

THE OFFICES AT AVON VILLAGE

21-23 ARTS CENTER COURT • AVON, CONNECTICUT



LOCATION



Situated at the junction of Route 44 (Albany Turnpike) and Route 10/202. Only about 10 miles from Downtown Hartford and the I-84/I-91 interchange.



NEARBY

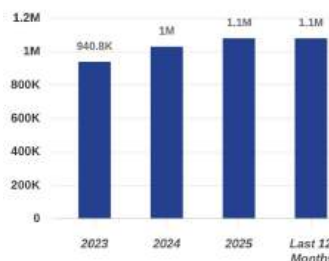


Wal-Mart Supercenter, Big Y, CVS, Starbucks, Ulta, Homegoods, Stop & Shop, Walgreens, Barnes & Noble, Dick's Sporting Goods, Kohl's, Old Navy, Shop Rite, Michaels, Marshalls, The Fresh Market

JOIN OUR RETAIL TENANTS

FOOT TRAFFIC TREND

Visits YoY: **+4.4%**
Visits Yo2Y: **+13.4%**
Visits Yo3Y: **+37.7%**



THE OFFICES AT AVON VILLAGE CENTER

LOCATION & DEMOGRAPHICS

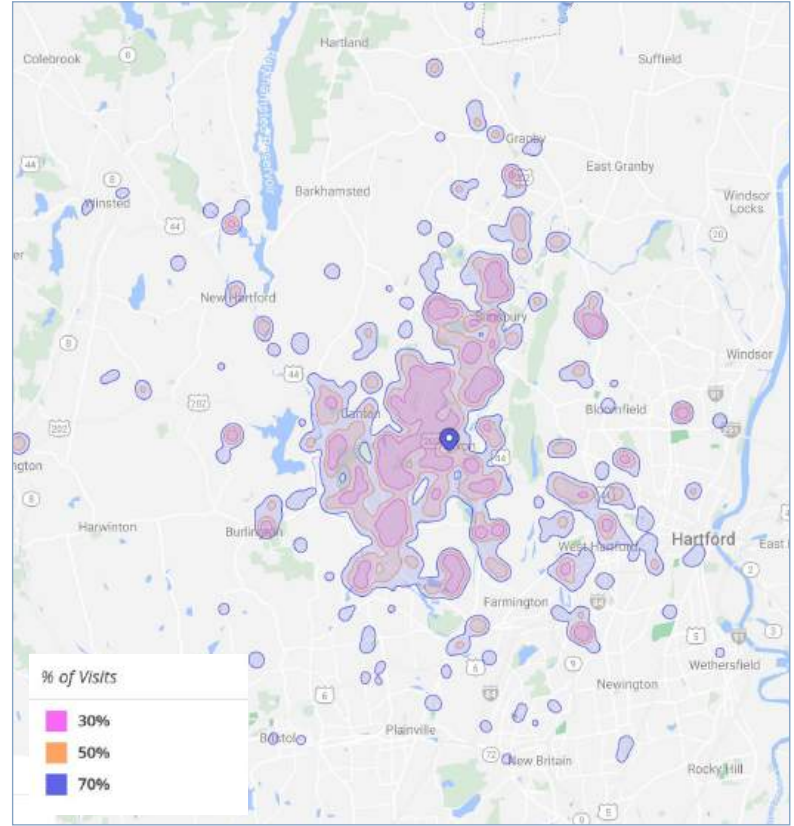
LAT/LON	PARKING
41.8180/-72.8356	314

TRAFFIC COUNT	CARS/DAY
Route 44	37,065
Route 10	17,394

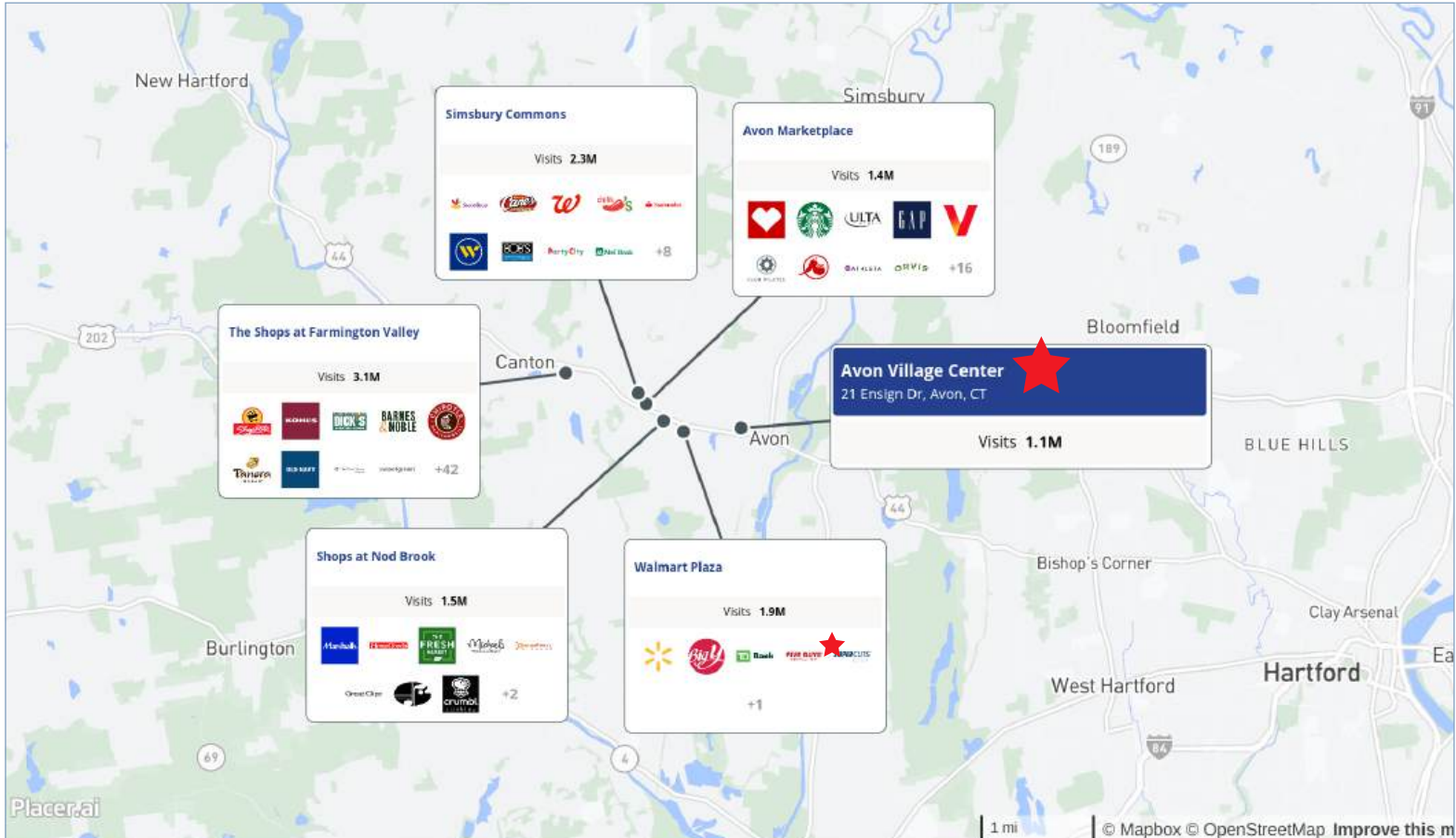
2025	1-MILE	3-MILE	5-MILE
<i>Estimated Population</i>	3,716	20,395	60,259
<i>Estimated Avg. HH Income</i>	\$136,294	\$213,443	\$219,923

WORKPLACE	1-MILE	3-MILE	5-MILE
Total Businesses	660	995	2,044
Total Employees	4,525	9,311	19,488

