



**PROPERTY DESCRIPTION**

This restaurant opportunity offers a turnkey space with a commercial kitchen, complete with equipment available for usage. With two floors, an open layout, and an ample bar area, it's an ideal canvas for establishing a thriving restaurant.

**HIGHLIGHTS**

Prime Downtown Hartford location directly across from People's Bank Arena with strong foot traffic and visibility

Turnkey, move-in ready restaurant space with existing kitchen equipment in place

Ground floor retail in a mixed-use building with 26 units above

Close proximity to the new Federal Courthouse development, driving future daytime and long-term demand

Built-out basement space ideal for private events, overflow seating, or additional storage

**OFFERING SUMMARY**

Lease Rate:	\$20 PSF NNN
Available SF:	5,785 SF
Building Size:	5,785 SF

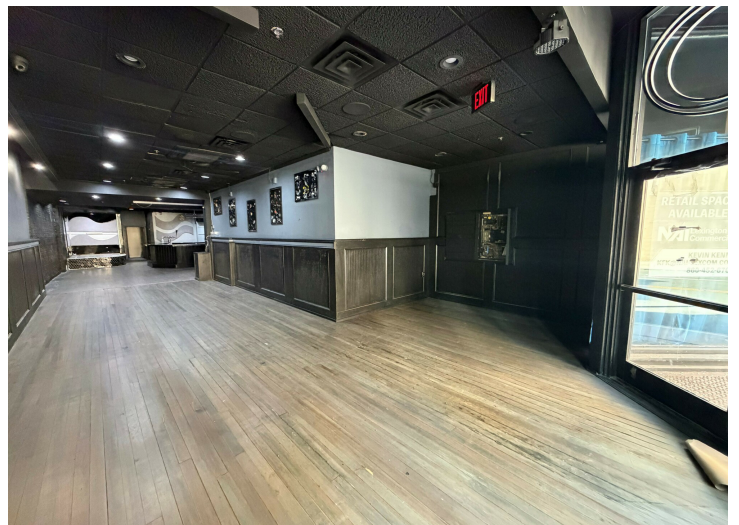
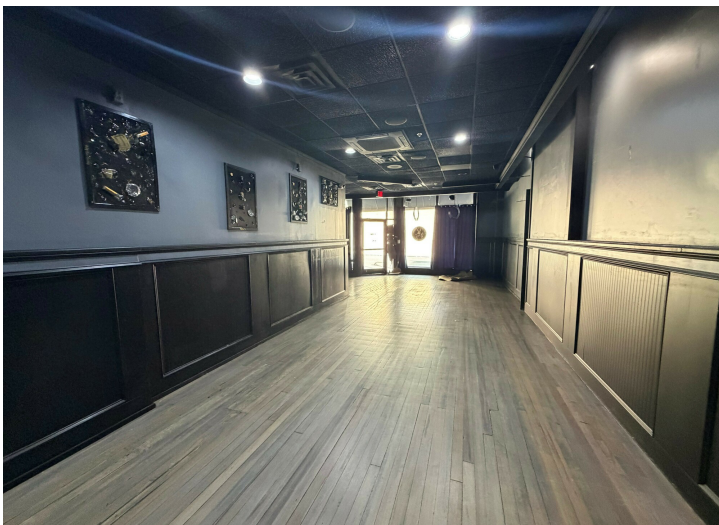
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	483	1,914	11,858
Total Population	678	3,127	24,619
Average HH Income	\$91,720	\$83,572	\$60,326

**Kevin Kenny**

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**NAI Lexington Commercial**  
1 Financial Plaza, Unit 1245  
Hartford, CT 06103  
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RETAIL PROPERTY FOR LEASE



