

426 Park Street, Hartford CT



EXECUTIVE SUMMARY – 426 Park Street, Hartford CT

Property Description:

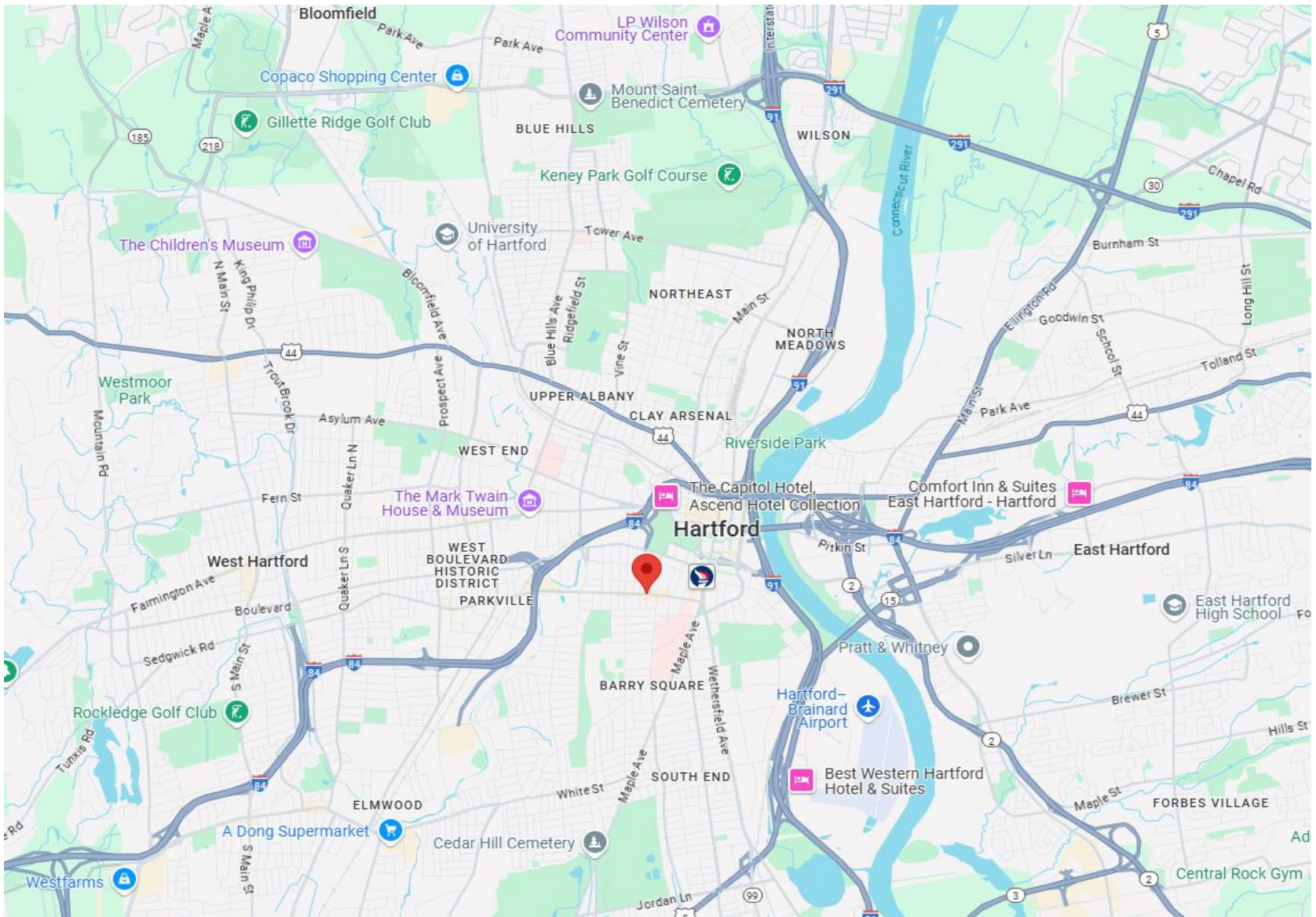
11,272 Sq. Ft. building on 0.50 Acres of land on the corner of Lafayette St. and Park St. in Hartford, CT. Current tenant is a highly successful Family Dollar Store which grosses approximately \$60,000 in weekly sales. The property is currently zoned MS-1, zoning for retail and business uses.

Property Highlights:

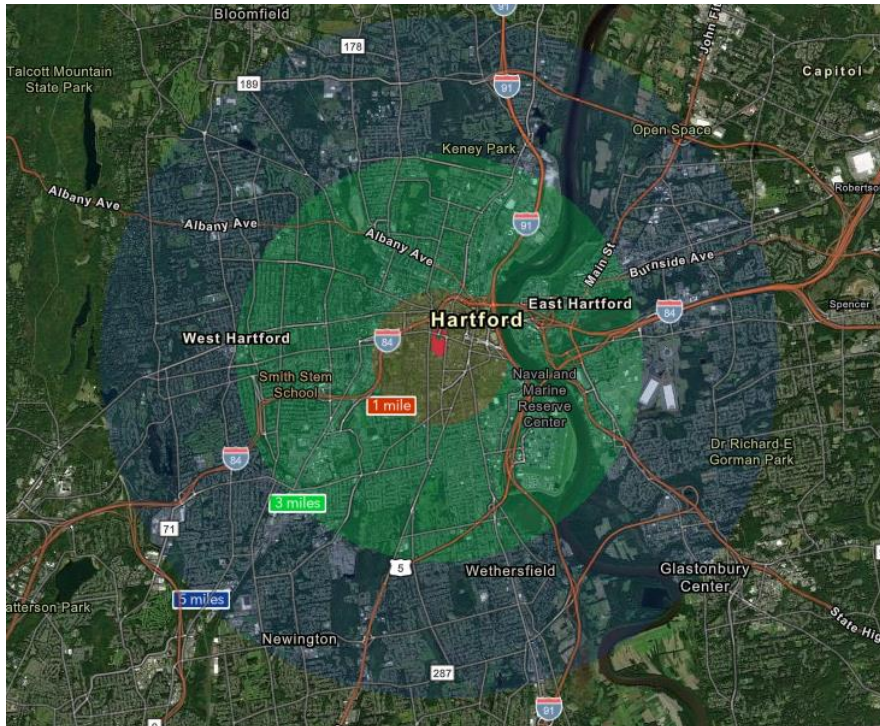
- 0.50 acres site
- Frontage ~181 FT on Lafayette St
- MS-1 zoning permits retail and business uses
- \$41,351 Median House Hold Income in a 1-mile radius.
- 88,703 Day Time Population.



REGIONAL MAP – 426 Park Street, Hartford CT



DEMOGRAPHIC SUMMARY – 426 Park Street, Hartford CT



1 Mile Radius

Demographic Summary	2024	2029
Population	31,977	32,090
Population 18+	25,084	25,488
Households	13,863	14,342
Median Household Income	\$41,351	\$50,000

3 Miles Radius

Demographic Summary	2024	2029
Population	159,800	158,284
Population 18+	126,228	126,767
Households	65,375	66,298
Median Household Income	\$53,317	\$60,289

5 Miles Radius

Demographic Summary	2024	2029
Population	277,300	273,923
Population 18+	221,249	221,426
Households	111,512	112,629
Median Household Income	\$69,595	\$79,868

RETAIL MARKET POTENTIAL– 426 Park Street, Hartford CT

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at C-Store/6 Mo	16,139	64.3%	99
Bought Brewed Coffee at C-Store/30 Days	3,064	12.2%	98
Bought Cigarettes at C-Store/30 Days	1,833	7.3%	120
Bought Gas at C-Store/30 Days	8,703	34.7%	87
Spent \$1-19 at C-Store/30 Days	1,813	7.2%	107
Spent \$20-39 at C-Store/30 Days	2,224	8.9%	106
Spent \$40-50 at C-Store/30 Days	1,520	6.1%	91
Spent \$51-99 at C-Store/30 Days	1,350	5.4%	95
Spent \$100+ at C-Store/30 Days	5,494	21.9%	93
Grocery (Adults)			
HH Used Bread/6 Mo	12,962	93.5%	99
HH Used Chicken (Fresh or Frozen)/6 Mo	10,183	73.5%	95
HH Used Turkey (Fresh or Frozen)/6 Mo	2,351	17.0%	82
HH Used Fish or Seafood (Fresh or Frozen)/6 Mo	8,027	57.9%	99
HH Used Fresh Fruit or Vegetables/6 Mo	11,843	85.4%	96
HH Used Fresh Milk/6 Mo	10,914	78.7%	96
HH Used Organic Food/6 Mo	3,816	27.5%	108
Restaurants (Adults)			
Went to Family Restrn/SteakHse/6 Mo	16,498	65.8%	92
Went to Family Restrn/SteakHse 4+ Times/30 Days	5,670	22.6%	97
Went to Fast Food/Drive-In Restaurant/6 Mo	22,432	89.4%	98
Went to Fast Food/Drive-In Rest 9+ Times/30 Days	10,621	42.3%	107
Ordered Eat-In Fast Food/6 Mo	6,416	25.6%	89
Ordered Home Delivery Fast Food/6 Mo	4,506	18.0%	139
Take-Out/Drive-Thru/Curbside Fast Food/6 Mo	11,326	45.2%	86
Ordered Take-Out/Walk-In Fast Food/6 Mo	5,094	20.3%	89
Apparel (Adults)			
Bought Men`s Clothing/12 Mo	14,212	56.7%	90
Bought Women`s Clothing/12 Mo	13,648	54.4%	104
Bought Shoes/12 Mo	18,544	73.9%	98
Bought Fine Jewelry/12 Mo	6,438	25.7%	118
Bought Watch/12 Mo	3,776	15.1%	114

* 1 -Mile radius from site location.

RETAILER MAP – 426 Park Street, Hartford CT



CONTACT INFORMATION

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The logo consists of the letters 'CSR' in a bold, red, sans-serif font. The 'C' is a simple, rounded shape. The 'S' is formed by two overlapping, curved lines. The 'R' is a solid, blocky letter with a small gap at the top.