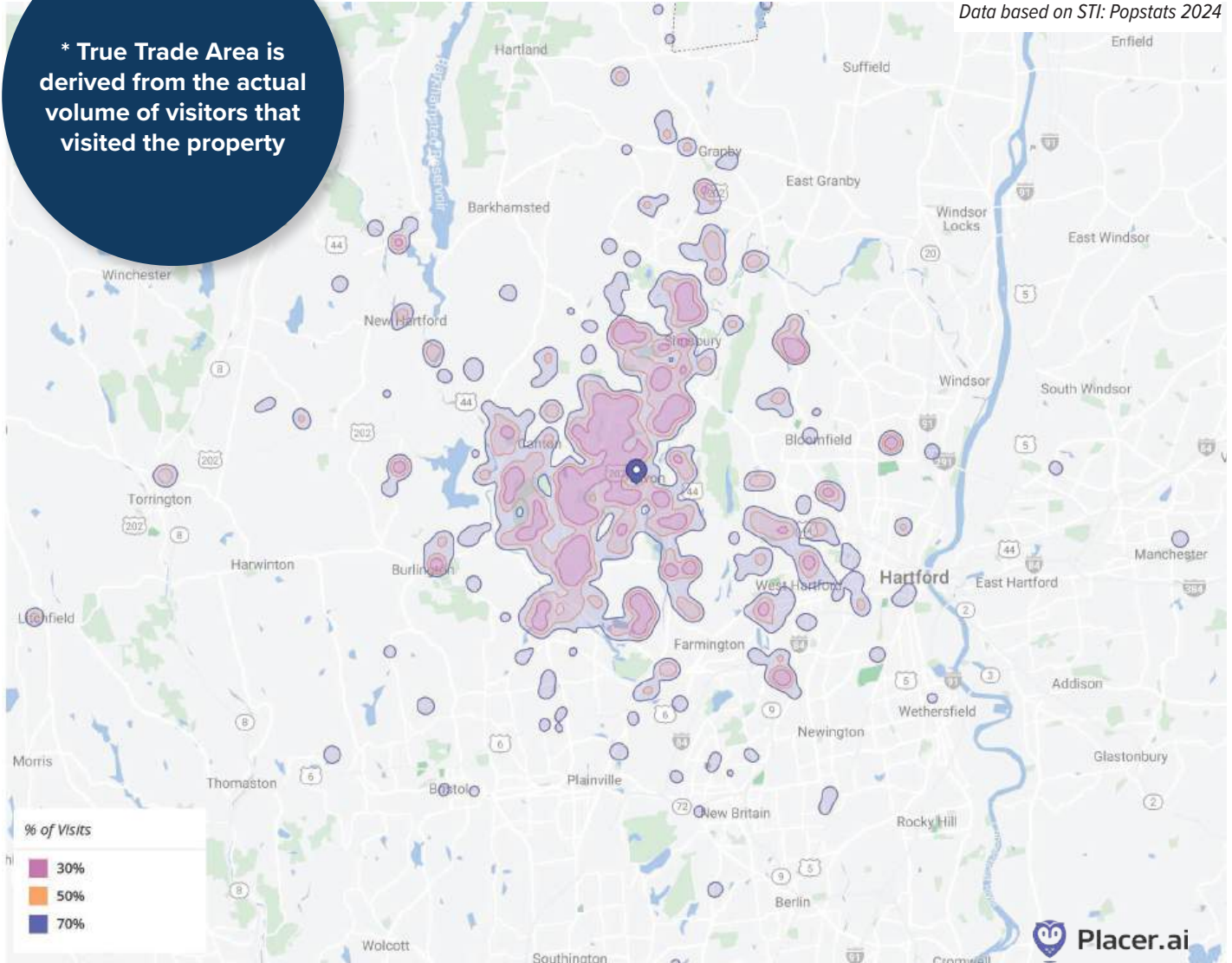




# True TRADE AREA

\* True Trade Area is derived from the actual volume of visitors that visited the property