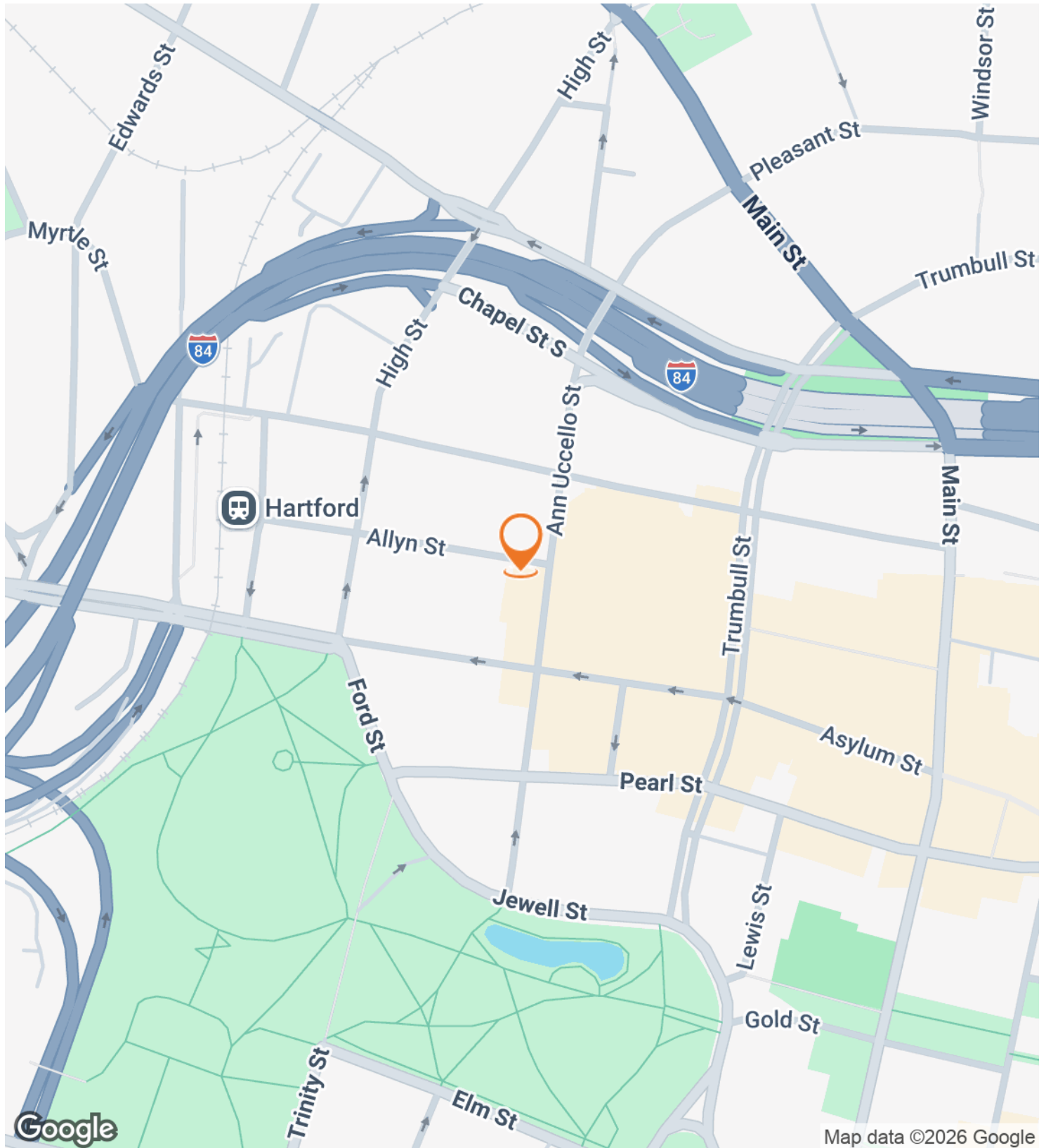
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