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1800 Asylum Avenue  
West Hartford, CT

For Lease  
Asking Price:  
**\$60 psf nnn**  
11,000 SF  
Freestanding Restaurant  
With Roof-top Bar

# DESTINATION FLAG-SHIP



NEW  
CONSTRUCTION



MIXED  
USE



SIGNATURE  
OPPORTUNITY

# Property Profile



## Numbers at a Glance

11,000 sf

Building size

24.09 acres

Lot size

\$60.00 psf

Rental Rate nnn

Q4 2026

Delivery

## Demographics

2020 Census

2 Miles

5 Miles

10 Miles

Population

117,839

227,904

563,732

Households

47,090

91,057

226,873

Med. Income

\$98,688

\$92,019

\$101,009

# The Property

Heritage Park at 1800 Asylum Avenue represents one of the most compelling new restaurant development opportunities in Greater Hartford — a fully planned, master-approved mixed-use destination designed to anchor the eastern gateway of West Hartford. With new residential, wellness, and retail components under development, this address is poised to become a premier lifestyle, dining, and entertainment hub for one of the most affluent and densely populated trade areas in Connecticut.

The offering includes an 11,000 SF freestanding, ground-up, build-to-suit restaurant with a rooftop bar, providing a signature platform for a national or regional anchor tenant seeking a statement location with exceptional branding visibility.

1800 Asylum Avenue is strategically positioned at the convergence of West Hartford and Hartford's most affluent neighborhoods, with seamless access to Asylum Avenue, Trout Brook Drive, and major regional highways. This is one of West Hartford's most prominent redevelopment corridors — and the new construction framework allows a flagship tenant to command the culinary identity of the entire project.

Large-scale enhancements to the site, including integrated pedestrian paths, green space, and the adjacency to new multifamily and wellness uses, create a dynamic and consistent customer base. This environment supports both high-energy nightlife concepts and polished, experience-driven dining rooms — ideal for operators seeking presence, programming flexibility, and long-term brand equity.

## TARGET TENANT POSITIONING

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This site is purpose-designed for:

- Steakhouses (STK, Perry's, Del Frisco's, etc.)
- Modern American / upscale dining rooms
- High-end seafood concepts (Ocean Prime, Eddie V's)
- Experiential or nightlife-driven dining with rooftop activations
- Chef-driven flagship locations requiring unmatched visibility

The combination of new construction, direct frontage, and rooftop programming positions the tenant to create one of the most significant dining destinations in the region.

## WHY THIS SITE WINS

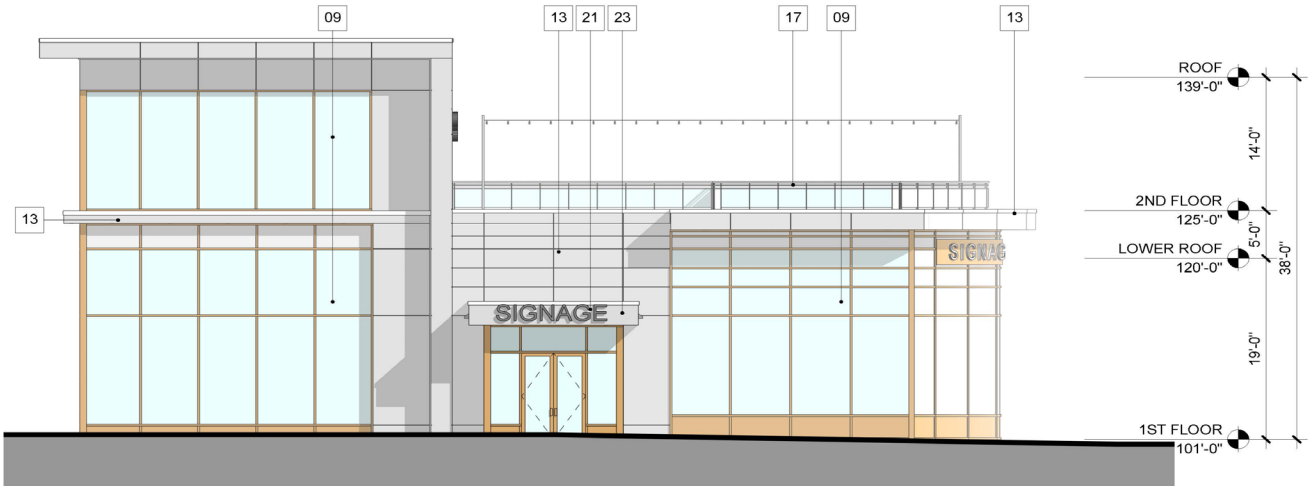
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- **Brandability:** Direct Asylum Avenue frontage, powerful architectural presence, and full rooftop visibility create a marquee branding opportunity.
- **Affluent Customer Base:** Exceptional household incomes and population density within 2–5 miles support high check averages and premium dining.
- **Customizable BTS:** Delivered as a build-to-suit, enabling the operator to tailor the kitchen, layout, rooftop bar, and experiential elements to brand standards.
- **Limited Competition:** Virtually no new freestanding restaurant construction in West Hartford — highly valuable for operators seeking exclusivity.
- **Iconic Destination Potential:** The rooftop bar elevates the guest experience and positions the restaurant as a must-visit dining and nightlife anchor.
- **Strategic Location:** Immediate access to major commuter arteries and adjacency to new residential and wellness uses ensures consistent, multi-daypart traffic.
- **Long-Term Flagship Platform:** This site offers the scale, presence, and design flexibility required to establish a signature regional location.

