

OFFERING MEMORANDUM

Flex Commercial Space For Sale

88 Hazard Avenue, Enfield, CT 06082

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



COMMERCIAL DIVISION™

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CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

PROPERTY OVERVIEW



88 Hazard Avenue presents an exceptional opportunity to acquire a highly visible flex commercial building in one of Enfield's most established and active business corridors. Positioned along bustling Hazard Avenue with convenient access to Interstate 91, the property offers outstanding connectivity to Hartford, Springfield, Bradley International Airport, and the greater Northern Connecticut and Western Massachusetts markets. Designed to accommodate a wide range of commercial uses, the building provides flexibility for both owner-users and investors seeking long-term value. With a tenant currently in place and strong surrounding commercial activity, this property offers immediate income potential and future growth opportunities.

- Prime location along Enfield's premier commercial corridor
- Excellent visibility with prominent frontage on Hazard Avenue
- Convenient access to Interstate 91, Hartford, Springfield, and Bradley International Airport
- Ample on-site parking for customers and employees
- Flexible layout suitable for a variety of commercial uses*
- Existing tenant in place with details available upon request

**Subject to municipal approvals.*

Pricing: \$375,000

OFFERING OVERVIEW



WHY THIS LOCATION WORKS

Positioned within one of Northern Connecticut's strongest retail and business corridors.

Surrounded by national retailers, restaurants, healthcare providers, banks, and professional services.

Excellent regional accessibility serving both Connecticut and Western Massachusetts
High daily traffic counts provide exceptional business exposure.

Established commercial environment with consistent consumer activity.

Growing market with strong long-term investment potential.

PROPERTY IDEAL FOR

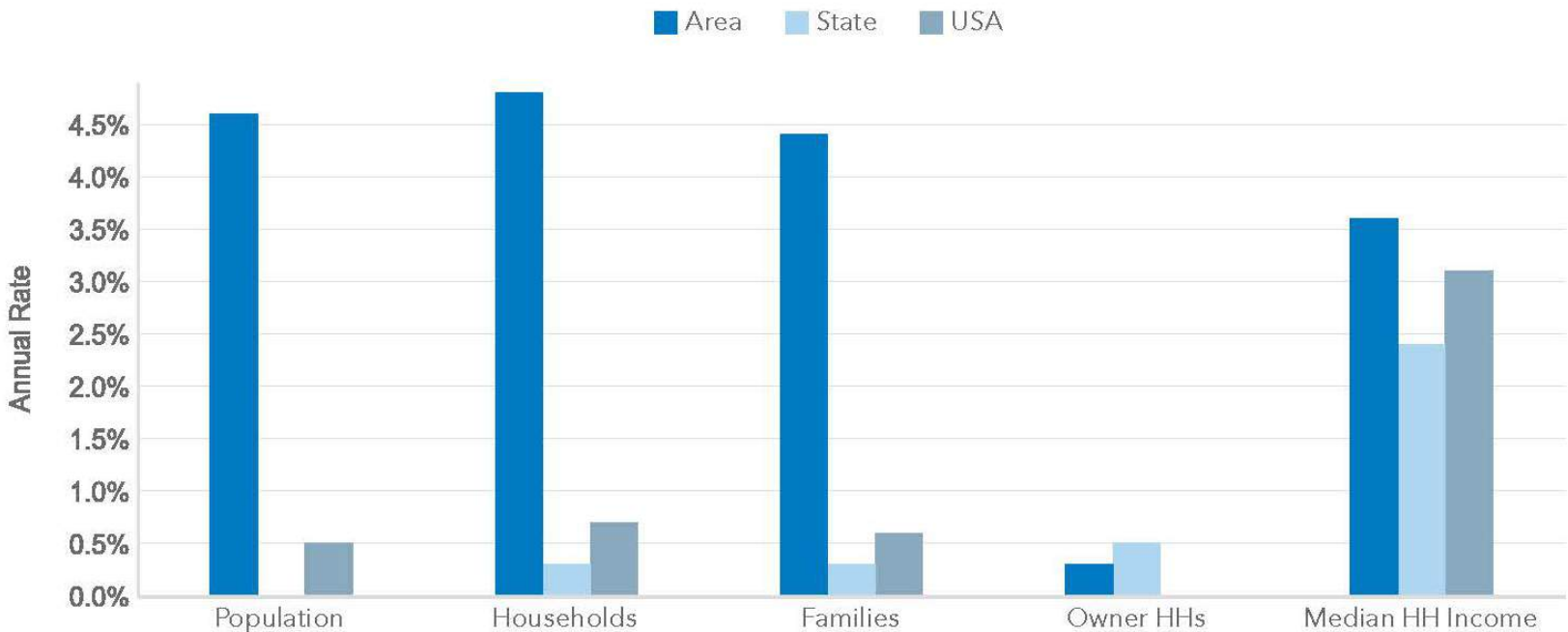
- Professional office users
- Medical or healthcare practices
- Retail or specialty retail businesses
- Showroom or product display space
- Financial, insurance, or consulting firms
- Educational, training, or wellness facilities
- Owner-users seeking long-term equity
- Investors looking for a stabilized commercial asset