Data based on STI: Popstats 2024

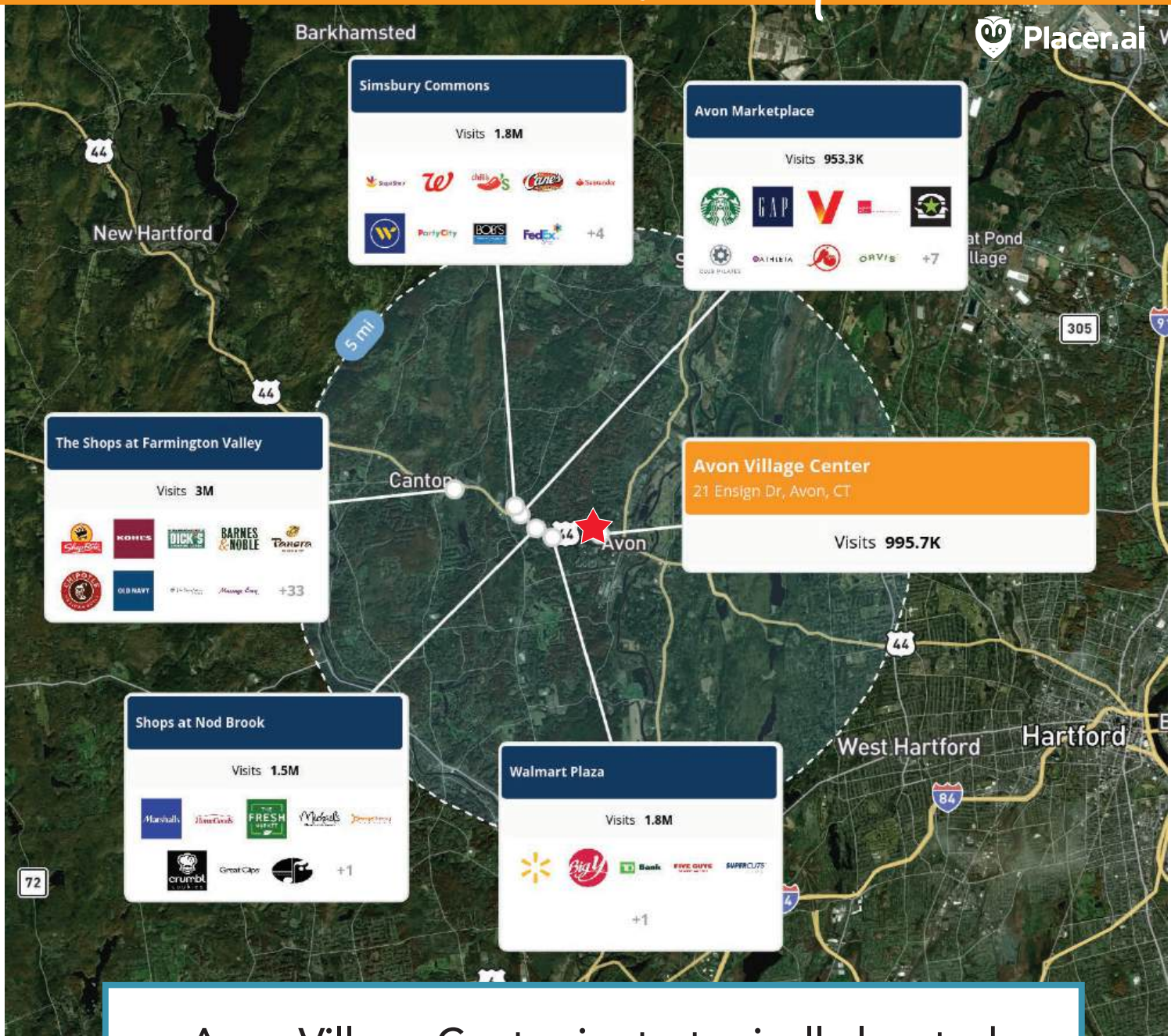


## FOOT TRAFFIC TREND

Visits YoY **+5.1%**  
Visits Yo2Y **+25.4%**  
Visits Yo3Y **+158.8%**

*93.02% of visits are from visitors who visited at least two times*

# Trade MAP



Avon Village Center is strategically located on the **PRIME RETAIL STRIP** in not only Avon, but the surrounding markets. Because West Main Street (Route 44) is so densely populated with strip centers, lifestyle centers, power centers and freestanding grocers, it attracts a **WIDE BASE OF CONSUMERS** from all over the area.



# SITE PLAN



## 25 CLIMAX ROAD

TENANTS	SUITE #
The Good Feet Store	100
AVAILABLE	105
AVAILABLE	110
Poke Bros	112
The Whale Tea	115
AVAILABLE	120
Michael's Jewelers	125

## 50 CLIMAX ROAD

Whole Foods

## 55 CLIMAX ROAD

TENANTS	SUITE #
AVAILABLE	100
AVAILABLE	105
PROPOSED RETAIL	110
AVAILABLE	115
Ivy Rehab	120
AT&T	125

## 30 MARKET STREET

TENANTS	SUITE #
AVAILABLE	100
Barre 3	110

## 60 MARKET STREET

TENANTS	SUITE #
AVAILABLE	105
AVAILABLE	110
AVAILABLE	115
Milan Laser	120
Be Balanced	122
WAGS	125
Degree Wellness	130
Tower Longevity Clinic	135
Level Up 24/7 Gym	140
PROPOSED RETAIL	145
AVAILABLE	150



Avon Village Center



AERIAL NORTH VIEW



Avon Village Center



AERIAL EAST VIEW



Avon Village Center

# 2024 DEMOGRAPHICS

LAT/LON	GLA	PARKING
41.8180/-72.8356	53,432 SF	314

TRAFFIC COUNT	CARS/DAY
Route 44	37,065
Route 10	17,394

2024	1-MILE	3-MILE	5-MILE
<b>Estimated Population</b>	3,758	20,328	59,577
<b>Estimated Average HH Income</b>	\$126,192	\$197,122	\$203,255