TRUE TRADE AREA



TRADE MAP



THE OFFICES AT AVON VILLAGE CENTER

SITE PLAN



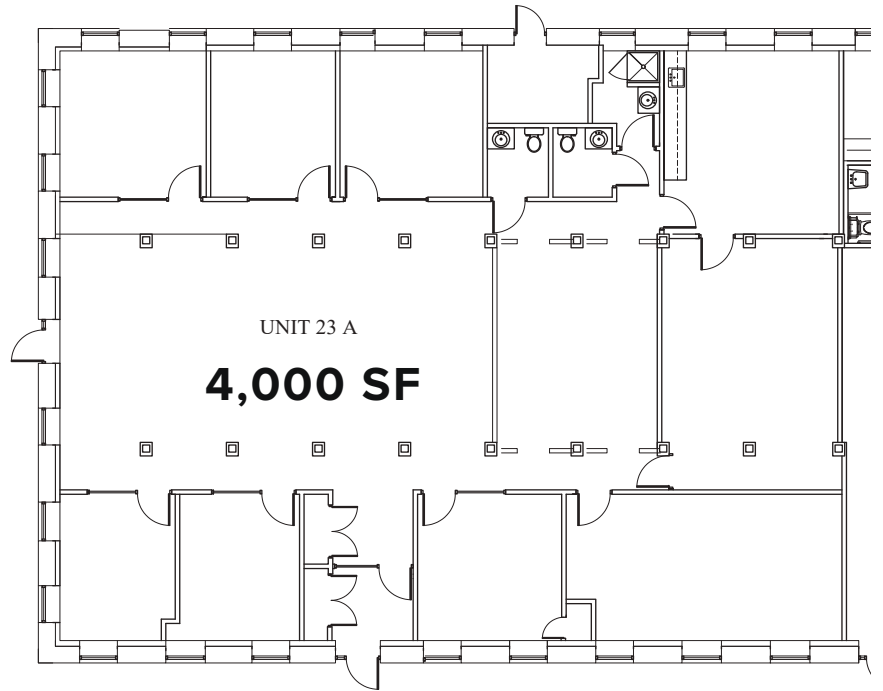
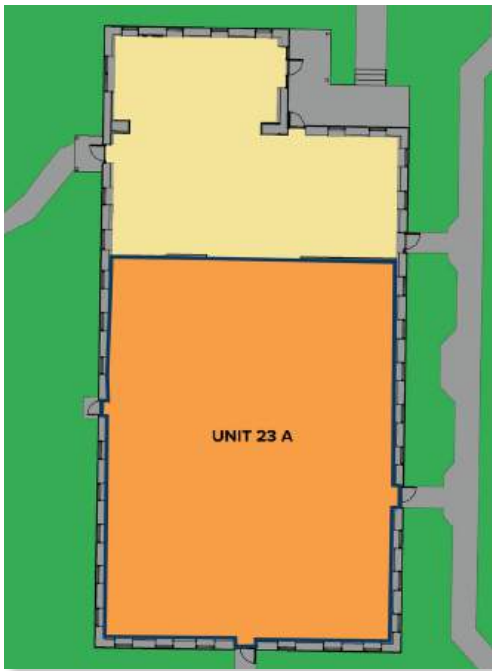
AVAILABILITY

8 CANAL CT.	
	SQUARE FEET
AVAILABLE- UNIT A	1,465
Ritcher & Cegan	4,223
Farmington Valley Arts Center	1,756
Farmington Valley Arts Center	2,508

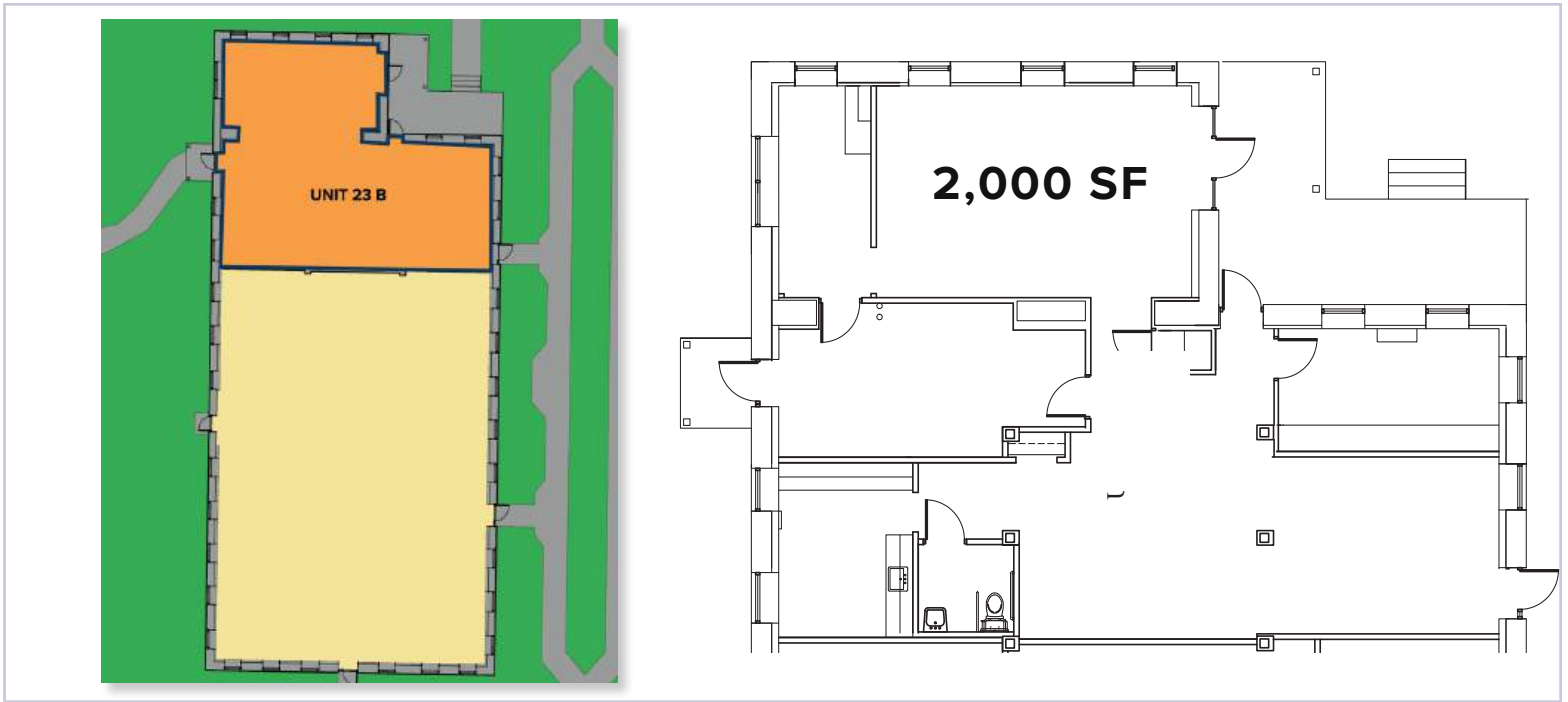
32-44 WEST MAIN ST.	
	SQUARE FEET
AVAILABLE- UNIT 36 B	1,465
AVAILABLE- UNIT 38 B	768
The Friends Learning Center	2,506
Total Fitness Equipment	3,125
Century 21 AllPoints	1,704

