

For Lease

Prime Retail Opportunity at Scitico Plaza

\$5.25 SF NNN | 12,000 SF



585 Hazard Avenue

Enfield, Connecticut 06082

Location Advantages

Scitico Plaza sits strategically on Route 190 (Hazard Avenue), one of the area's most heavily trafficked corridors, just four miles from I-91 for superior regional accessibility. With nearly 500 feet of prime road frontage, your business will command maximum visibility from thousands of daily commuters.

Established Retail Environment

Former Fitness Club with 12,000 sf of well-maintained space is available. The plaza's diverse tenant mix creates consistent foot traffic throughout the day, featuring McDonald's, a dance studio, car wash, laundromat, barber shop, and additional complementary businesses.

Business-Ready Features

- Abundant parking ensures customer convenience
- High-visibility storefront positioning
- Proven location with strong demographics
- Established customer base from existing tenants
- Easy access from major transportation routes

This unique opportunity offers the perfect foundation for retail success in a well-established, high-traffic shopping destination.

OFFERING SUMMARY

Available SF	12,000 SF
Building Size	43,078 SF
Lease Rate	\$5.25 SF NNN

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,337	\$81,345
3 Miles	21,863	\$90,012
5 Miles	62,353	\$95,809



For more information

Jim Reardon

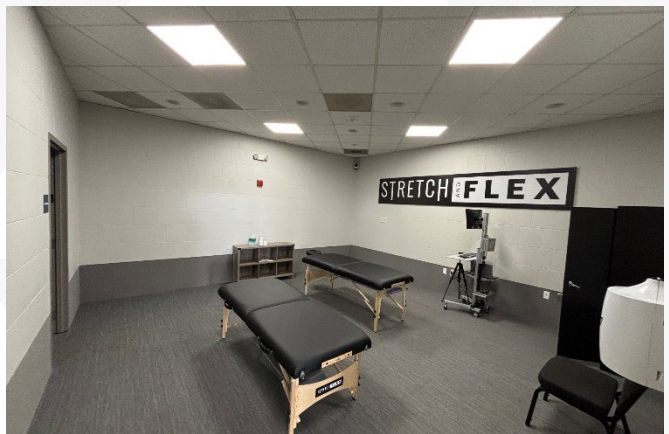
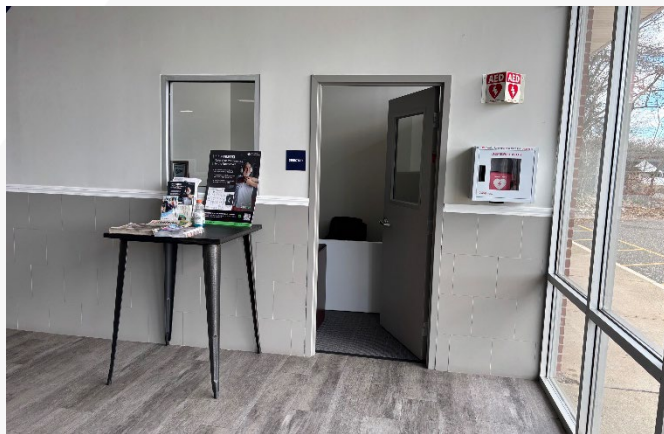
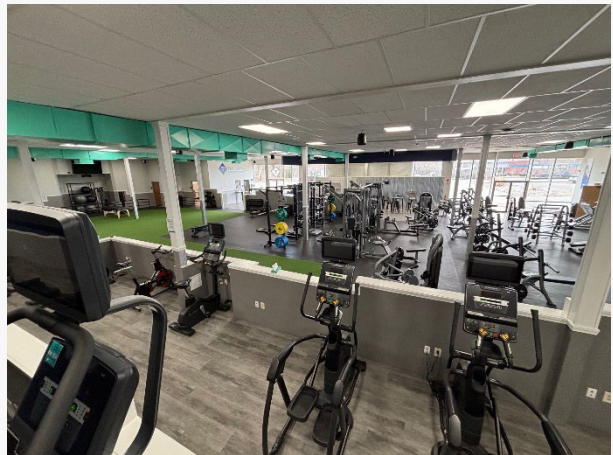
860-508-2192

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Retail Space in Shopping Plaza

