



**ACE HARDWARE SPACE AVAILABLE FOR LEASE**  
**±11,500 SF — SUBDIVIDABLE**  
**945 Cromwell Avenue (Rte. 3), Rocky Hill, CT**  
**Cold Spring Plaza**



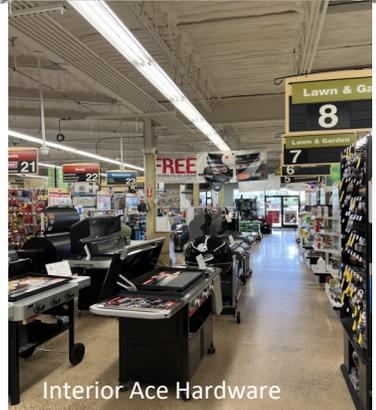
<b>SPACE USE:</b>	Retail
<b>SIZE:</b>	11,500
<b>SUBDIVIDABLE:</b>	Yes
<b>RENTAL RATE:</b>	\$12.00 SF
<b>RENT TYPE:</b>	Tripple Net
<b>CAM:</b>	\$5.00 SF
<b>INCLUDES:</b>	Air Conditioning, Central Heating, High Ceilings, Kitchen and OH door
<b>CENTER TYPE:</b>	Neighbor Center
<b>PARKING:</b>	140 Surface Spaces
<b>OVERHEAD DOOR:</b>	1
<b>CEILING HEIGHT:</b>	12 FT
<b>STORES:</b>	±10
<b>YEAR BUILT:</b>	1979

**Cold Spring Plaza**, located in Rocky Hill, CT, is a neighborhood retail strip center at 945 Cromwell Avenue. Situated near Century Hills apartments, West Side Market, Carbone's Prime Restaurant, Starbucks, Trinity Health Care, Bank of America, Modern Tire Auto Center, among many others, it benefits from high traffic flow. With over 3,000 nearby condominiums and apartments, businesses have a great opportunity to thrive. The 11,500 sq ft space, currently occupied by Ace Hardware, can be divided to suit various tenant's needs. Amenities include a full bathroom, office space, breakroom, and a rear entrance with a 12ft overhead drive-in door. Close to major highways and directly off I-91 exit 23, and just 12 minutes from Hartford, this location offers a central and high-traffic spot for retail, service, or professional ventures.

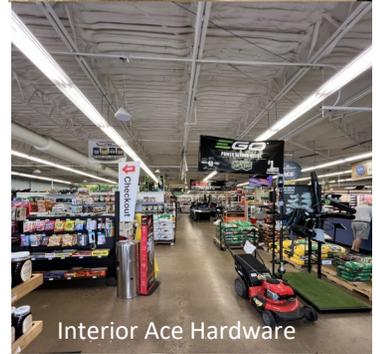
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COMMERCIAL DIVISION



Interior Ace Hardware



Interior Ace Hardware



OH Door



945 Cromwell Ave  
Cold Spring Plaza

945 Cromwell Ave in Rocky Hill Cold Spring Plaza is a commercial hub offering a variety of services and businesses for visitors. Located in a bustling area of Rocky Hill, it is easily accessible for both locals and tourists.

Businesses at 945 Cromwell Ave include restaurants, retail stores, and professional services. Visitors can dine at restaurants, shop for clothing or home goods, or handle banking or insurance needs.

The plaza is well-maintained with ample parking, making it convenient for errands or dining out. Easily accessible by car or public transportation, it is popular with locals and tourists alike.

In summary, 945 Cromwell Ave in Rocky Hill Cold Spring Plaza is a vibrant commercial destination with something for everyone, whether it's dining, shopping, or taking care of personal needs.

### TRAFFIC COUNT

CROMWELL AVENUE	17,852 VPD
INTERSTATE-91 (NORTHBOUND)	66,330 VPD
INTERSTATE-91 (SOUTHBOUND)	61,936 VPD

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## Shopping Center Properties

Property Name/Address	Type	Rating	Built/Renov	Size (SF)	SF Avail	Vac %	NNN Rent/SF
 <b>945 Cromwell Ave</b> Cold Spring Plaza	Retail	★★★★★	1979	35,224	11,500	32.7%	\$12.00

## Tenants In Center

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Ace Hardware Of Rocky Hill	Hardware	11,047	Yes	Jan 2012	
Oasis Of Life Christian Chu...		4,451	No	Sep 2012	
Cold Spring Plaza LLC		3,000	No	Aug 2009	
Bella Nails & Spa		1,350	No	Aug 2015	
Bella Nail and Spa LLC		1,250	No	Aug 2014	Jul 2024
Panizzo Italian Street Food	Restaurant	500	No	Mar 2024	
Salon Cheveux	Salon/Barber/Spa	500	No	Apr 2024	
The Banana Leaf	Restaurant	500	No	Nov 2023	
Trademark Barbershop, Llc		500	No	Jul 2012	
Ahavah Family Service LLC			No	Jan 2019	
Brizo			No	Mar 2020	
Century Cleaners	Florist		No	Apr 2005	
Express Your Pet	Animal Care/Groom		No	Jul 2016	
Rhythm-N-Sync Dance Stu...			No	Jul 2016	