DEMOGRAPHIC AND INCOME PROFILE (1 mile radius)

Key Indicators for 2026



Trends: 2026 - 2031 Annual Rate



Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census data

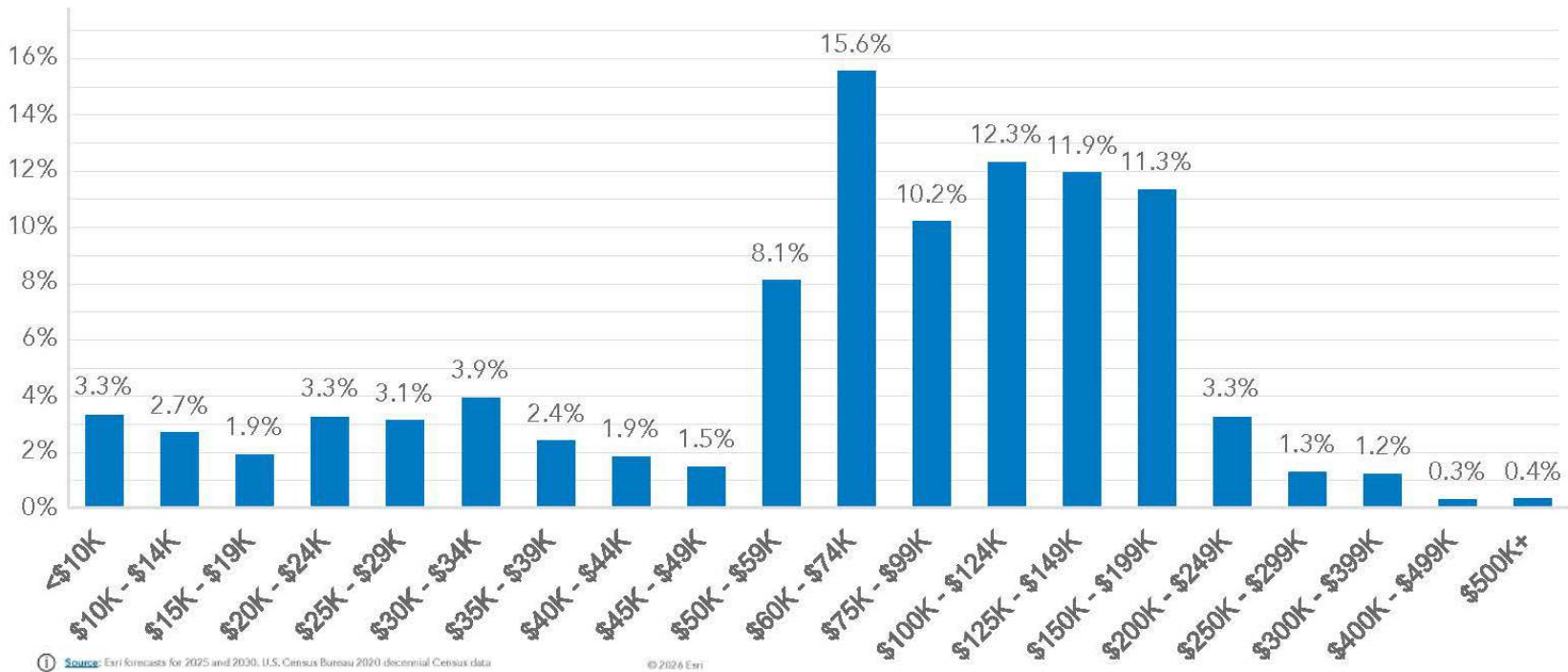
