



**PROPERTY DESCRIPTION**

60 LaSalle Road is located in the heart of West Hartford Center, the most vibrant and sought-after retail corridor in Hartford County. Surrounded by the area's top restaurants, boutique retailers and nightlife destinations, this location benefits from constant foot traffic throughout the day and evening.

**HIGHLIGHTS**

**Prime Location:** In the heart of West Hartford Center - Hartford County's top retail corridor.

**High Exposure:** Excellent visibility and nonstop foot traffic on LaSalle Road.

**Restaurant-Ready:** Includes hood, kitchen, outdoor dining, and 3,600 SF of basement storage.

**Retail Flexibility:** Ideal layout for boutique, flagship or experiential retail. Also can be subdivided into approximately 1,400 SF and 2,492 SF spaces.

**Strong Momentum:** Surrounded by new development and infrastructure upgrades driving continued growth.

**OFFERING SUMMARY**

Lease Rate:	Negotiable
Available SF:	3,892 SF
Building Size:	3,892 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	621	1,858	7,180
Total Population	1,364	4,089	16,351
Average HH Income	\$185,879	\$180,021	\$171,382

**Kevin Kenny**

Co-Founder, President  
860.930.1099  
KFK@NAI-LexCom.com

**NAI Lexington Commercial**  
1 Financial Plaza, Unit 1245  
Hartford, CT 06103  
860.930.1099  
**nai-lexcom.com**

**RETAIL PROPERTY FOR LEASE**

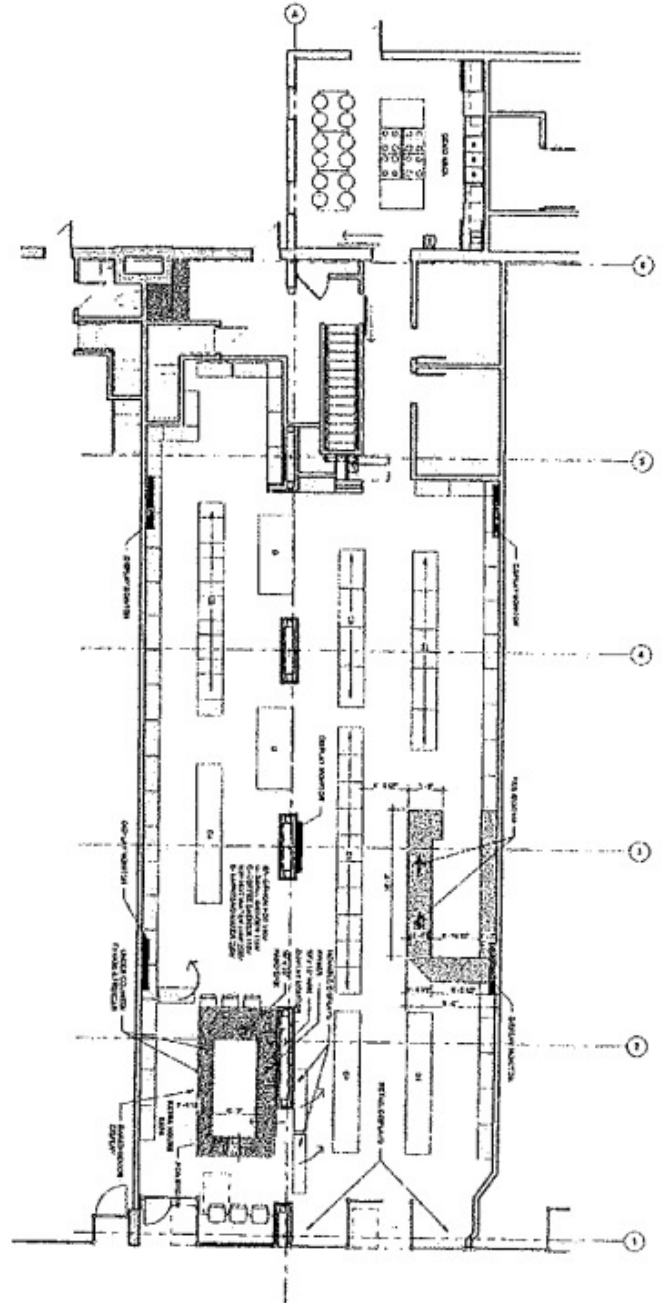
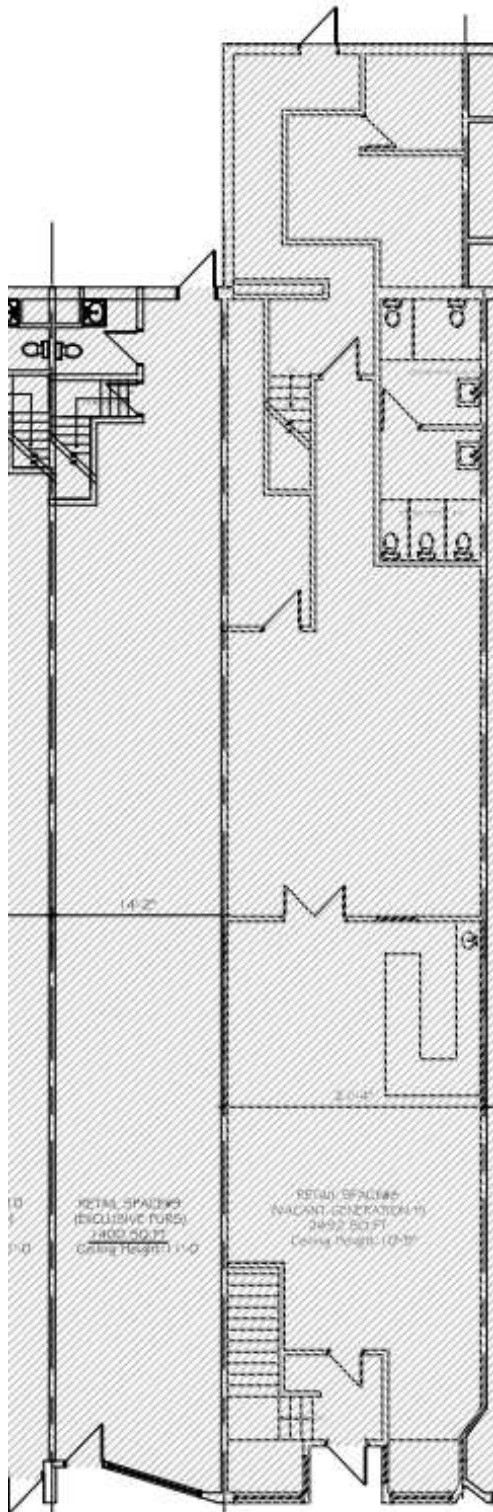