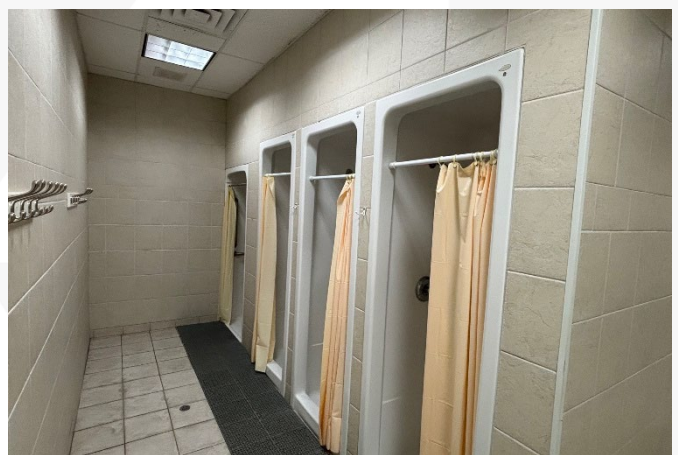
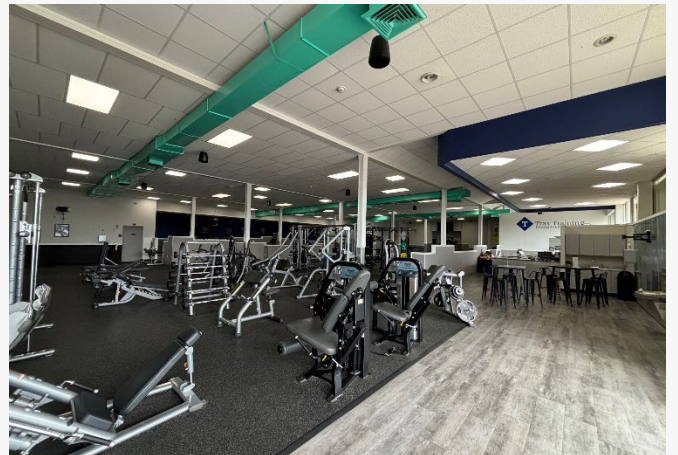
\$5.25 SF NNN 12,000 SF



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Retail Space in Shopping Plaza

