

# AVAILABLE

**PROVEN HIGH-PROFILE RETAIL CORNER**  
160 Brainard Road, Hartford, CT 06114



- 4-Way Lighted Intersection
- At I-91 and Route 5/15 Exit/Entrance
- Nearly 28,000 Cars per Day

FOR MORE INFORMATION:

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PROPERTY ADVISORS

**Goman+York Property Advisors**

111 Founders Plaza

East Hartford, CT 06108

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# PROPERTY DETAILS

Available: 160 Brainard Road, Hartford, CT

## 160 Brainard Road, Hartford, CT

Rentable Square Feet	18,920 SF (16,693 1 <sup>st</sup> FL + Mezz.)
Parcel Size	1.05 Acres
Avg. Traffic Count	27,651 Vehicles per day
Year Built	1965
Number of Stories	Two (Ground Floor + Mezzanine)
Parking	38 striped
Parking Ratio	2.01/1000
Power	800 Amp, 120/208 Volt, 3-Phase
Clear Heights	12' 10" clear / 14' 9" to deck
Loading	Dock door w/ loading vestibule



# PROPERTY DESCRIPTION

**Available:** 160 Brainard Road, Hartford, CT

- ❖ Goman + York Property Advisors, LLC, is proud to represent this high-profile, proven retail location, which is the former home of Connecticut Lighting Center.
- ❖ Great leasing opportunity in the heart of CT, right next to I-91 and Routes 5 & 15 with very quick access to I-84
- ❖ Available for **absolute net** lease or **conventional NNN** lease, depending upon tenant's planned use of the property
- ❖ The Brainard Road/Airport Road/Murphy Road area features a dense concentration of retail, building supply, and service-related business.
- ❖ *Offers to purchase will be seriously considered.*



