

931

FARMINGTON AVENUE

WEST HARTFORD, CONNECTICUT

1/4 - Acre Development Site For Sale In Urban-Suburban Market



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PROPERTY OVERVIEW

931 Farmington Avenue is a 1/4-acre development site on the eastern periphery of West Hartford Center, the best location in Central Connecticut for commerce. The site fronts both Farmington Avenue and Raymond Road, with curb cuts on both streets.

SITE SIZE:	0.22 acre
FRONTAGE:	55' along Farmington Avenue 122' along Raymond Road
SITE CONDITION:	Gravel lot
CURB CUTS:	One on Farmington Avenue Two on Raymond Road
ZONE:	BC (Central Business District)
TRAFFIC COUNT:	10,000 cars/day <i>(Source: Town of West Hartford)</i>

- 264 new housing units built within the last 18 months in a two-block radius
- Abuts Blue Back Square, Whole Foods, Town Library, and the bustling West Hartford Center
- Site can be developed to suit many alternative uses

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WHAT
MAKES
WEST
HARTFORD
UNIQUE
FOR
CENTRAL
CT?

Vibrant Town Center: The intersection of Farmington Avenue and Main Street is a thriving hub, often called "The Center," adjacent to **Blue Back Square**, featuring upscale shopping, diverse dining options, housing, and entertainment.

Top-Rated Education: The town is recognized for its exceptional public schools (like Hall and Conard High Schools) and is home to Kingsword Oxford School, the University of Hartford, and the University of Saint Joseph.

High Quality of Life & Safety: Frequently ranked top in Connecticut for its safety, well-kept neighborhoods, and amenities, it attracts families, young professionals, and retirees alike.

Cultural & Outdoor Attractions: It houses the famous **Elizabeth Park Conservancy** (known for its rose gardens), the Noah Webster House, and extensive walking trails at the West Hartford Reservoir.

Walkability & Charm: Many residential neighborhoods are characterized by tree-lined streets and historic colonial homes, offering a charming, dense suburban feel.

Events: The town hosts popular, well-attended community events like the annual "Celebrate West Hartford" and numerous festivals..

Large Commercial Companies in West Hartford

1. **Legrand** (U.S. Headquarters – West Hartford)
2. **Colt's Manufacturing Company**

These companies operate in the Greater Hartford region and are often referenced in relation to West Hartford's economy:

- **Aetna** (Hartford) – Insurance
- **The Hartford** (Hartford) – Insurance
- **Cigna** (Bloomfield) – Insurance
- **Otis Worldwide** (Farmington) – Elevator & escalator manufacturing
- **Stanley Black & Decker** (New Britain/Hartford region) – Tools & manufacturing
- **ESPN** (Bristol) – Major media employer
- **Raytheon** (Farmington) – Defense & aerospace

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AREA DINING



- 1 Restaurant Bricco
- 2 Max Burger
- 3 Bartaco
- 4 Barcelona Wine Bar
- 5 Savoy Pizzeria & Craft Bar
- 6 Cafe Sofia
- 7 Union Kitchen

- 8 Harvest Wine Bar & Restaurant
- 9 Nero Kitchen by Caffè Nero
- 10 Ichiro Hibachi & Sushi
- 11 El Santo
- 12 Blue Elephant Trail
- 13 Sparrow Pizza Bar
- 14 Fleming's Prime Steakhouse & Wine Bar

- 15 Boqueria West Hartford
- 16 Treva
- 17 Zohara Mediterranean Kitchen
- 18 Max's Oyster Bar
- 19 Avert Brasserie
- 20 Hartford Baking Co.

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DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Total Population	17,603	126,076	237,288
Population Growth	.13%	-.13%	.09%
Daytime Population	19,036	145,288	312,515
Households	7,827	51,787	97,239



Male Population	8,495	60,955	114,767
Female Population	9,108	65,121	122,521
Median Age	38.8	37.9	38.2



Total Families	4,175	29,142	55,948
Size	2.97	3.07	3.09



Average Household	\$166,554	\$120,740	\$110,499
Median Household	\$124,913	\$78,211	\$75,859
College Degree +	73.8%	46%	40.3%



Total Employees	11,031	64,472	119,958
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