



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. 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

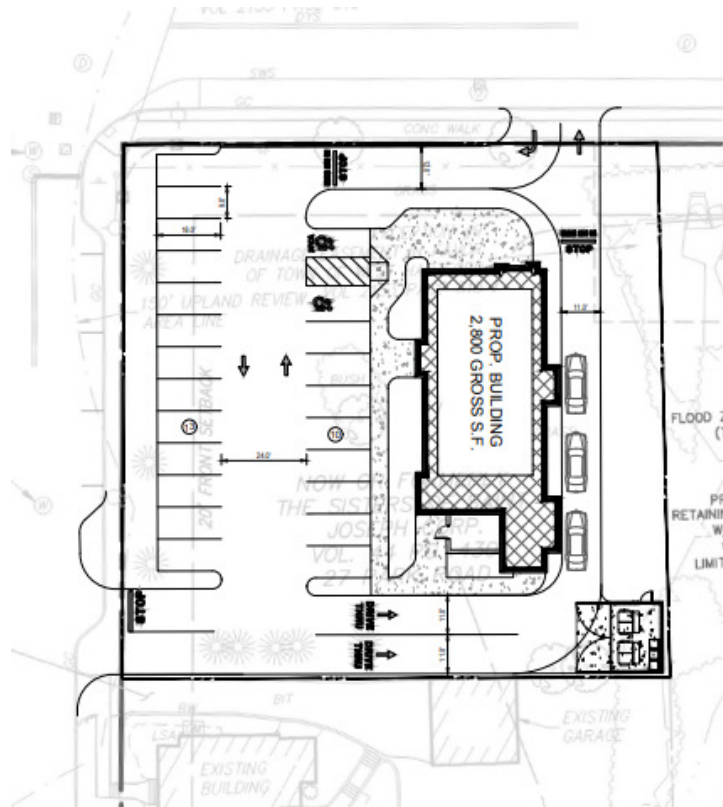
- Prime Signalized Corner Location
- High Visibility and Strong Traffic Counts
- Close Proximity to I-84