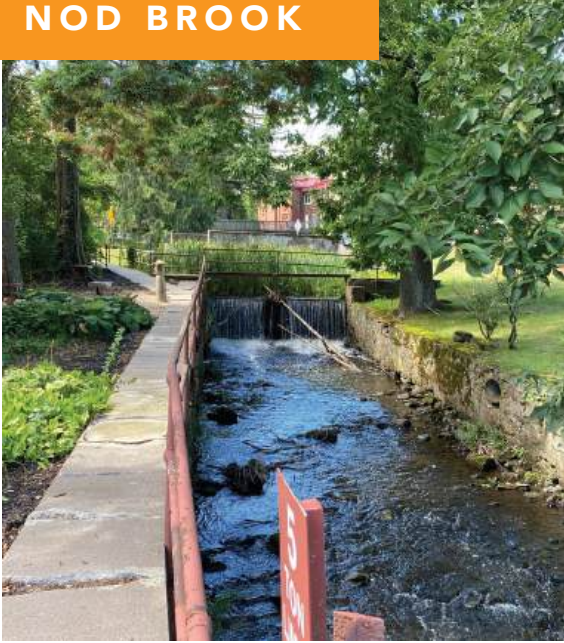
*Data based on STI Popstats 2024*



*Avon Village Center*



## NOD BROOK



## FARMINGTON VALLEY ARTS CENTER

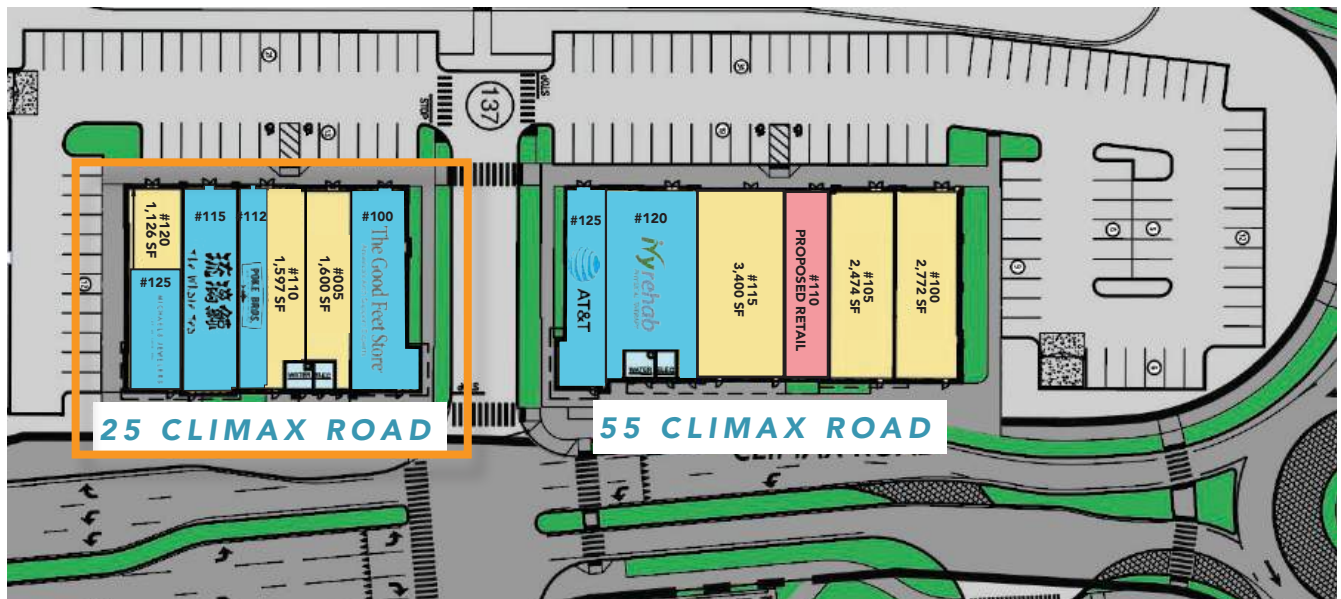
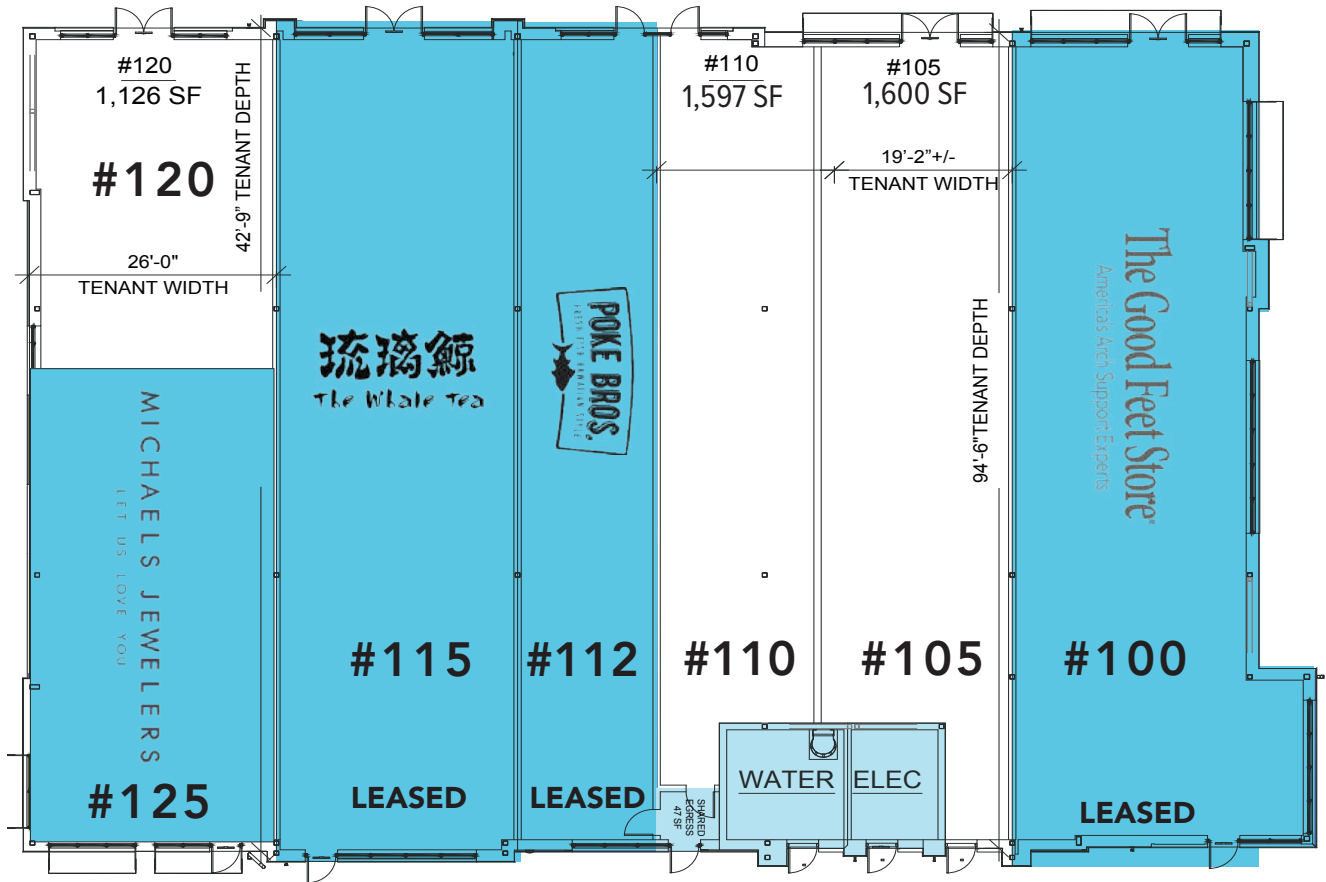