23 ARTS CENTER CT.	
	SQUARE FEET
AVAILABLE- UNIT A	4,000
AVAILABLE- UNIT B	2,000

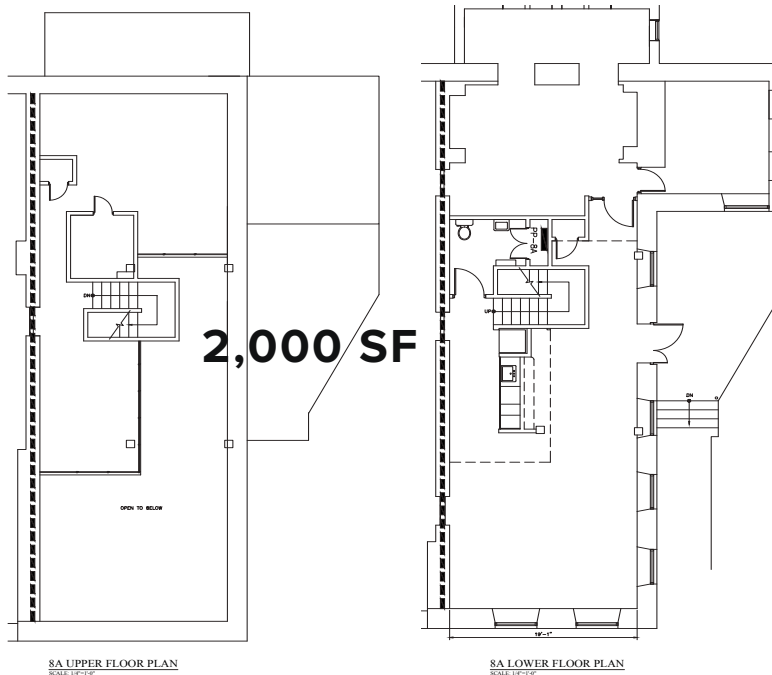
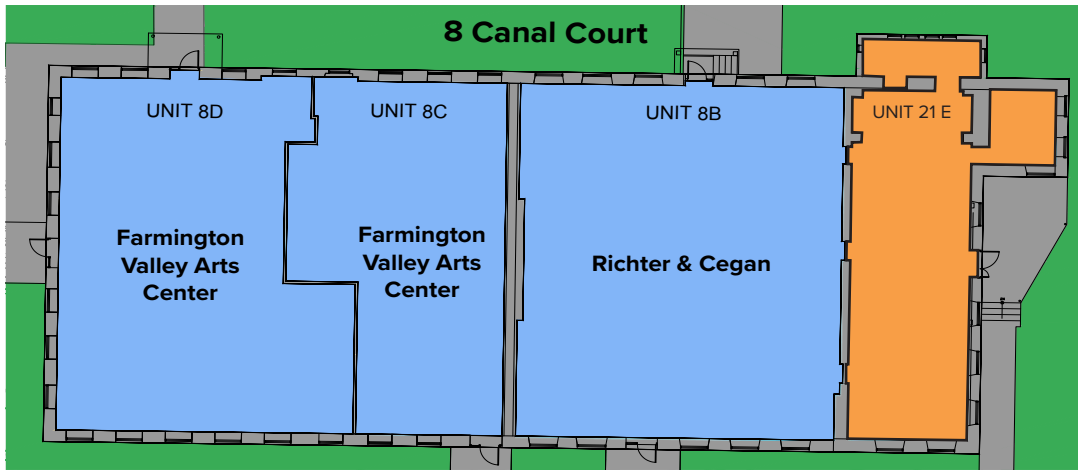
UNIT 23 A