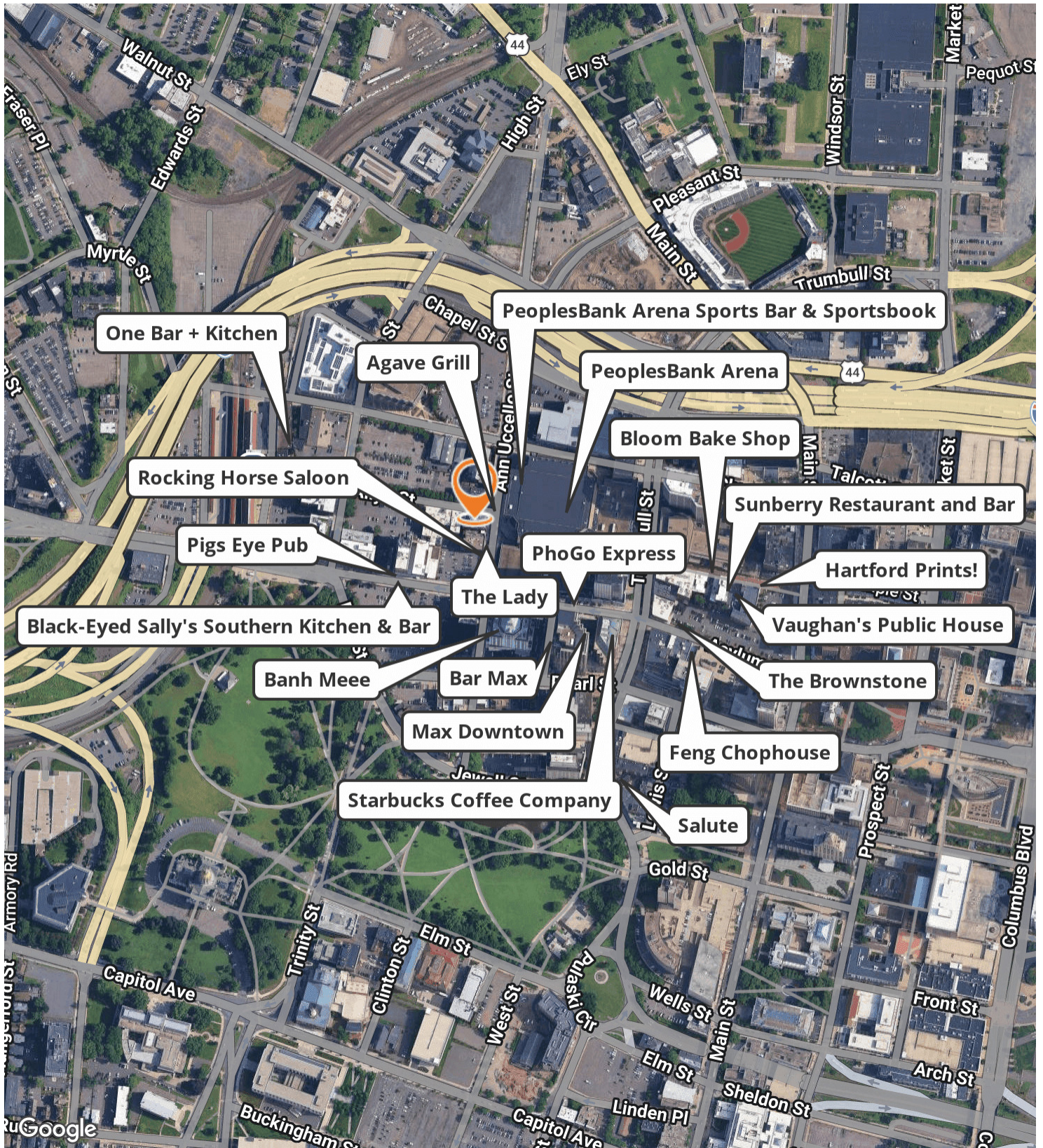