## THE CLIMAX FUSE CO. HISTORIC BUILDINGS





# 25 CLIMAX ROAD



Avon Village Center



# 25 CLIMAX ROAD



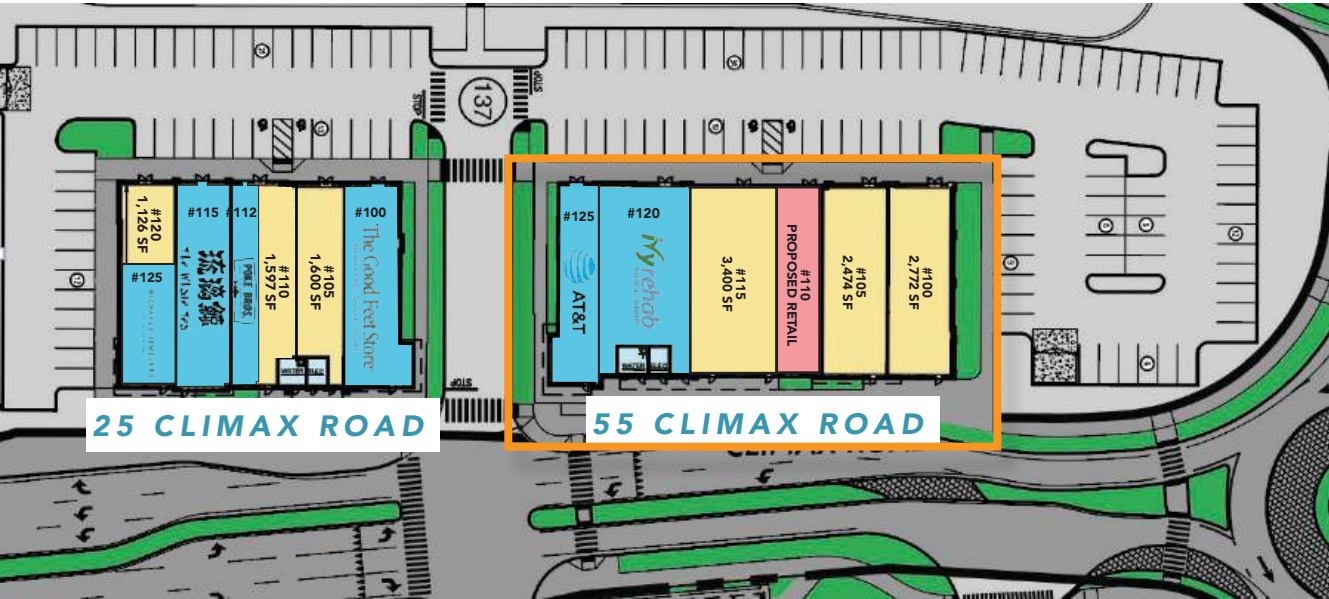
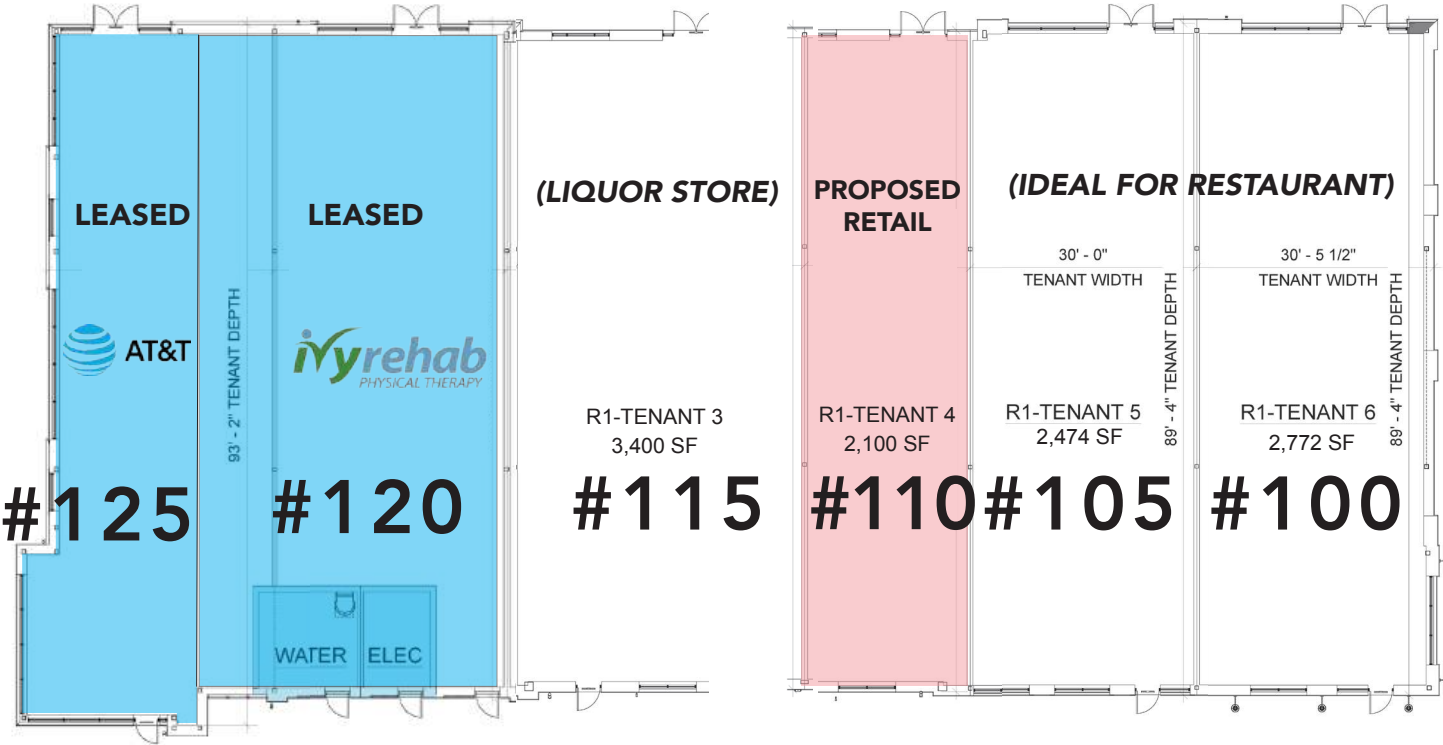
## FEATURES:

- HIGH CEILINGS
- FLOOR TO CEILING WINDOWS
- OPEN SPACE WITH LITTLE TO NO COLUMNS
- BRAND NEW ROOF AND HVAC UNITS
- ROUGH PLUMBED FOR SANITARY AND GREASE
- WATER AND GAS PROVIDED BASED ON CAPACITIES REQUIRED
- 200 AMP ELECTRICAL SERVICE PROVIDED
- CODE COMPLIANT FIRE PREVENTION AND PROTECTION REQUIREMENTS
- FREE PARKING** FOR EMPLOYEES AND PATRONS
- UNITS CAN BE COMBINED!



