

**SHOPS AT 30**  
**Multiple Spaces Available**  
**2,144 to 4,438 SF**



## RETAIL SPACE For LEASE

### Shops at 30

435 Hartford Tpke, Vernon Rockville, CT 06066

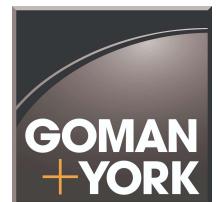
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### PROPERTY DESCRIPTION

Leasing Opportunities at Shops at 30 – Prime Retail Space in Vernon, CT:

Discover the perfect location for your business at the Shops at 30, a premier retail plaza in Vernon, Connecticut, offering exceptional leasing opportunities. Strategically located with high visibility on Route 30 and virtually immediate on-off access to I-84, this vibrant shopping center provides an ideal environment for retailers, service providers, and dining establishments looking to reach a diverse customer base.

Shops at 30 boasts a dynamic mix of successful tenants, such as the regionally famous Rein's Deli and the venerable Zahner's Clothiers. With available spaces ranging from 2,144 to 4,438 square feet, there's an ideal setting for your business to thrive. The plaza's wrap-around design, ample parking, and well-maintained grounds create a welcoming atmosphere that attracts both local residents and visitors.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,386 - 3,530 SF
Lot Size:	6.95 Acres
Building Size:	54,108 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,875	19,398	44,901
Total Population	4,287	44,417	105,225
Average HH Income	\$111,735	\$120,541	\$120,309

## PROPERTY HIGHLIGHTS

435 HARTFORD TPKE, VERNON ROCKVILLE, CT 06066



- Immediate on-off access to I-84 on well-traveled Route 30
- Responsive local ownership
- Opportunity to join businesses that have succeeded for decades here
- By leasing at Shops at 30, you'll position your business in the heart of Vernon's retail district, benefiting from consistent traffic, strong local demand, and a supportive community of businesses. Whether you're opening a boutique, a restaurant, or a service-oriented business, the flexible leasing options provide an opportunity to build your brand in a high-traffic, sought-after location. Don't miss your chance to join this long-thriving retail destination—contact us today to learn more about available leasing opportunities at Shops at 30 and take your business to the next level.

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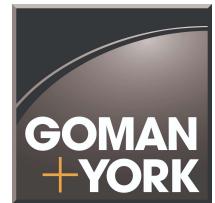
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**AVAILABLE SPACES**

<b>SUITE</b>	<b>TENANT</b>	<b>SIZE (SF)</b>	<b>LEASE TYPE</b>	<b>LEASE RATE</b>
Suite O	Available	2,202 SF	NNN	Negotiable
Suite W	Available	2,144 SF	NNN	Negotiable
Suite S	Available	4,438 SF	NNN	Negotiable
Suite F	Available	2,500 SF	NNN	Negotiable

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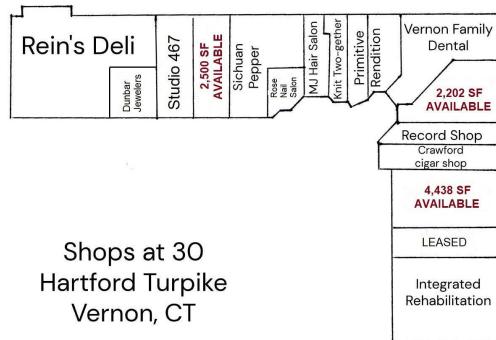
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# SHOPS AT 30 - FLOOR PLANS AND PHOTOS

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# SHOPS AT 30 - AREA RETAIL MAP

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