

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:

Rob Montesi

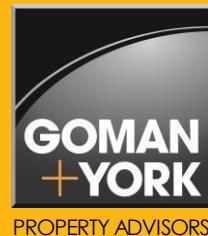
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Goman+York Property Advisors

111 Founders Plaza
East Hartford, CT 06108

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PROPERTY DETAILS

Available: 160 Brainard Road, Hartford, CT

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Rentable Square Feet	18,920 SF (16,693 1 st 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

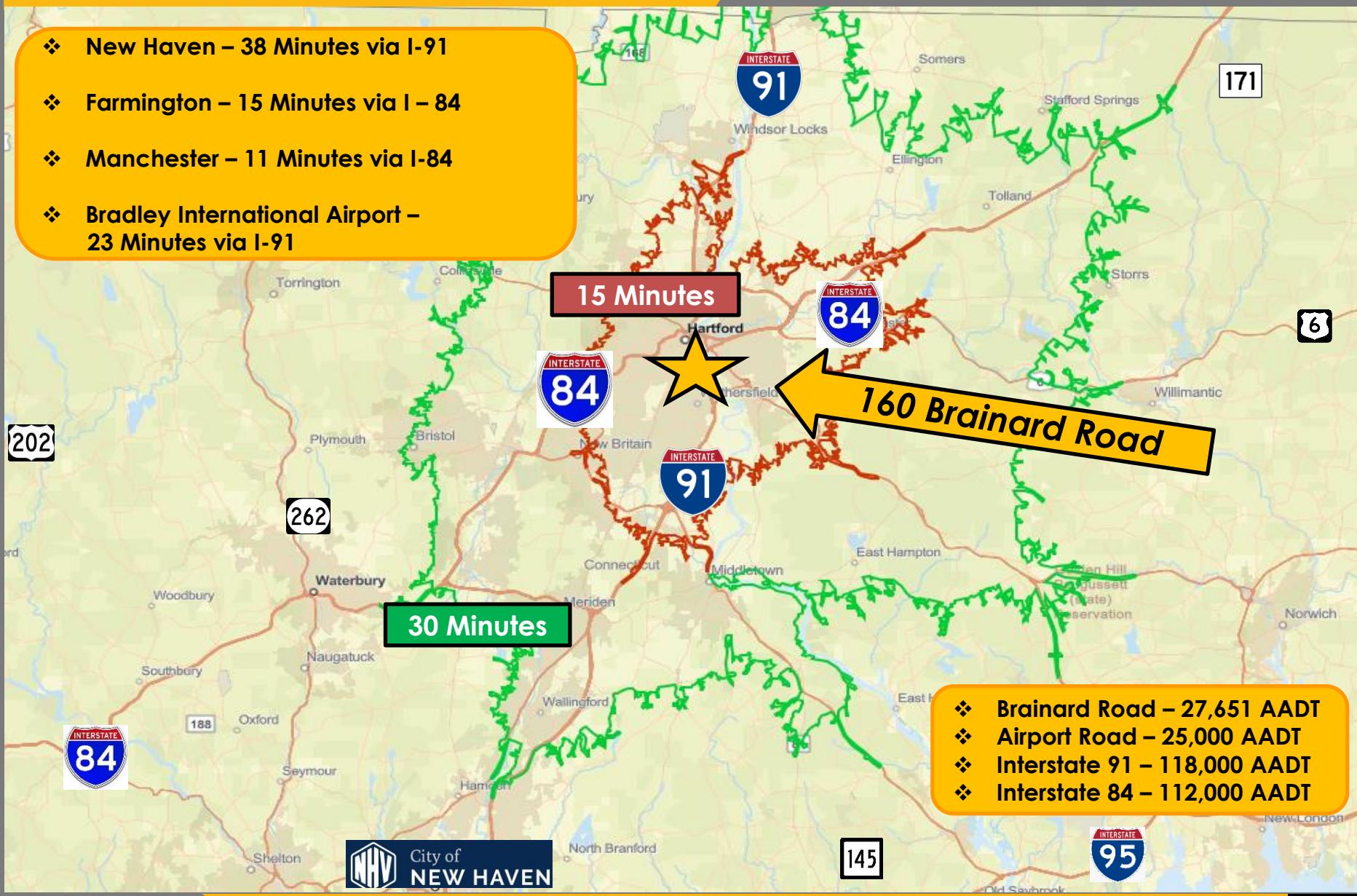
453,209

\$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

Available: 160 Brainard Road, Hartford, CT



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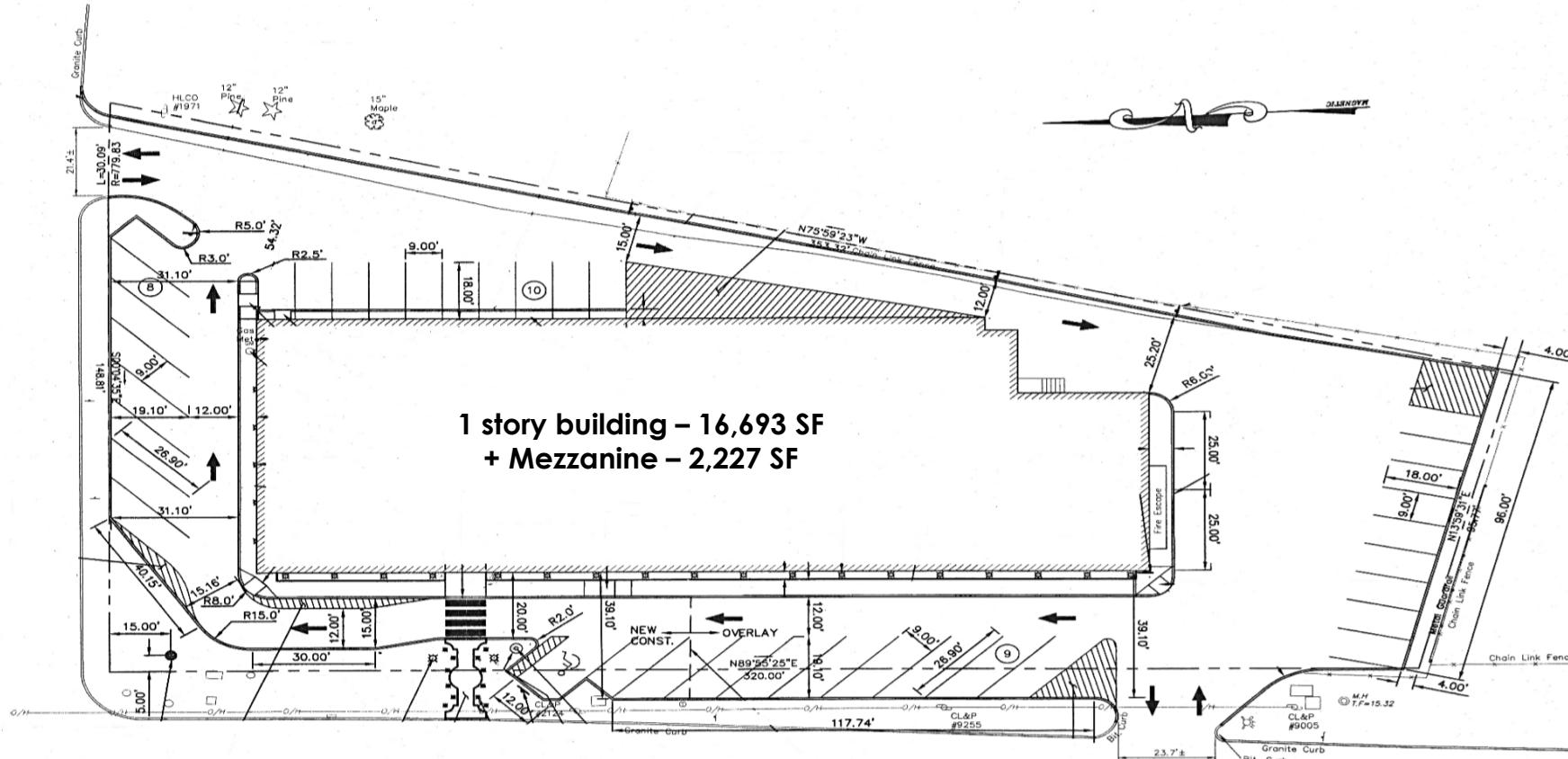
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SITE PLAN

Available: 160 Brainard Road, Hartford, CT

ROAD

MURPHY



BRAINARD ROAD

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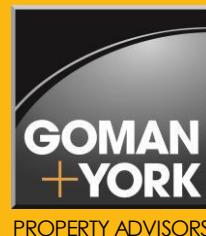
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