*Avon Village Center*

# 55 CLIMAX ROAD



Avon Village Center



# 55 CLIMAX ROAD



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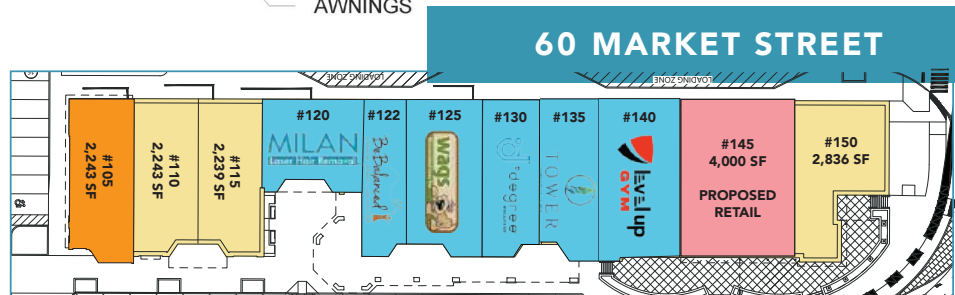
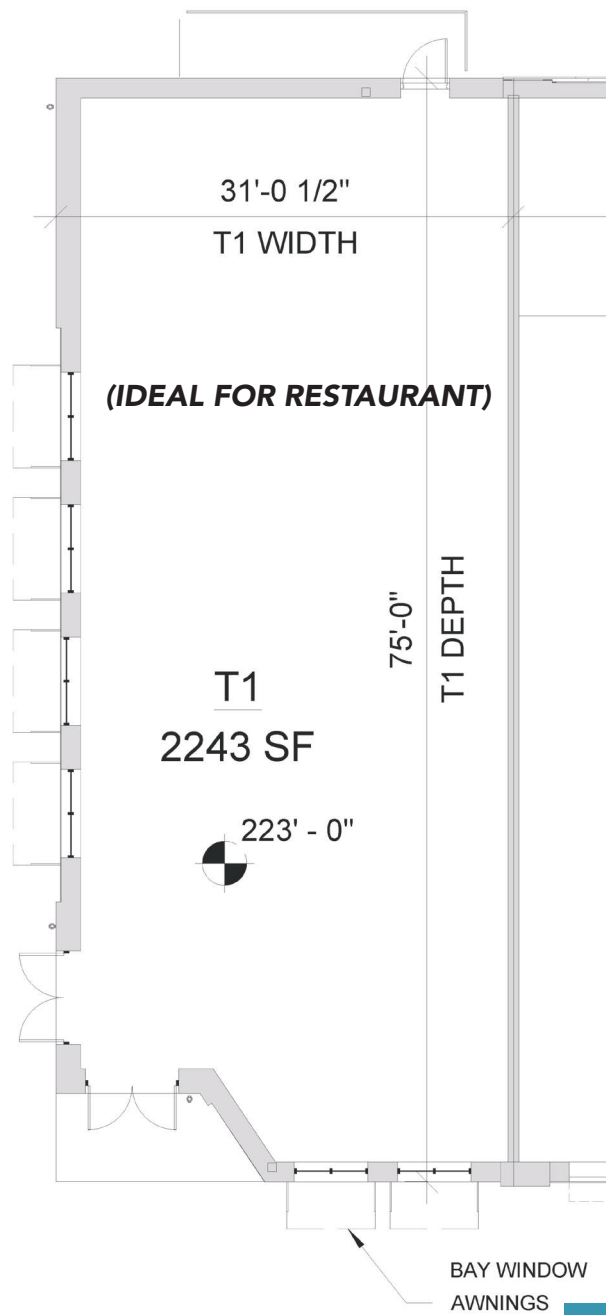
# 60 Market Street





# 60 Market Street





Avon Village Center





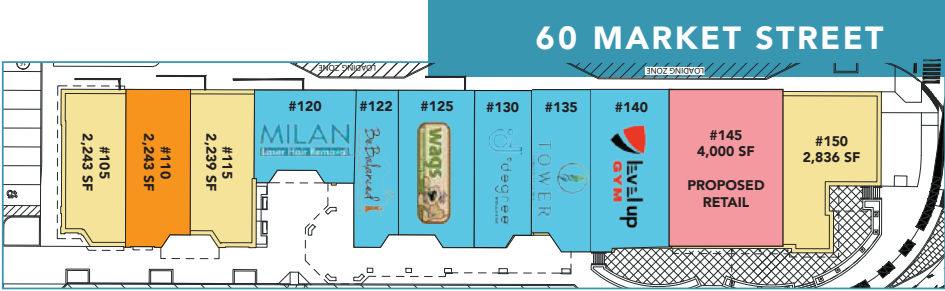
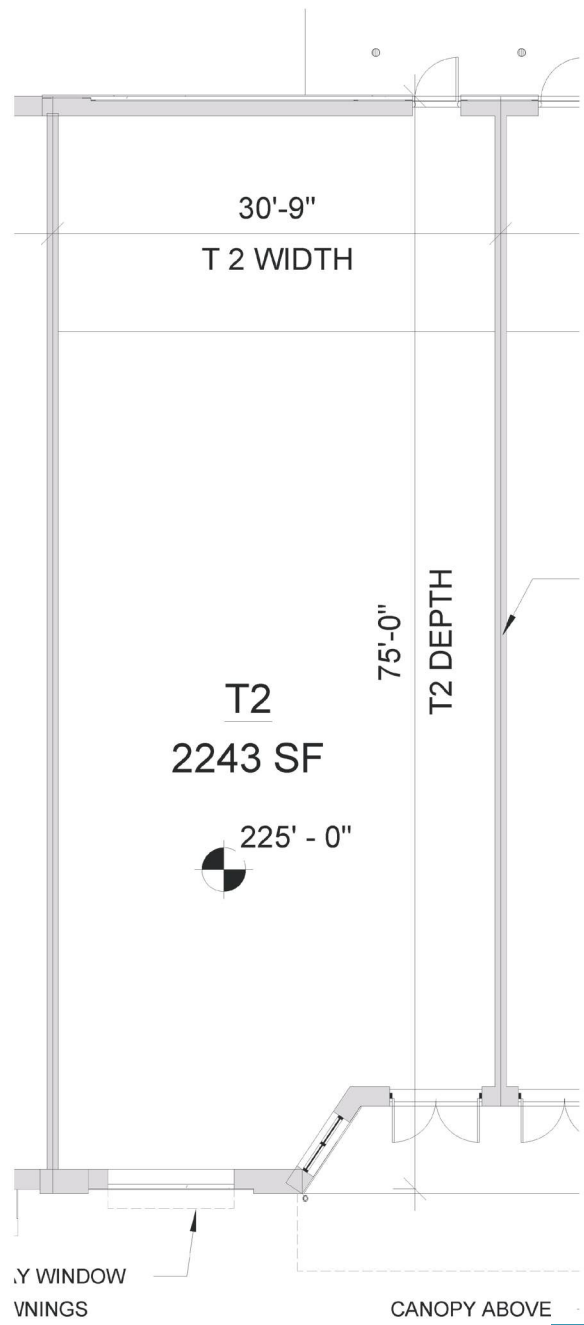
**2,243 SF | 31' x 75'**

