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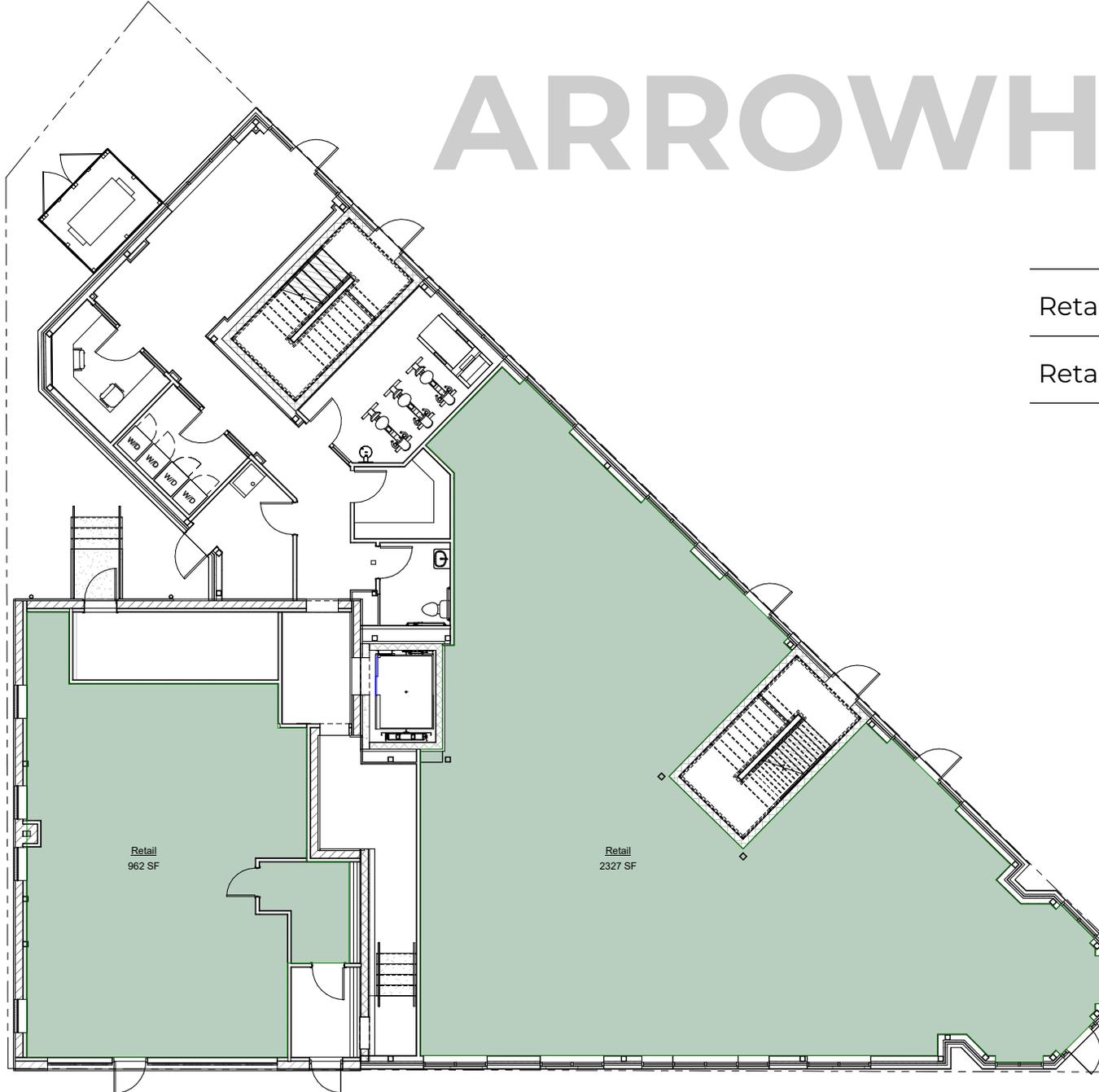


ABOUT THE PROPERTY

- Ground Level Retail below 45 new residential units
- Ideal site for retailers or restaurant users
- Strong corner visibility from Main Street and Ann Uccello Street
- Daytime employees (1-mi): 51,916
- Housing units (1-mi): 12,782
- Median age (1-mi): 30.8
- Centrally located across from Dunkin' Park
- Less than 1 mile from I-84 and I-91
- **Available Space: 962-5,420 SF**



