



### PROPERTY DESCRIPTION

Ownership is open to either a ground lease or an outright sale of this highly visible pad site located at the signalized corner of Park Road and Ringgold Street in West Hartford. This prime corner parcel offers exceptional visibility, strong traffic counts, and direct access to one of the region's most established and rapidly growing retail corridors. The site also benefits from built-in foot traffic generated by the adjacent One Park apartment complex, providing a built-in residential customer base. Ideal for quick-service restaurants, banks, medical, or other retail users seeking a flagship corner location in a vibrant, walkable neighborhood with strong demographics and proven tenant performance nearby.

### PROPERTY HIGHLIGHTS

- Prime Signalized Corner Location**
- High Visibility and Strong Traffic Counts**
- Close Proximity to I-84**

### OFFERING SUMMARY

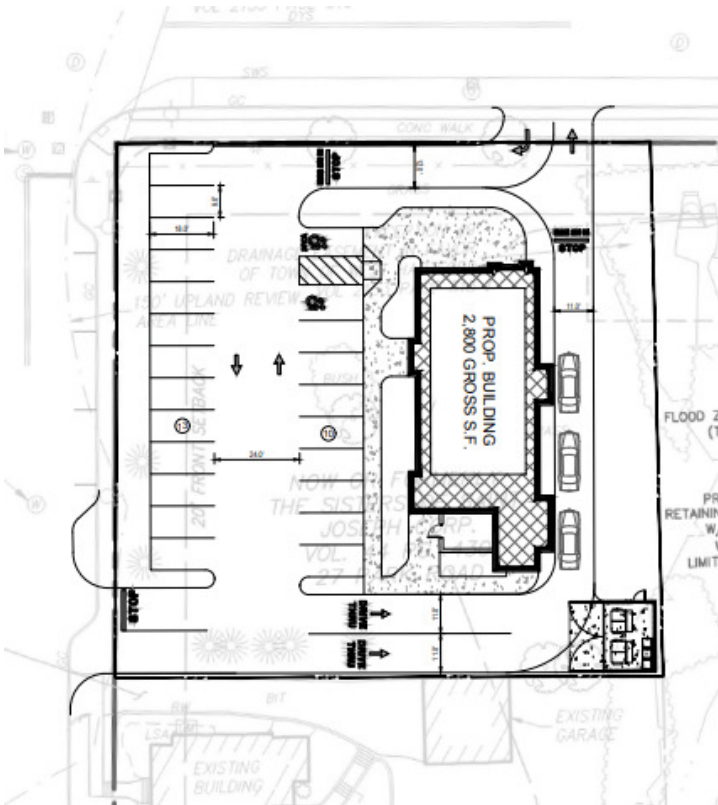
Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	22,651 SF
Lot Size:	0.52 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,456	3,689	12,365
Total Population	3,244	8,384	27,201
Average HH Income	\$91,914	\$87,723	\$90,933

### Kevin Kenny

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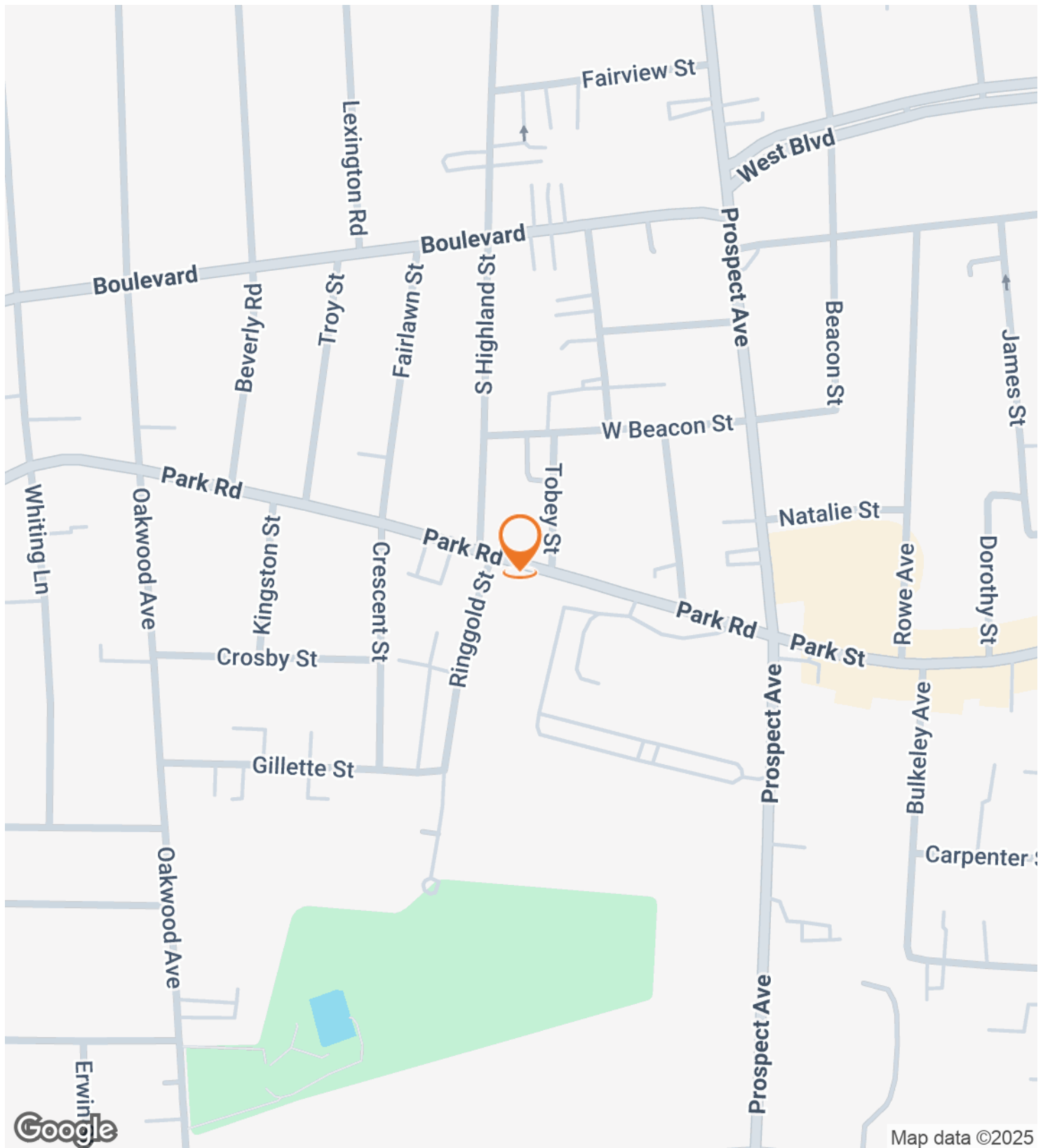