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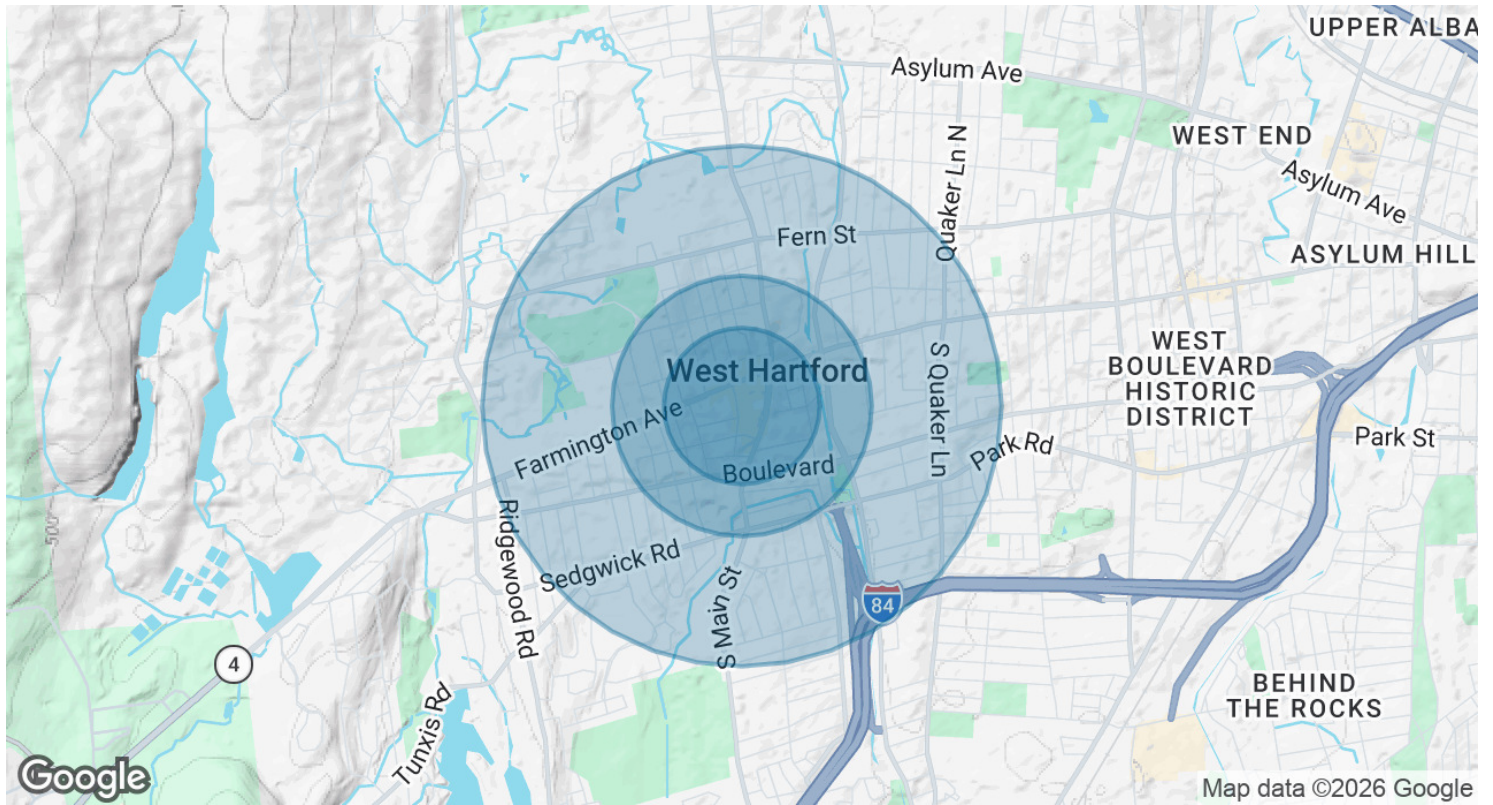
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,364	4,089	16,351
Average Age	42	42	41
Average Age (Male)	40	40	39
Average Age (Female)	44	43	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	621	1,858	7,180
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$185,879	\$180,021	\$171,382
Average House Value	\$519,758	\$494,213	\$454,170

2020 American Community Survey (ACS)