© 2026 Esri

DEMOGRAPHIC AND INCOME PROFILE (1 mile radius continued)

Key Indicators for 2026



Households by Income for 2026

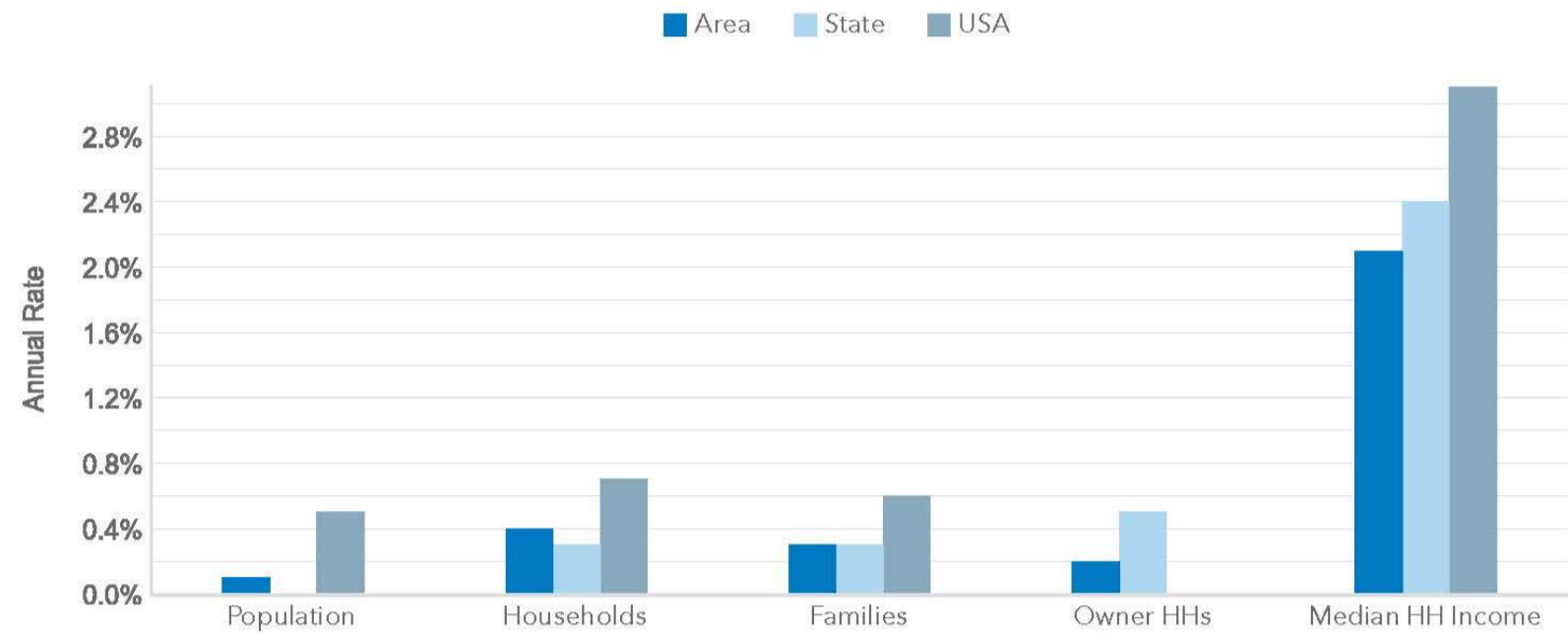


DEMOGRAPHIC AND INCOME PROFILE (3 mile radius)