## FEATURES:

- HIGH CEILINGS
- FLOOR TO CEILING WINDOWS
- OPEN SPACE WITH LITTLE TO NO COLUMNS
- PRIVATE PATIO SPACE
- BRAND NEW ROOF AND HVAC UNITS
- ROUGH PLUMBED FOR SANITARY AND GREASE
- WATER AND GAS PROVIDED BASED ON CAPACITIES REQUIRED
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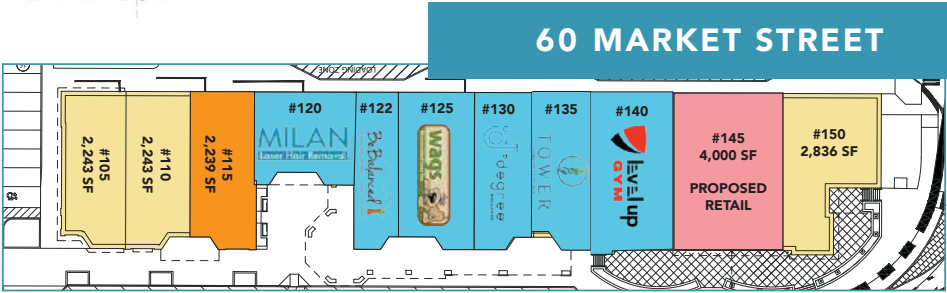
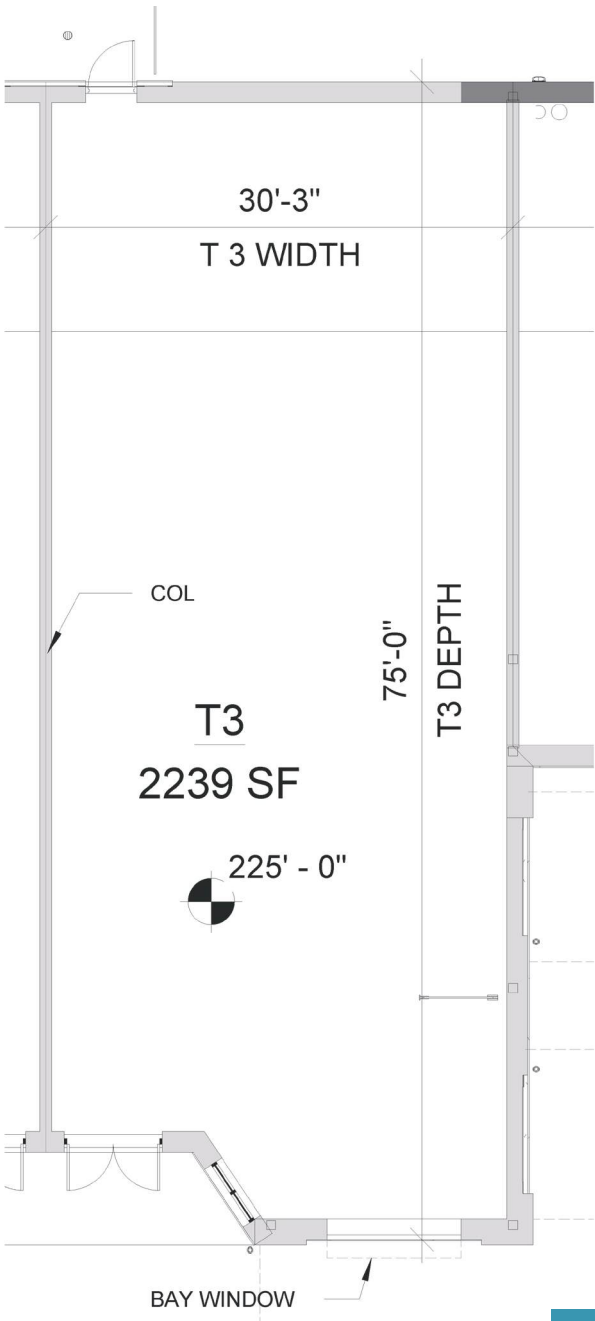
**2,243 SF | 30'-9" x 75'**

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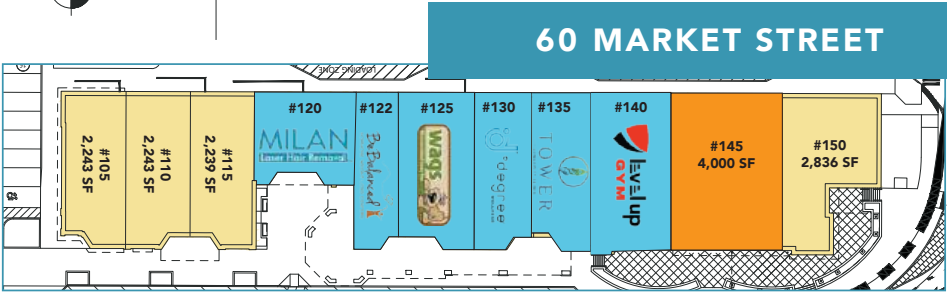
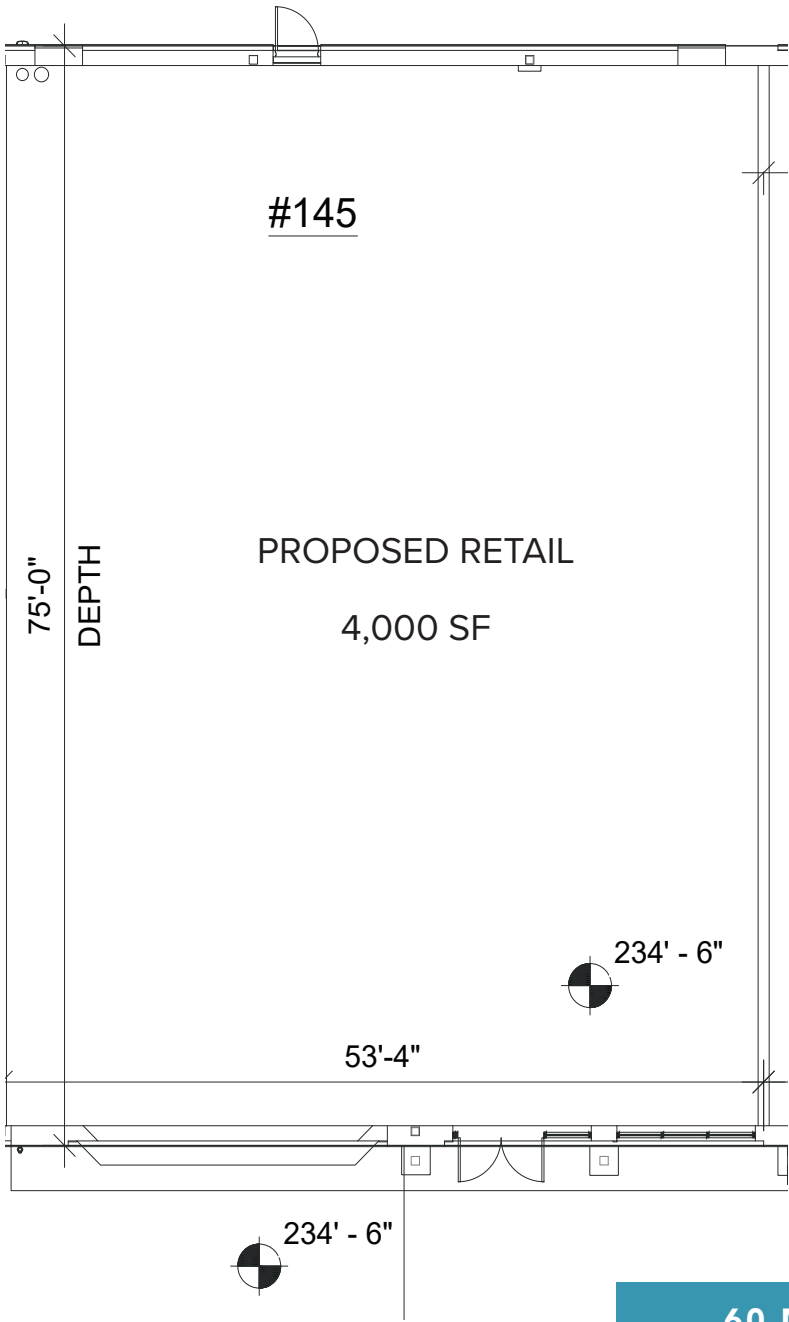
**2,239 SF | 30'-3" x 75'**

