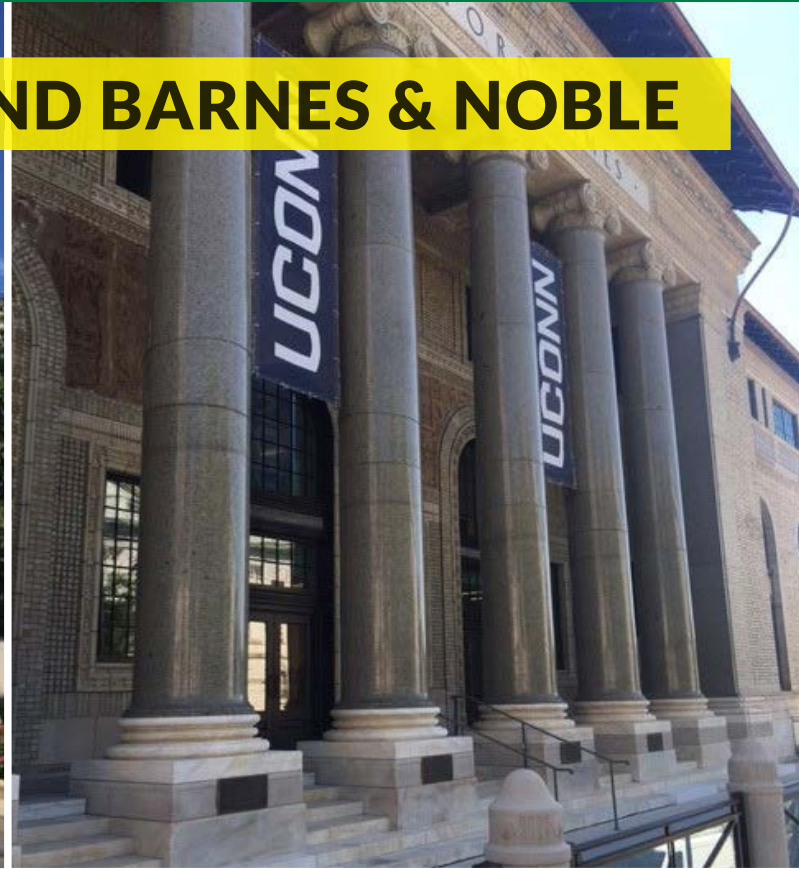


HARTFORD RETAIL

FRONT ST & COLUMBUS BLVD | HARTFORD, CT 06103

JOIN STARBUCKS AND BARNES & NOBLE



PROPERTY INFORMATION:

- Located directly across from the Connecticut Convention Center and the Marriott Hotel, the Front Street District includes 150,000 square feet (65,000 sq. ft. in Phase I) of building area. The exciting development is occupied by restaurant, entertainment, and retail spaces, as well as 121 residential units.
- Brand new UConn campus; providing daily amenities, services, and merchandise to 3,500 students; now complete.
- New second residential loft building to begin construction shortly.
- Easy access from I-84 and I-91, with traffic counts of 36,455 ADT on Columbus Boulevard, and over 300,000 ADT on I-91
- State of the art parking garage with 250 dedicated spaces, with an additional 657 garage spaces on the North side of the property and 2,000 spaces at the Convention Center
- Exceptional foot traffic, with over 60,000 office workers within immediate proximity to the Front Street District

AREA DEMOGRAPHICS:

RADIUS	POPULATION 2013	MEDIAN HH INCOME	AVERAGE HH INCOME
3 mile	154,025	\$37,763	\$49,430
5 mile	280,336	\$54,537	\$66,915
7 mile	383,519	\$62,485	\$76,221

FOR MORE INFORMATION CONTACT:

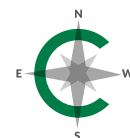
DAN ZELSON | 203.227.2922 | dan@chartweb.com

ANCHORED BY:



SPACE DETAILS:

- Available 1,179sf - 10,993sf



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Front Street DISTRICT



HARTFORD, CT



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AVAILABLE SPACE

SPACE	TENANT	Sq. Ft.
A2	Lease Out	2,046
A5	Available	3,002



AVAILABLE SPACE

SPACE	TENANT	Sq. Ft.
B1	Available	3,650



AVAILABLE SPACE

SPACE	TENANT	Sq. Ft.
C1	Lease Out	1,473
C2	Available	1,179
C3	Available	2,822
C5	Available	2,202