# Property Drawings

## Elevation

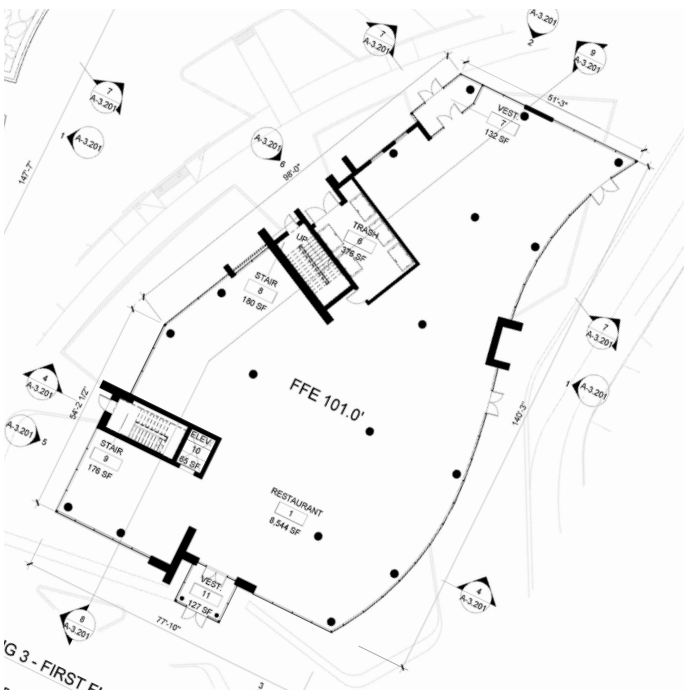
5 BUILDING 3 - WEST ELEVATION 1  
A-3.201 3/32" = 1'-0"



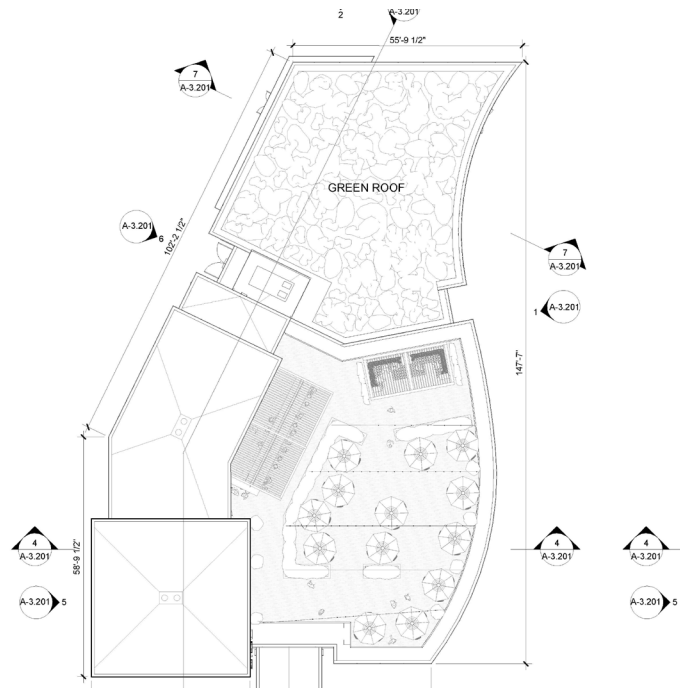
3 BLDG 3 - SOUTH ELEVATION  
A-3.201 3/32" = 1'-0"