## FEATURES:

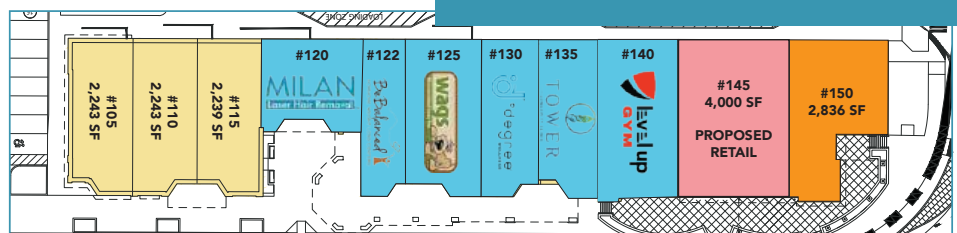
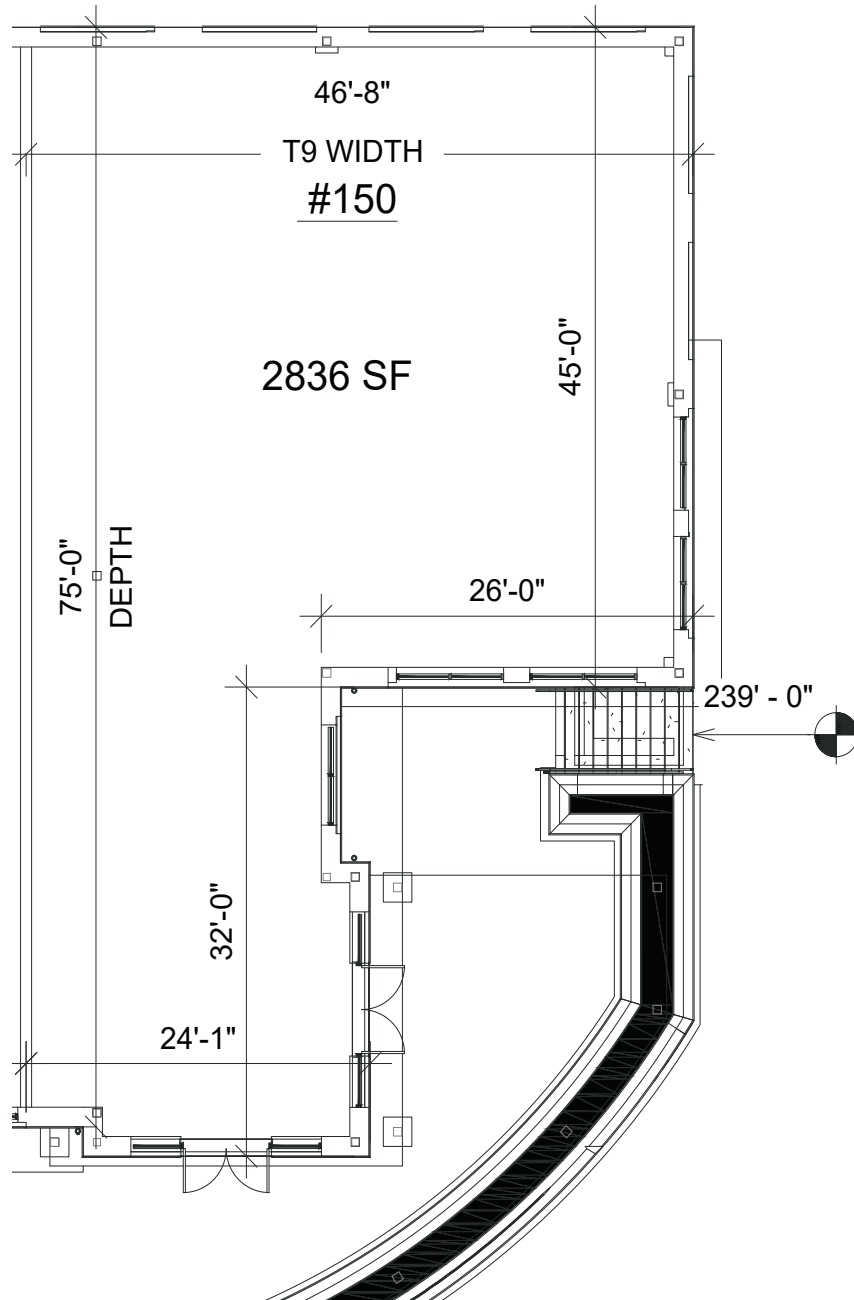
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# 60 MARKET STREET #145-#150