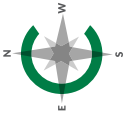
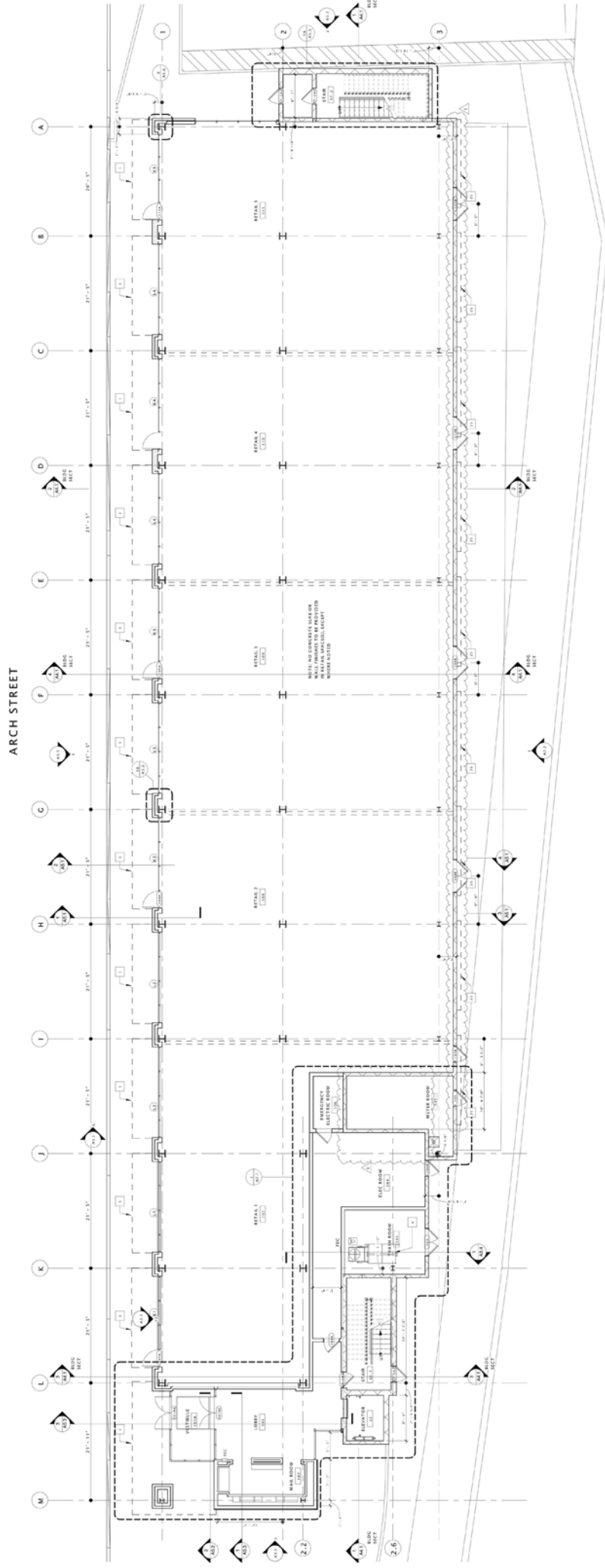
C6	Available	1,290
C7	Available	3,425
C8	Available	5,924



AVAILABLE SPACE

SPACE	TENANT	Sq. Ft.
D1	Available (Subdividable)	10,993



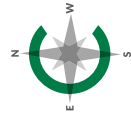


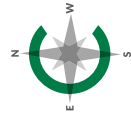
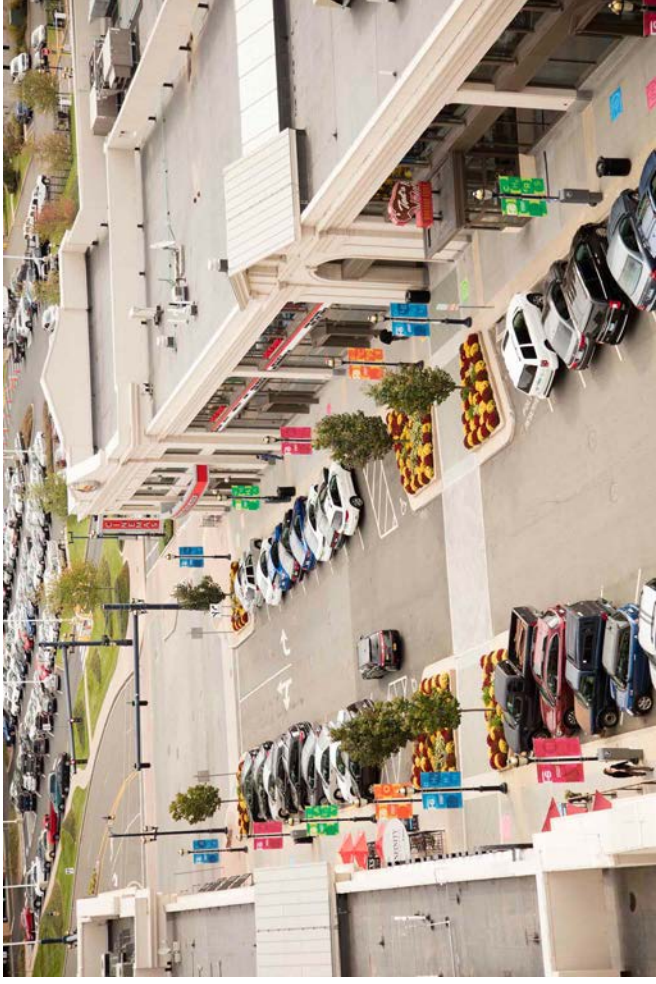