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## LOCATION ROCKY HILL

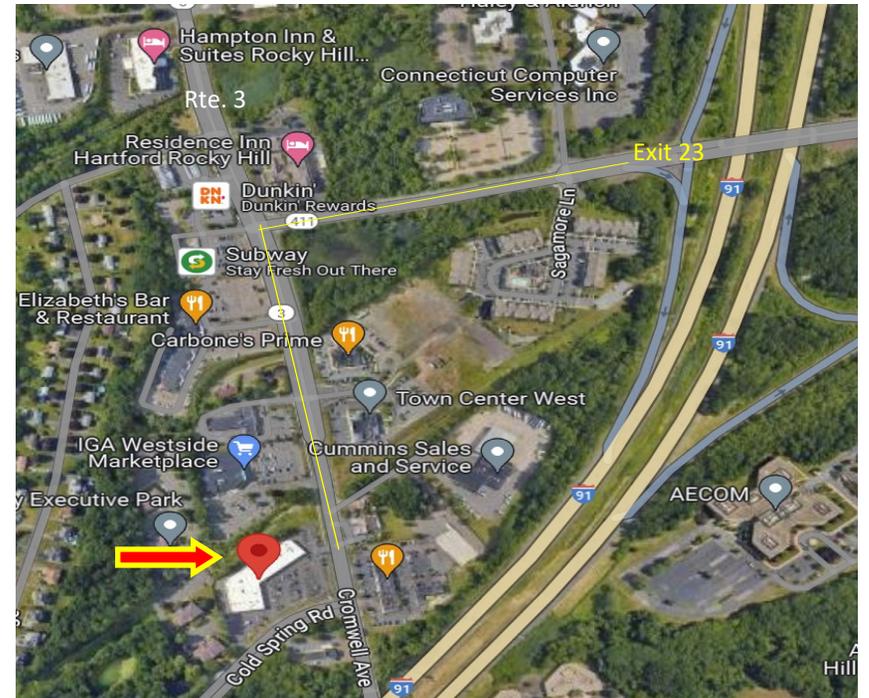
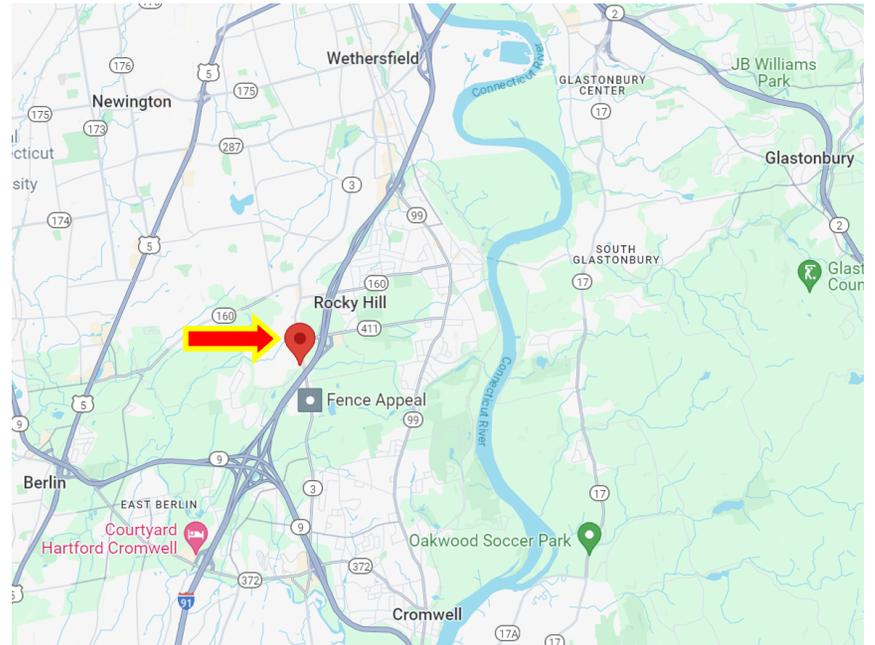
Rocky Hill is a premier destination with a vibrant community in a picturesque setting in the heart of Connecticut. It offers easy access to Hartford for various cultural and recreational activities. The town has parks, shopping, dining, and schools, making it a great place to live, work, and play. Rocky Hill provides a unique blend of small-town charm and big-city amenities, making it a highly desirable place to call home.

## ROCKY HILL ATTRACTIONS

Rocky Hill, Connecticut is a charming town along the Connecticut River, just south of Hartford, offering a variety of attractions for visitors of all ages. One popular attraction is Dinosaur State Park, featuring an impressive display of dinosaur tracks discovered on site in the 1960s. The Rocky Hill-Glastonbury Ferry, operating since 1655, offers a historic ride on the Connecticut River with scenic views. History buffs will enjoy the Webb-Deane-Stevens Museum, showcasing colonial life in three preserved historic homes from the 18th century. Outdoor enthusiasts can explore the Rocky Hill Meadows, offering walking and biking trails, birdwatching, and picnicking. With a mix of history, nature, and unique attractions, Rocky Hill is a delightful destination for a day trip or weekend getaway.

## DEMOGRAPHIC REPORT

	3 MILES	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	44,503	121,324	546,896	925,633
TOTAL NUMBER OF HOUSEHOLDS	19,259	51,488	223,860	376,452
AVERAGE HOUSEHOLD INCOME	\$118,052	\$106,703	\$95,546	\$102,747



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