ARROWHEAD



NOW LEASING

Retail 1	962 SF
Retail 2	2327 SF

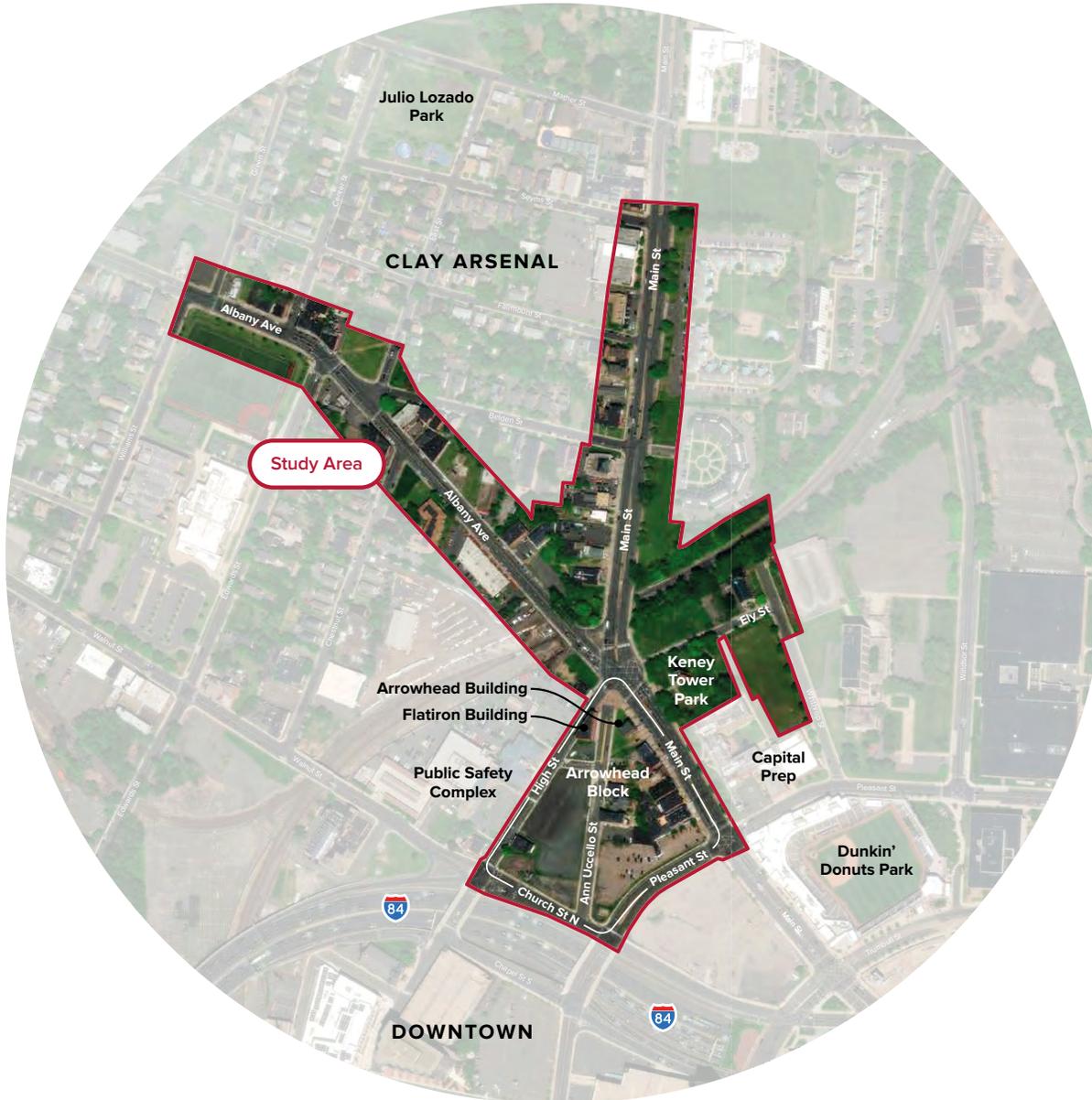
FLATIRON

NOW LEASING

Retail 1	1163 SF
Retail 2	968 SF







PROJECT GOALS

1. ESTABLISH A GATEWAY

The Arrowhead Gateway neighborhood should be an inviting gateway between the Clay Arsenal neighborhood and Downtown Hartford.

2. ENHANCE CONNECTIVITY

Thoughtful connections should be made for all modes of transportation both within the study area and to surrounding neighborhoods and destinations.

3. ENSURE COHESIVE DEVELOPMENT

Future development in the Arrowhead Gateway should respect and complement the existing character and feel of the neighborhood.