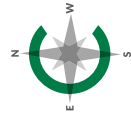
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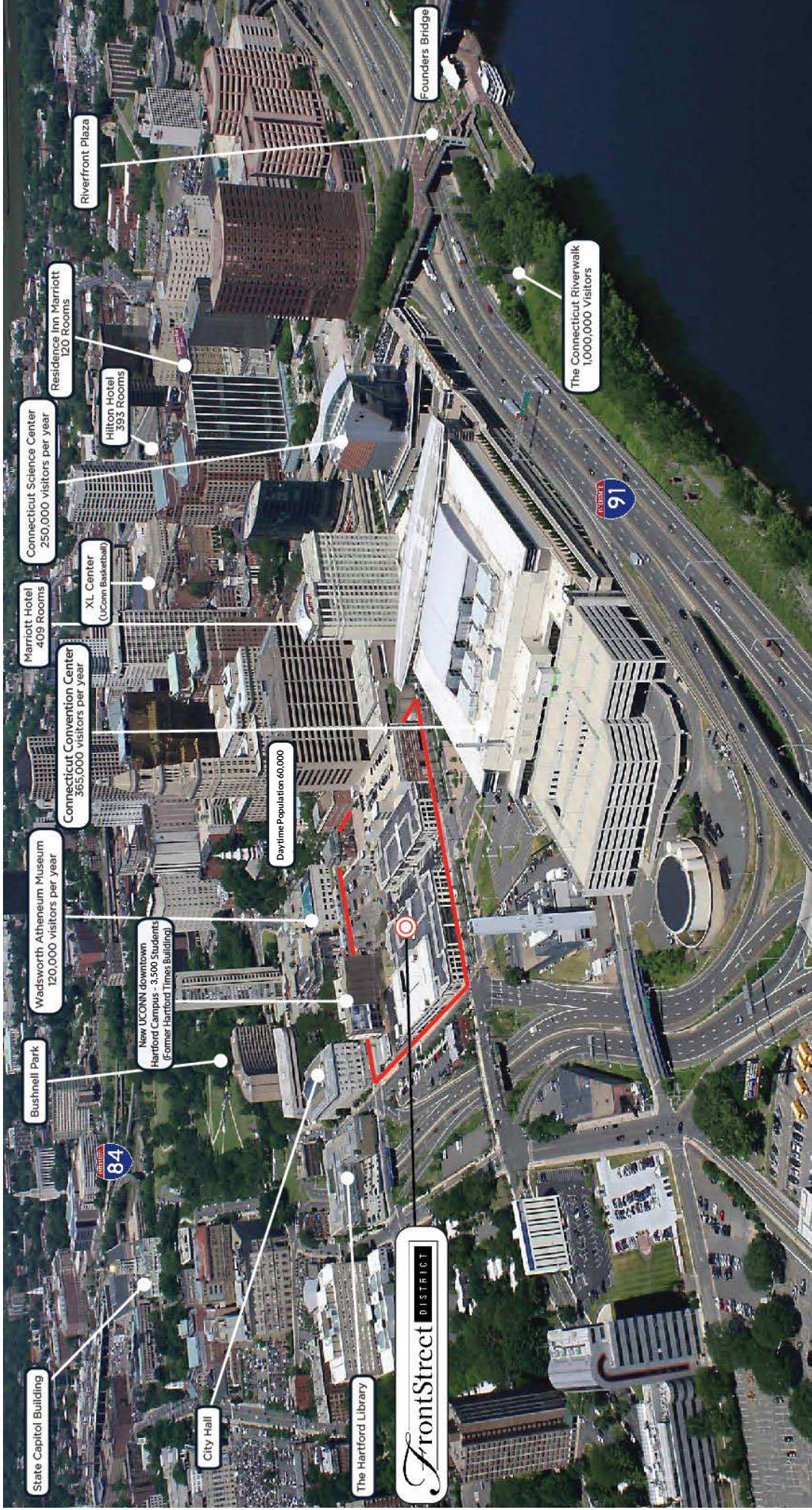