**6,836 SF | 100' x 75'**

## FEATURES:

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- FLOOR TO CEILING WINDOWS
- OPEN SPACE WITH LITTLE TO NO COLUMNS
- SHARED PATIO SPACE
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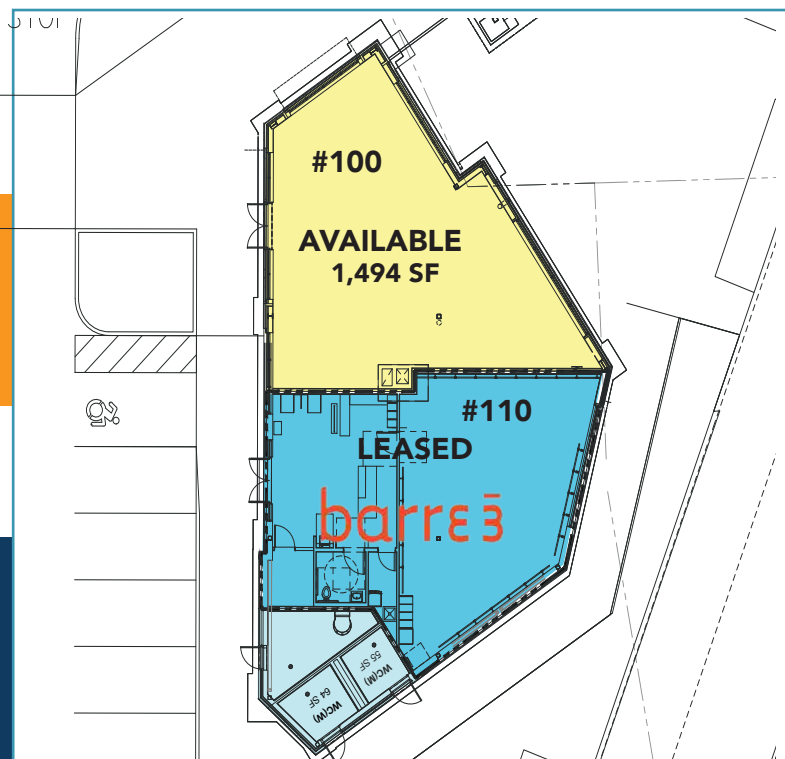


# 30 Market Street



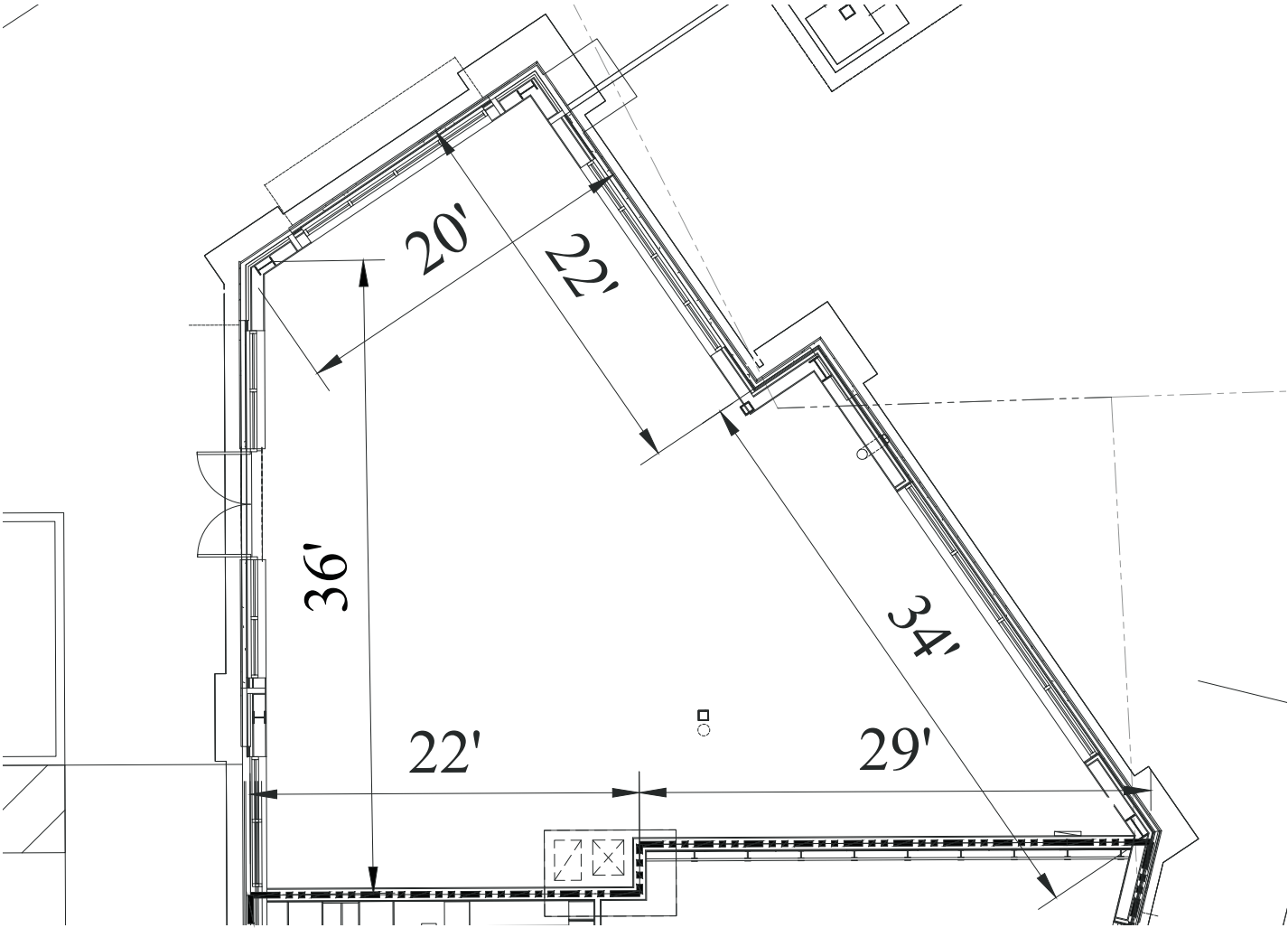


# 30 Market Street

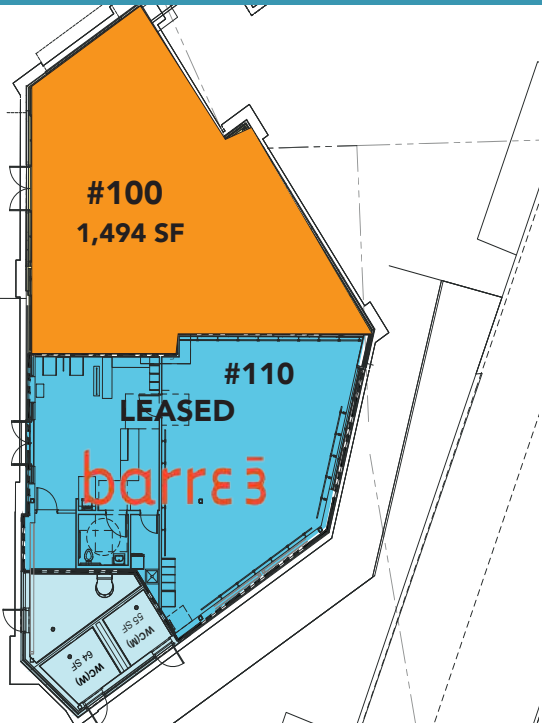


## 30 MARKET STREET TENANTS





30 MARKET STREET



# Leasing CONTACT



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