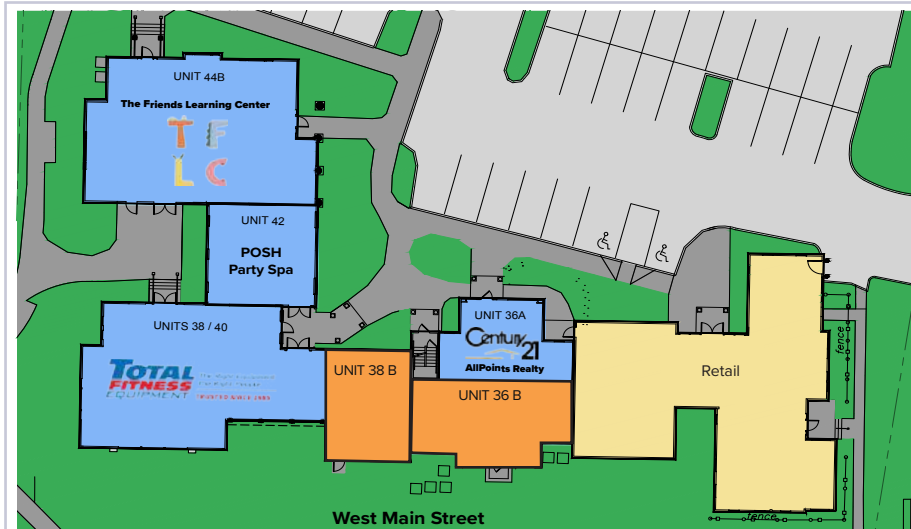
UNIT 23 B



UNIT 8 A



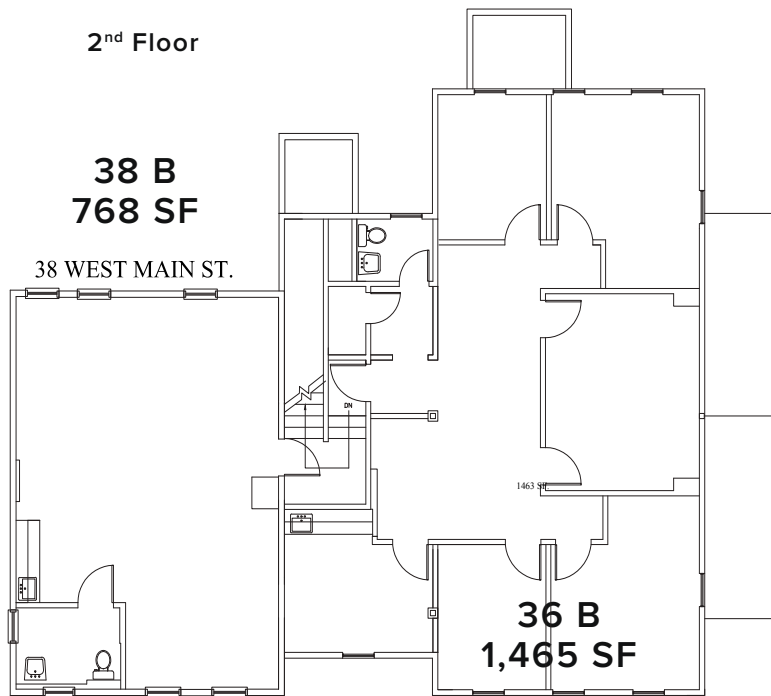
UNITS 36 B and 38 B



2nd Floor

38 B
768 SF

38 WEST MAIN ST.



36 B
1,465 SF

36 WEST MAIN ST.

Carpionato GROUP

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