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 |

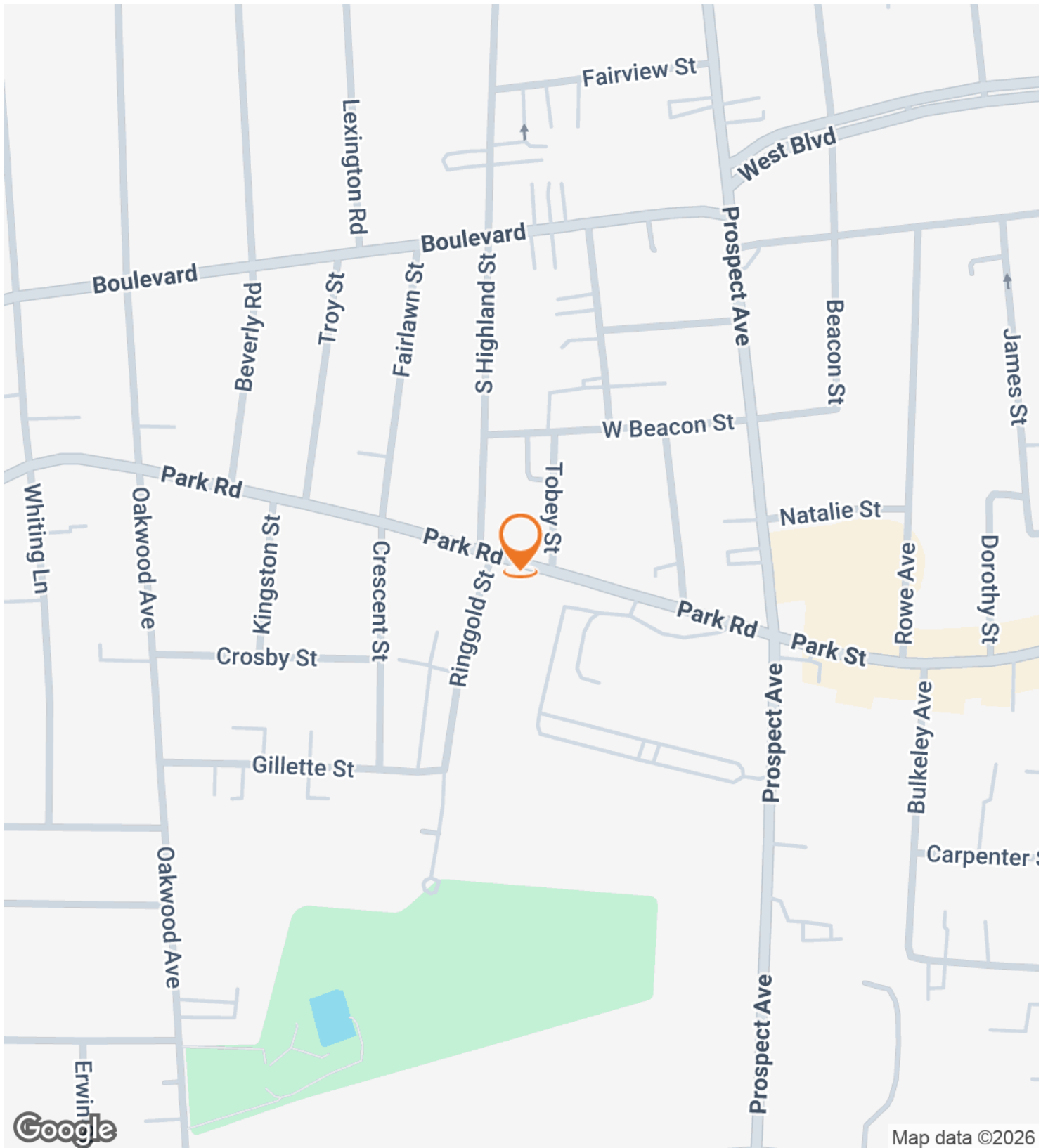
LAND FOR SALE / LEASE



Kevin Kenny
Co-Founder, President
860.930.1099
KFK@NAI-LexCom.com

NAI Lexington Commercial
1 Financial Plaza, Unit 1245
Hartford, CT 06103
860.930.1099
nai-lexcom.com

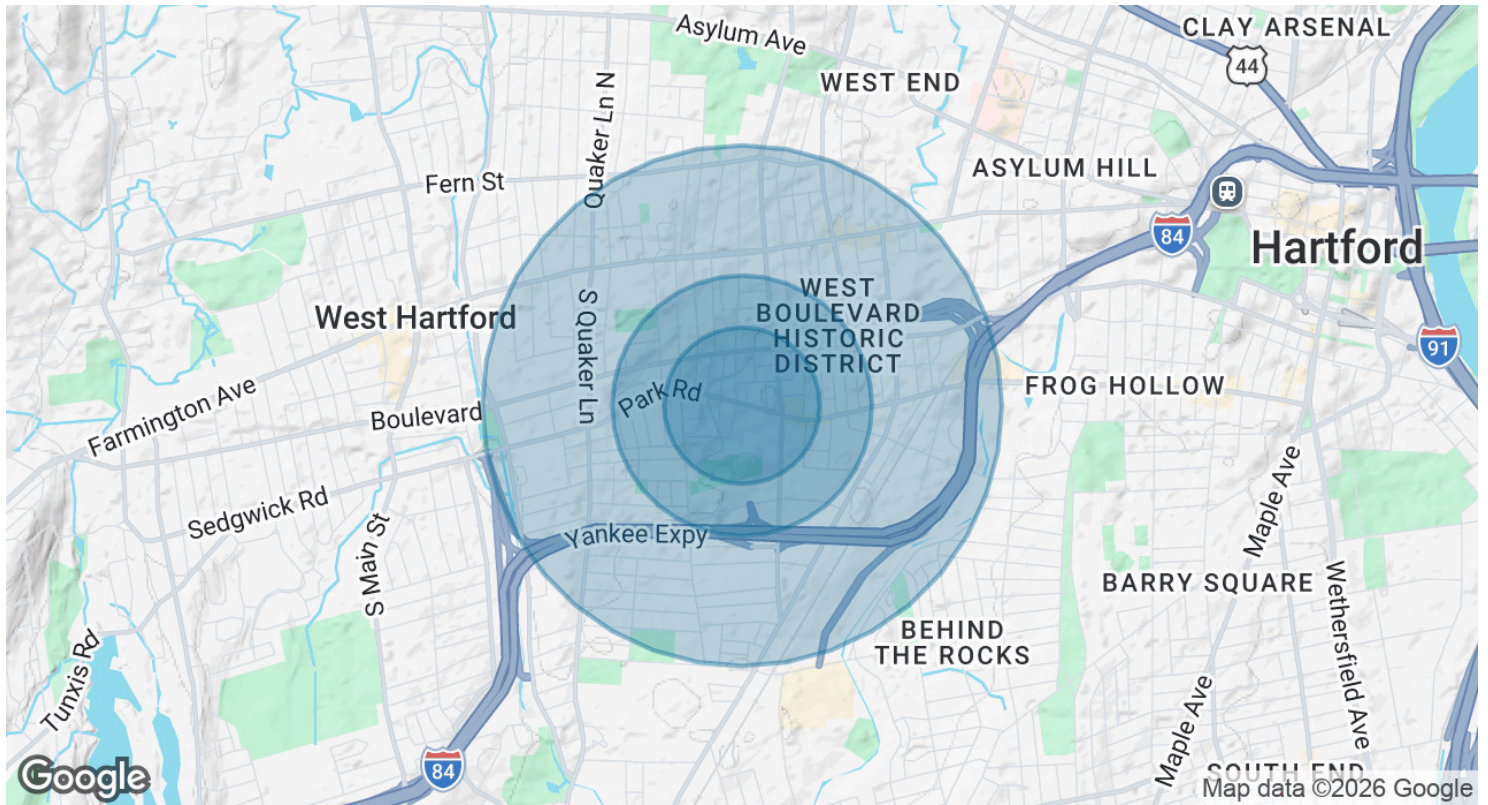
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 3,244 | 8,384 | 27,201 |
| Average Age | 38 | 39 | 40 |
| Average Age (Male) | 37 | 38 | 39 |
| Average 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