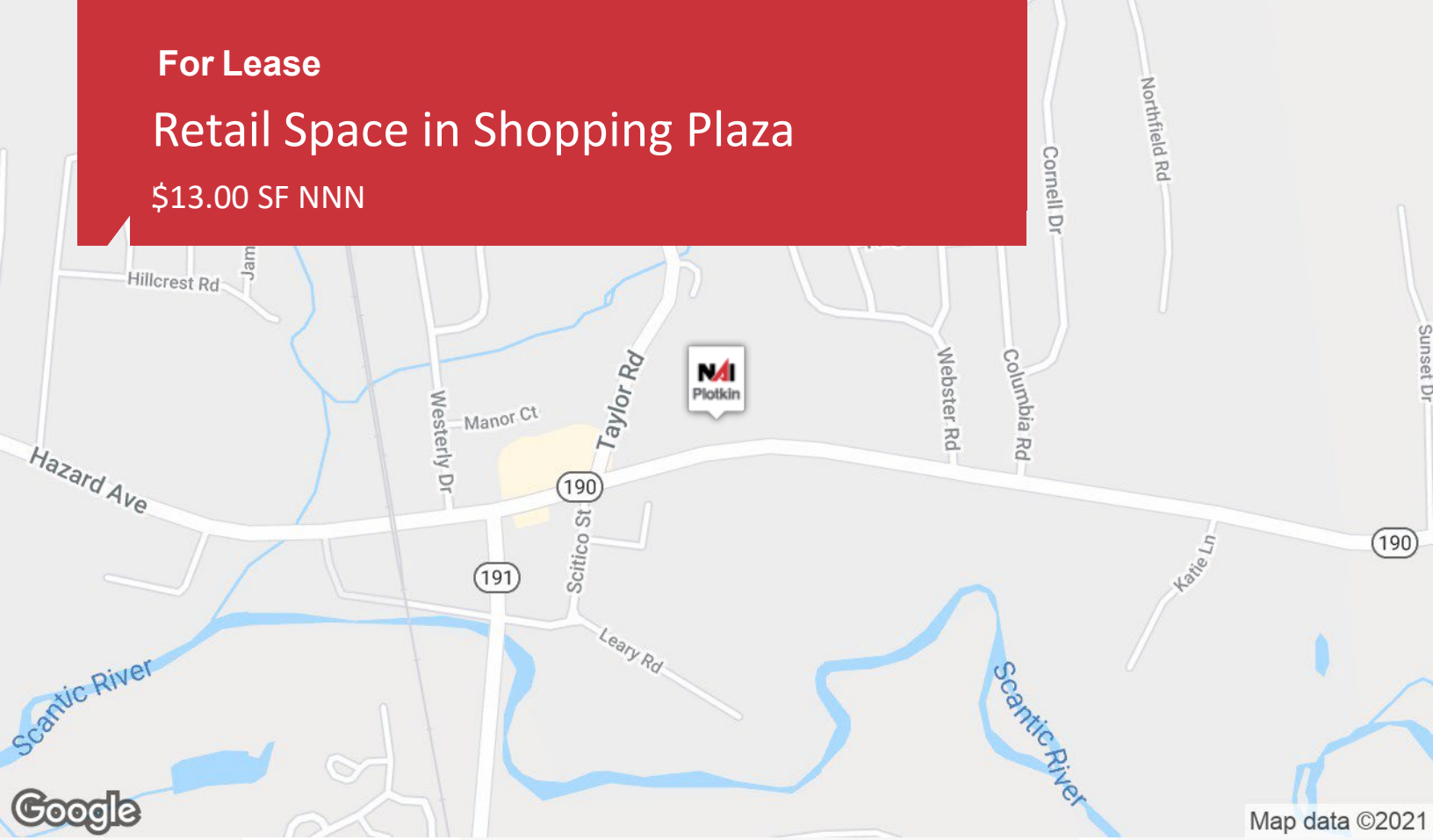
\$5.25 SF NNN 12,000 sf



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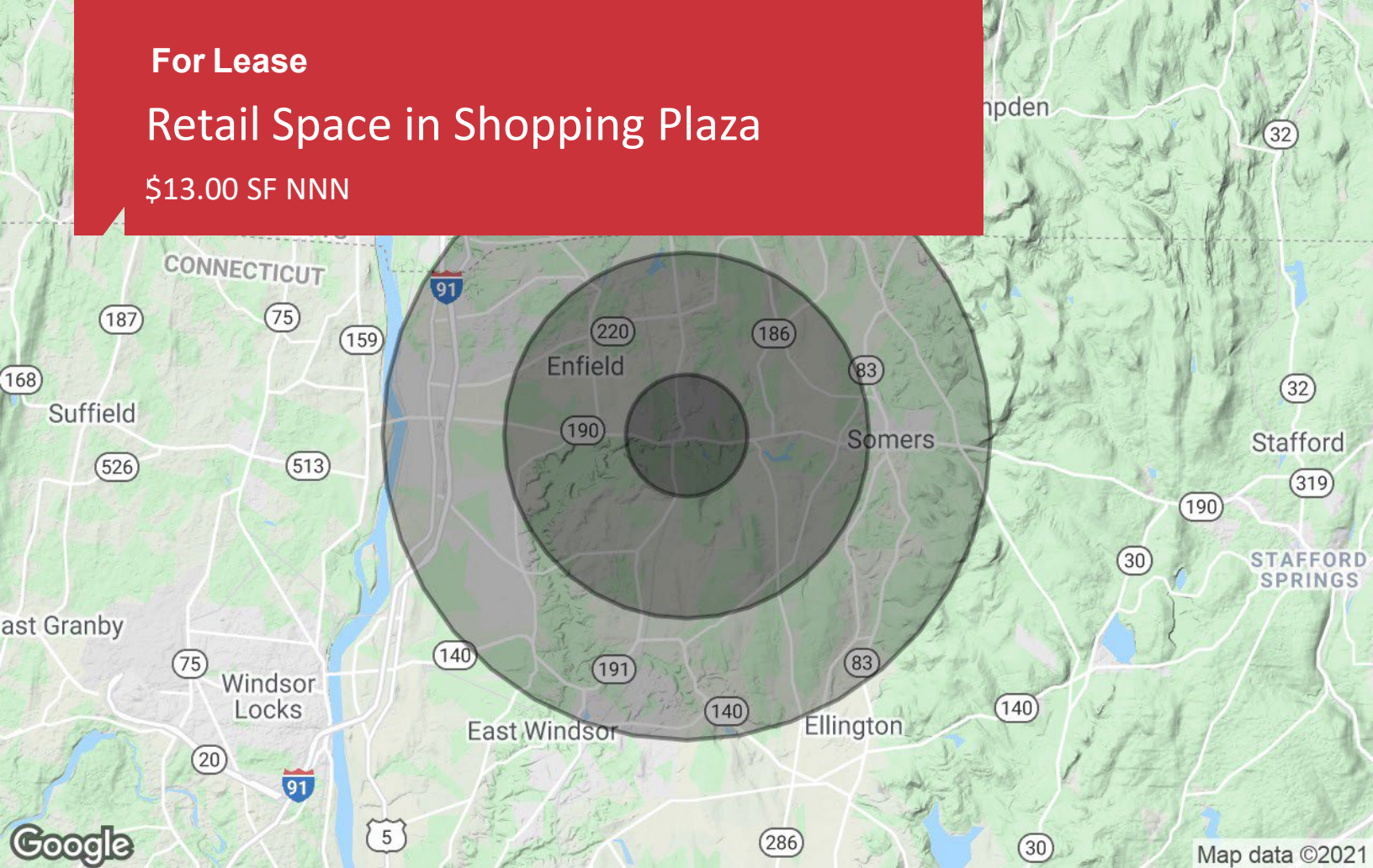
\$13.00 SF NNN



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Retail Space in Shopping Plaza

\$13.00 SF NNN



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,296	21,682	61,841
MEDIAN AGE	41.4	41.1	41.9
MEDIAN AGE (MALE)	41.4	40.5	40.7
MEDIAN AGE (FEMALE)	41.5	38.6	42.5
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	955	6,196	21,053
# OF PERSONS PER HH	3.5	3.5	2.9
AVERAGE HH INCOME	\$81,551	\$90,219	\$95,890
AVERAGE HOUSE VALUE	\$242,454	\$250,417	\$282,130

* Demographic data derived from 2010 US Census