

±3,150 SF

331 South Road | Farmington/West Hartford, CT

Excellent Location Across from Westfarms Mall



±3,150 SF Building/Pad Site Available
331 South Road | Farmington/West Hartford, CT

For Sale or Lease

Former Fast Casual Restaurant

CBRE is pleased to bring to market a fast casual restaurant or pad site, located in Greater Hartford's most desirable trade area with prominent I-84 visibility. Excellent access to I-84 on/off ramps and Route 9 on/off ramps. Furniture and equipment including hood and coolers are available.

Property Specifications

- + **Building SF:** ±3,150 SF
- + **Year Built:** 1982
- + **Land Size:** 1.22 acres
 - 0.57 acres in Farmington
 - 0.65 acres in West Hartford
- + **Lease Rate:** \$30.00/SF NNN
- + **Sale Price:** Call broker

Traffic Count

- + **I-84:** 132,000 AVD
- + **New Britain Avenue/South Road:** 22,800 AVD



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Demographics

2026 ESTIMATED

	1 mile	3 miles	5 miles
Population	5,652	71,989	258,350
Daytime Population	7,790	85,441	284,352
No. of Households	2,348	30,202	107,733
Average Household Income	\$164,559	\$147,881	\$117,074
Median Age	46.3	40.5	38.6

Contact Us

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