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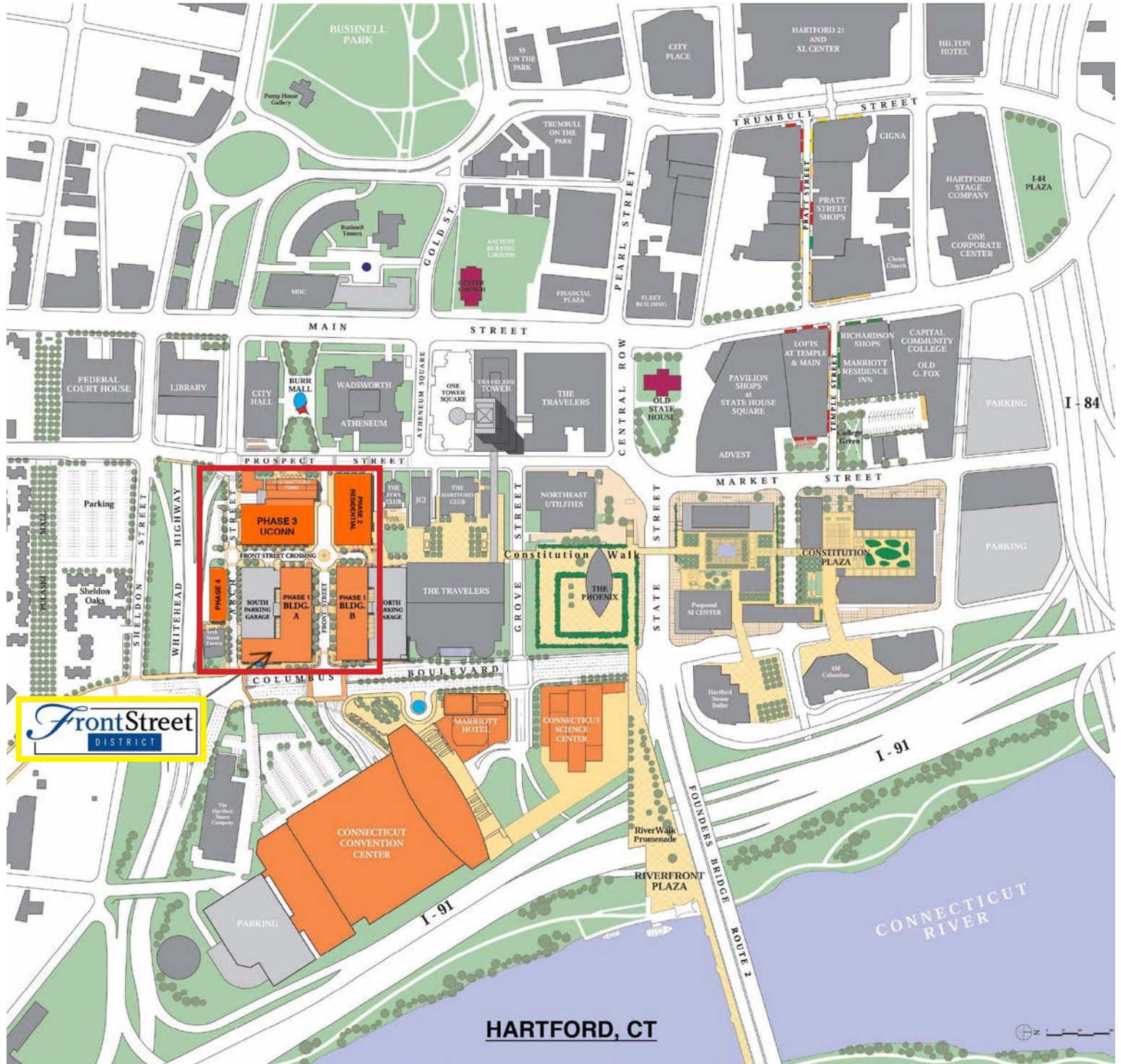
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