## Floor Plans

### First Floor



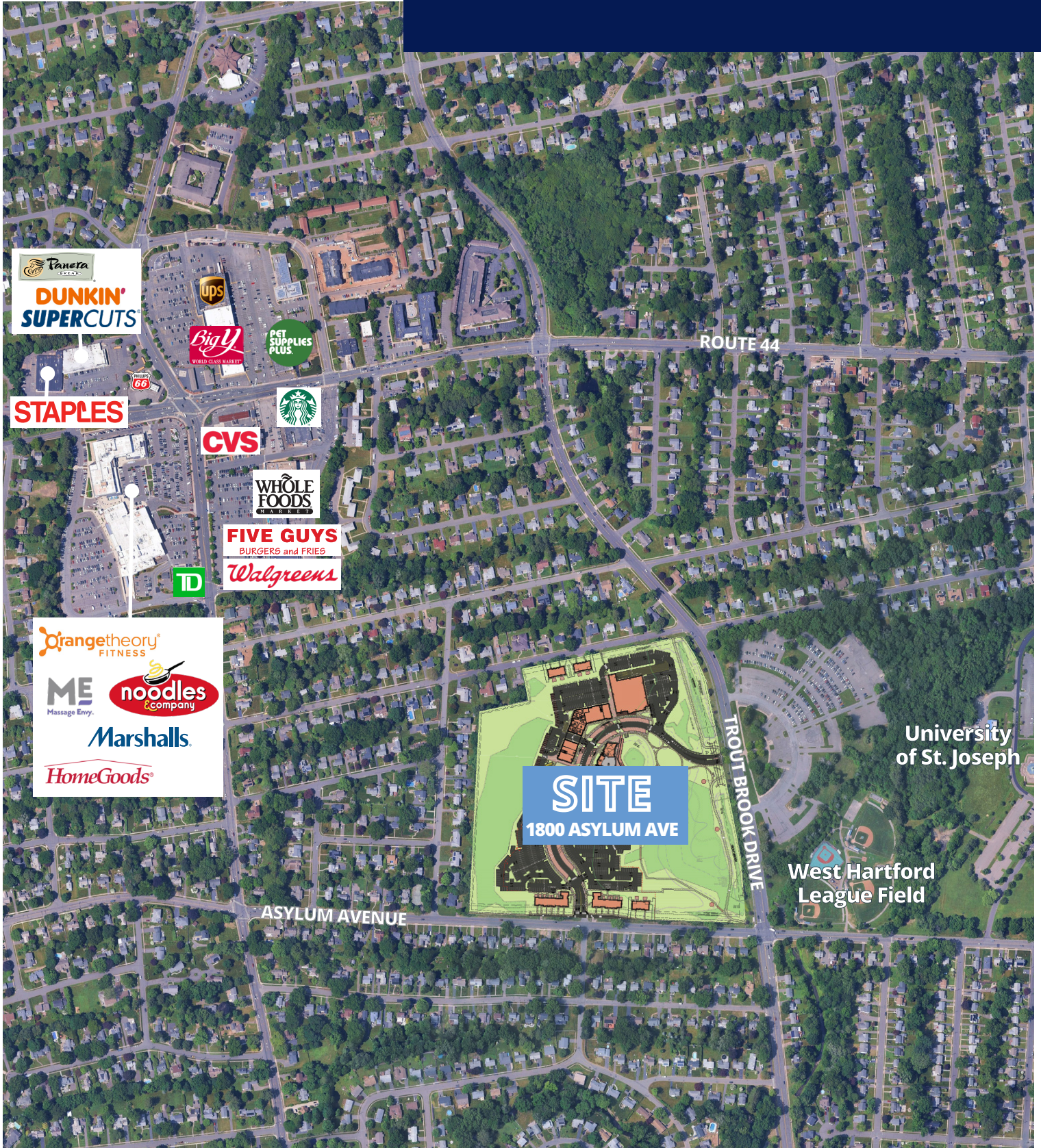
### Roof Top



# Site Plan



# Location



# Contact



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