## POPULATION



## HOUSEHOLDS



## AVG. HH INCOME

### 8 Minute Radius

71,005

30,084

\$77,059

### 15 Minute Radius

403,651

164,357

\$107,587

### 30 Minute Radius

1,112,937

453,209

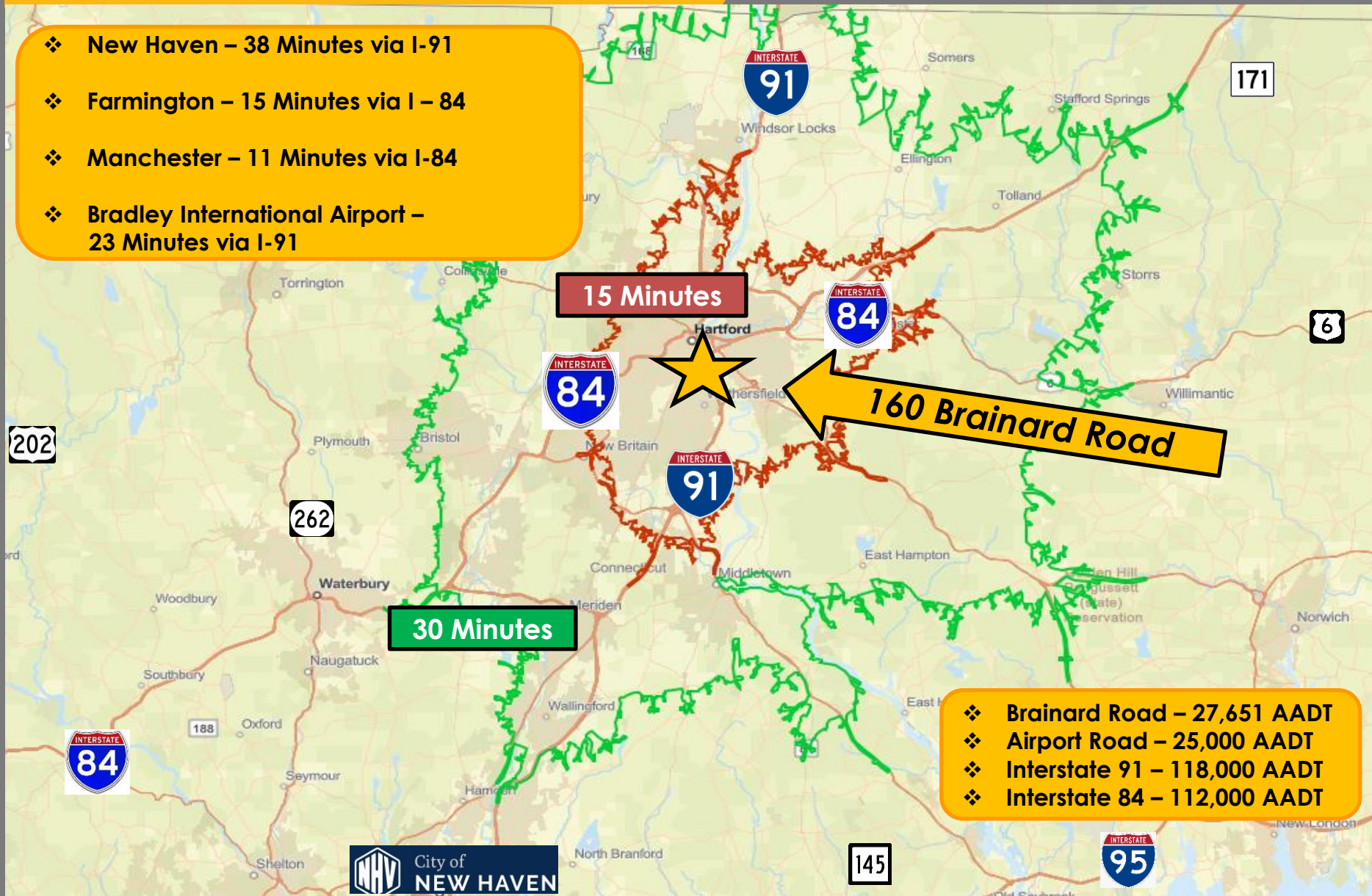
\$124,258



# REGIONAL MAP

Available: 160 Brainard Road, Hartford, CT

- ❖ New Haven – 38 Minutes via I-91
- ❖ Farmington – 15 Minutes via I-84
- ❖ Manchester – 11 Minutes via I-84
- ❖ Bradley International Airport – 23 Minutes via I-91





# LOCAL BUSINESS MAP

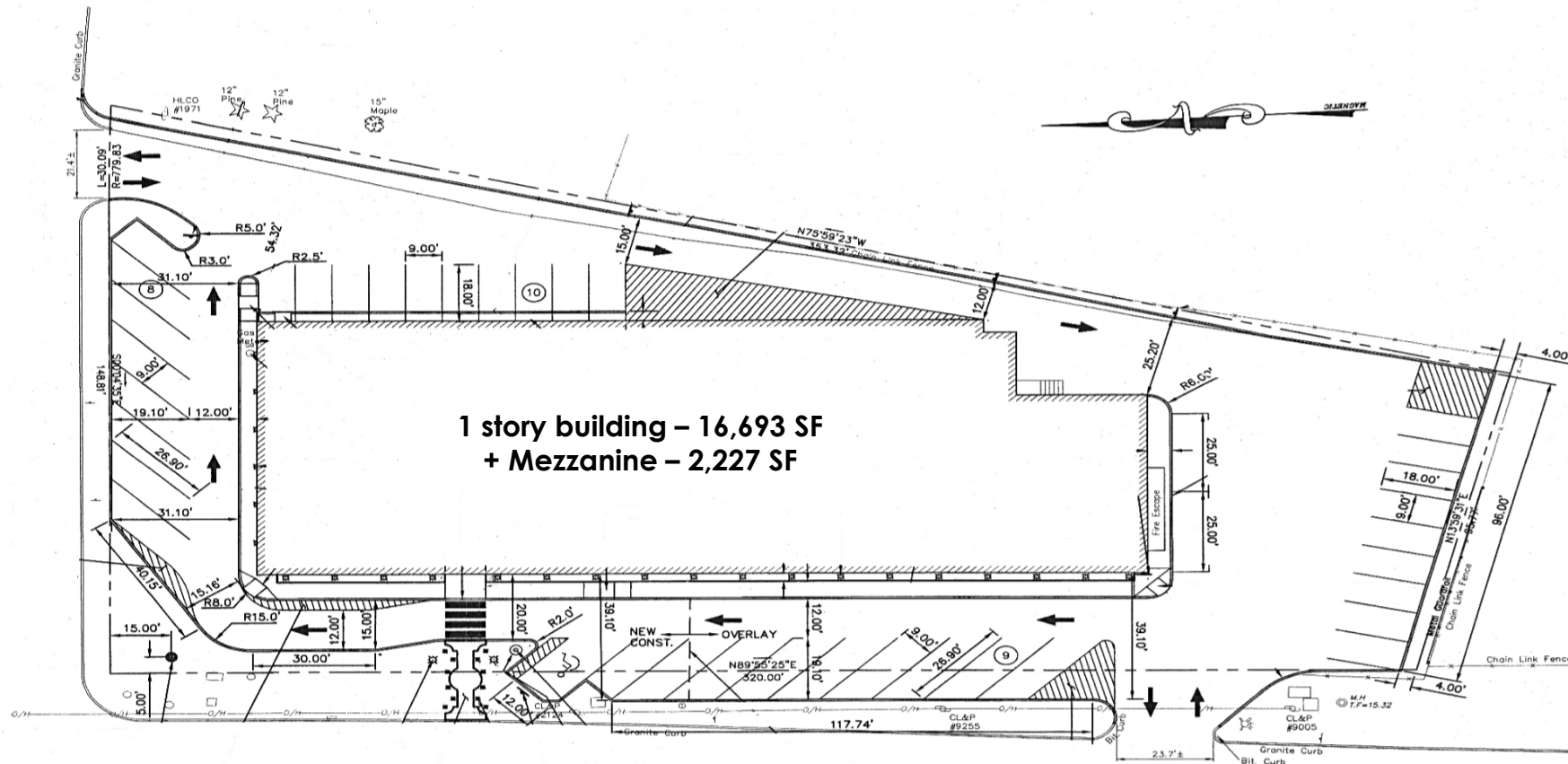
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# SITE PLAN

Available: 160 Brainard Road, Hartford, CT

MURPHY ROAD



BRAINARD ROAD

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