

**PROSPECT PLAZA** PROSPECT AVE & KANE ST  
 18-54 KANE STREET, WEST HARTFORD, CT



# FOR LEASE: 1,806 SF & 4,125 SF

- » GLA: 140,555 SF
- » 854 Parking Stalls
- » Located right off I-84 at Exit 44; two signalized entrances
- » High traffic count of 125,700 VPD



DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	24,731	167,710	263,017
NUMBER OF HH	10,071	65,845	102,002
AVG. HH INCOME	\$70,476	\$80,688	\$86,818

**JOIN NEWLY SIGNED:**

**MAJOR TENANTS:**

**TYLER LYMAN**  
 203.529.4639  
 tl@truecre.com

**DOMINICK MUSILLI**  
 203.529.4629  
 dm@truecre.com

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**PROSPECT PLAZA**  
**PROSPECT AVENUE & KANE STREET**  
**18-54 KANE STREET, WEST HARTFORD, CT**

AVAILABLE SPACES	
<b>7</b>	<b>2,300 SF</b>
<b>10</b>	<b>4,125 SF</b>
<b>18</b>	<b>PRE-LEASING</b>
	<b>1,806 SF</b>

CURRENT TENANTS		
1-2	Planet Fitness	11,745 SF
3	Joey's Shopping Spree	12,000 SF
4	Rainbow Apparel	6,625 SF
5	Prospect Pizza	2,563 SF
6	Pretty Woman	6,400 SF
8	Solid Gold	3,830 SF
9	Madrag	3,750 SF
11-12	Downtown Locker Room	5,595 SF
13	ProCare Nails & Beauty	2,867 SF
14-15	Shinjuku	5,000 SF
16	Floor & Decor	70,000 SF
17	Local Infusion	2,000 SF