4. SUPPORT BUSINESS DEVELOPMENT

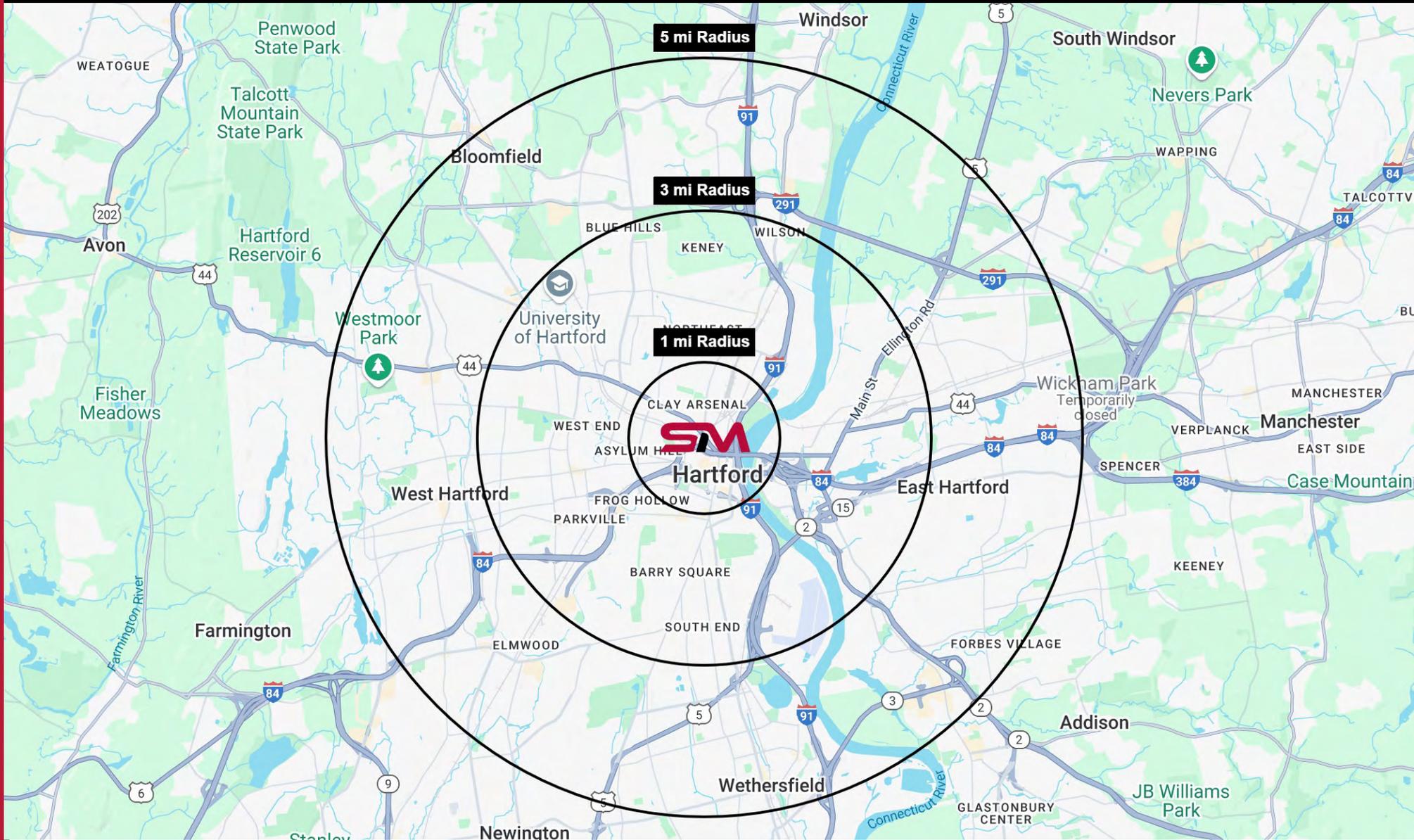
Technical assistance and financial support should be provided to support existing businesses in the area and create opportunities to grow new small, local, and Black, Indigenous, and people of color (BIPOC)-owned businesses.

5. CREATE SENSE OF PLACE

The Arrowhead Gateway should have a unique and identifiable sense of place that reflects its cultural heritage and diversity.

6. PROMOTE HOMEOWNERSHIP

Strategies should be developed to increase and expand access to affordable homeownership opportunities.



POPULATION	1-MILE	3-MILE	5-MILE	AVERAGE HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE	DAYTIME DEMOGRAPHICS (2024)	1-MILE	3-MILE	5-MILE
Estimated Population (2024)	25,410	157,601	274,847	Estimated Average Household Income (2024)	\$68,455	\$80,615	\$106,151	Total Businesses	2,550	10,106	17,114
Projected Population (2029)	27,351	161,459	280,485	Projected Average Household Income (2029)	\$75,750	\$84,243	\$110,977	Total Employees	51,916	121,868	177,869



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SMREA
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