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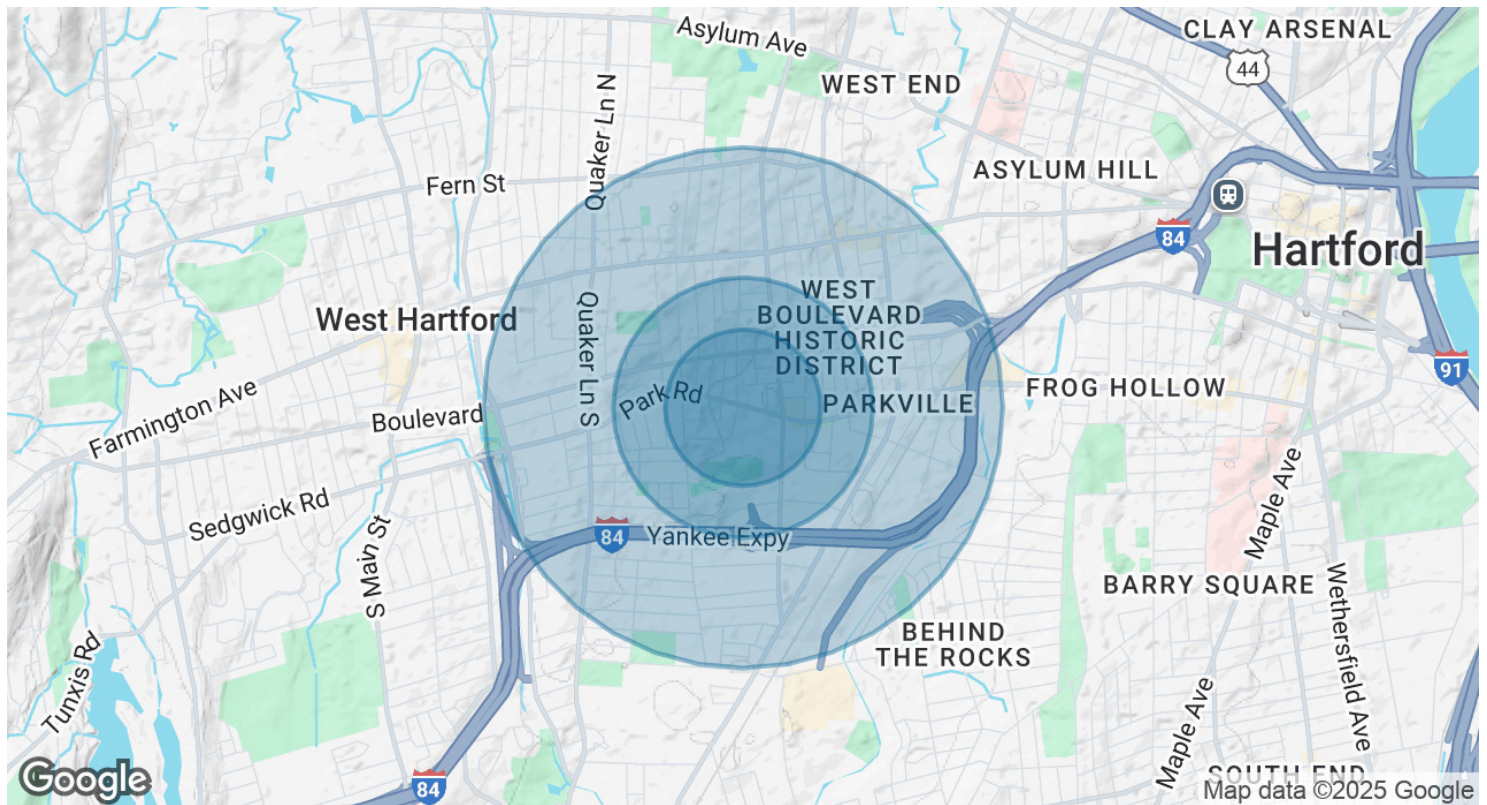




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**POPULATION****0.3 MILES****0.5 MILES****1 MILE**

Total Population	3,244	8,384	27,201
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	40	40	41

**HOUSEHOLDS & INCOME****0.3 MILES****0.5 MILES****1 MILE**

Total Households	1,456	3,689	12,365
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$91,914	\$87,723	\$90,933
Average House Value	\$280,130	\$303,677	\$321,606

*Demographics data derived from AlphaMap*

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