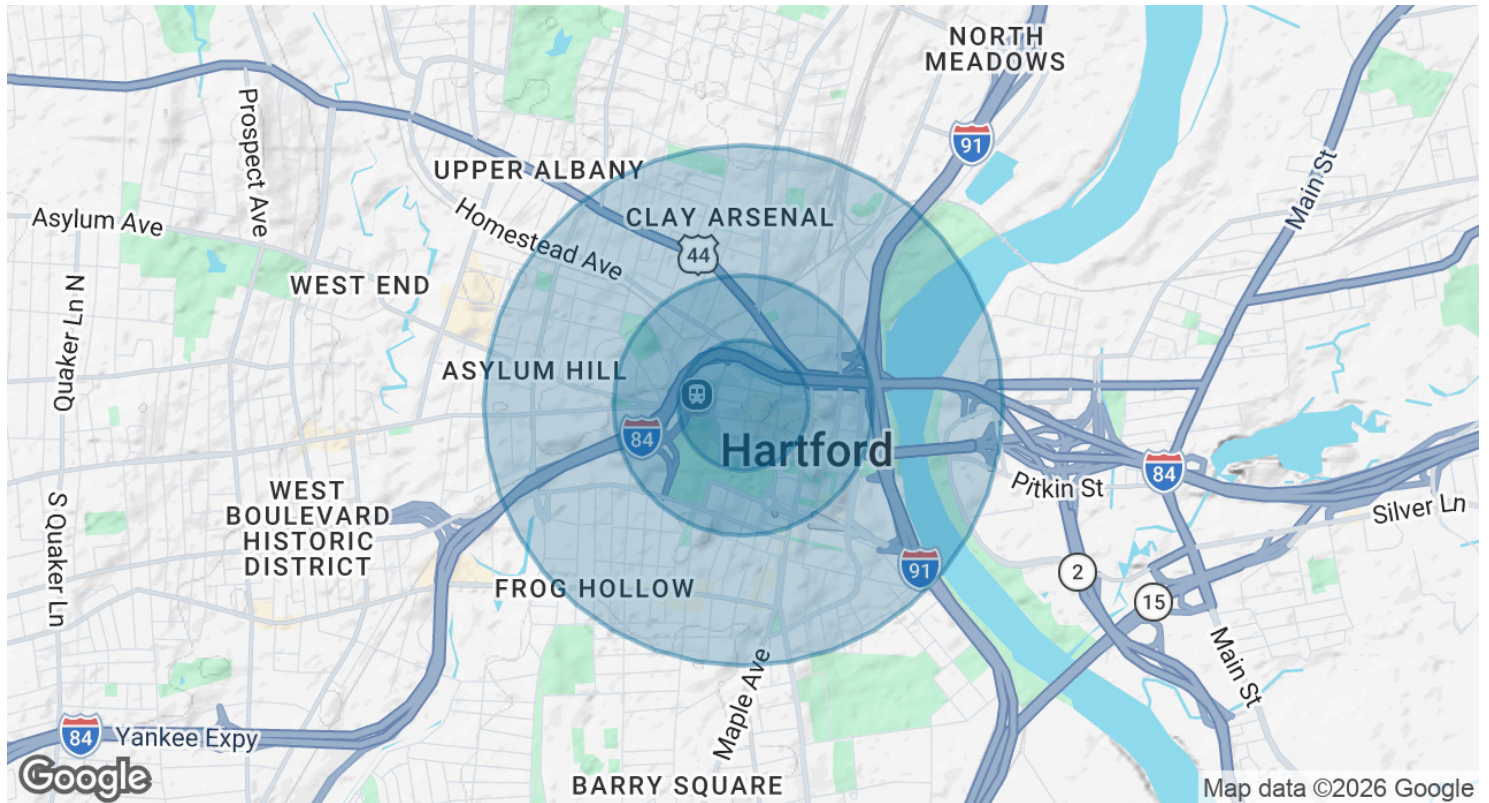
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RETAIL PROPERTY FOR LEASE





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	678	3,127	24,619
Average Age	34.0	31.3	33.6
Average Age (Male)	33.7	28.4	31.6
Average Age (Female)	35.1	34.3	34.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	483	1,914	11,858
# of Persons per HH	1.4	1.6	2.1
Average HH Income	\$91,720	\$83,572	\$60,326
Average House Value	\$235,801	\$271,516	\$187,370

2023 American Community Survey (ACS)