Key Indicators for 2026



Trends: 2026 - 2031 Annual Rate



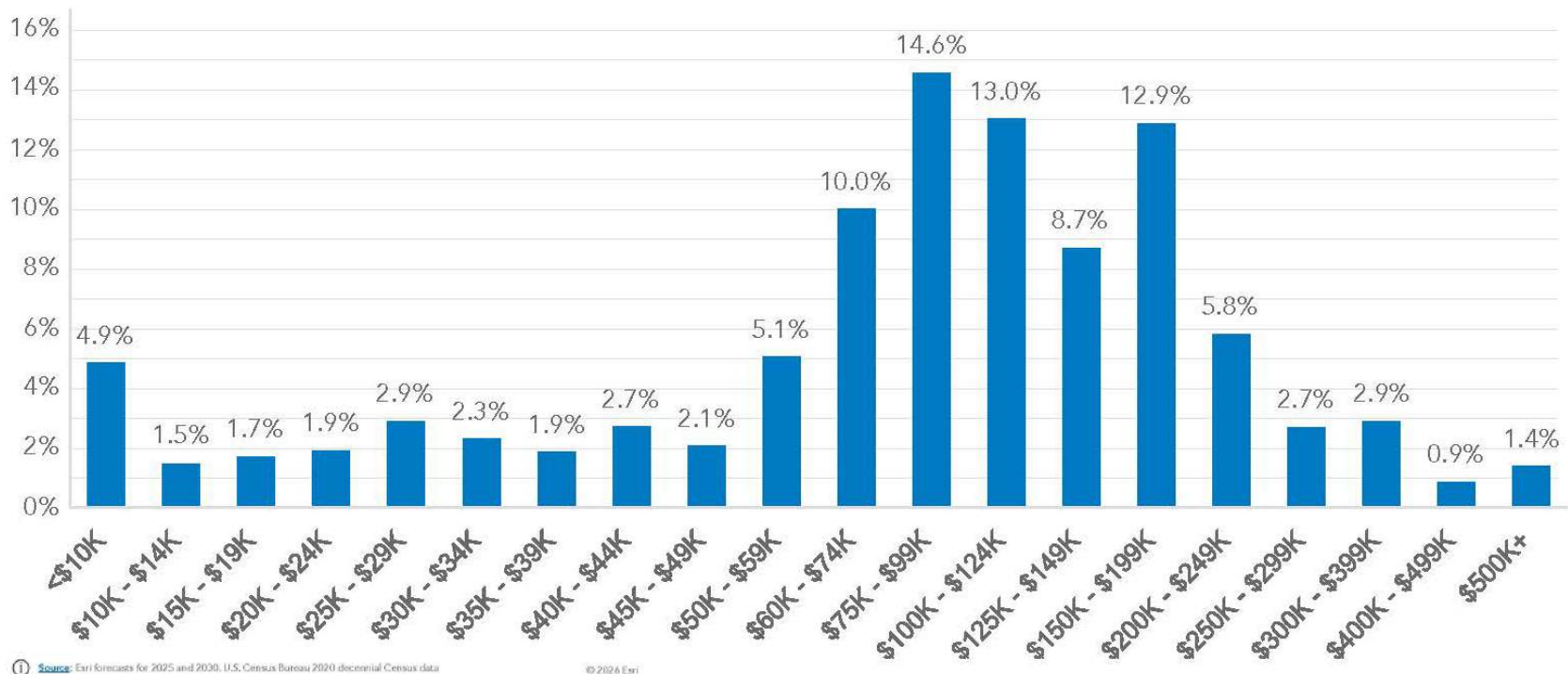
Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census data © 2026 Esri

DEMOGRAPHIC AND INCOME PROFILE (3 mile radius continued)

Key Indicators for 2026



Households by Income for 2026



Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census data

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LOCATION INFORMATION



Strategically positioned along Hazard Avenue, one of Enfield's most active commercial corridors, 88 Hazard Avenue offers exceptional visibility, accessibility, and regional connectivity.

Just minutes from Interstate 91, the property provides convenient access to Hartford, Springfield, Bradley International Airport, and the broader Northern Connecticut and Western Massachusetts markets.

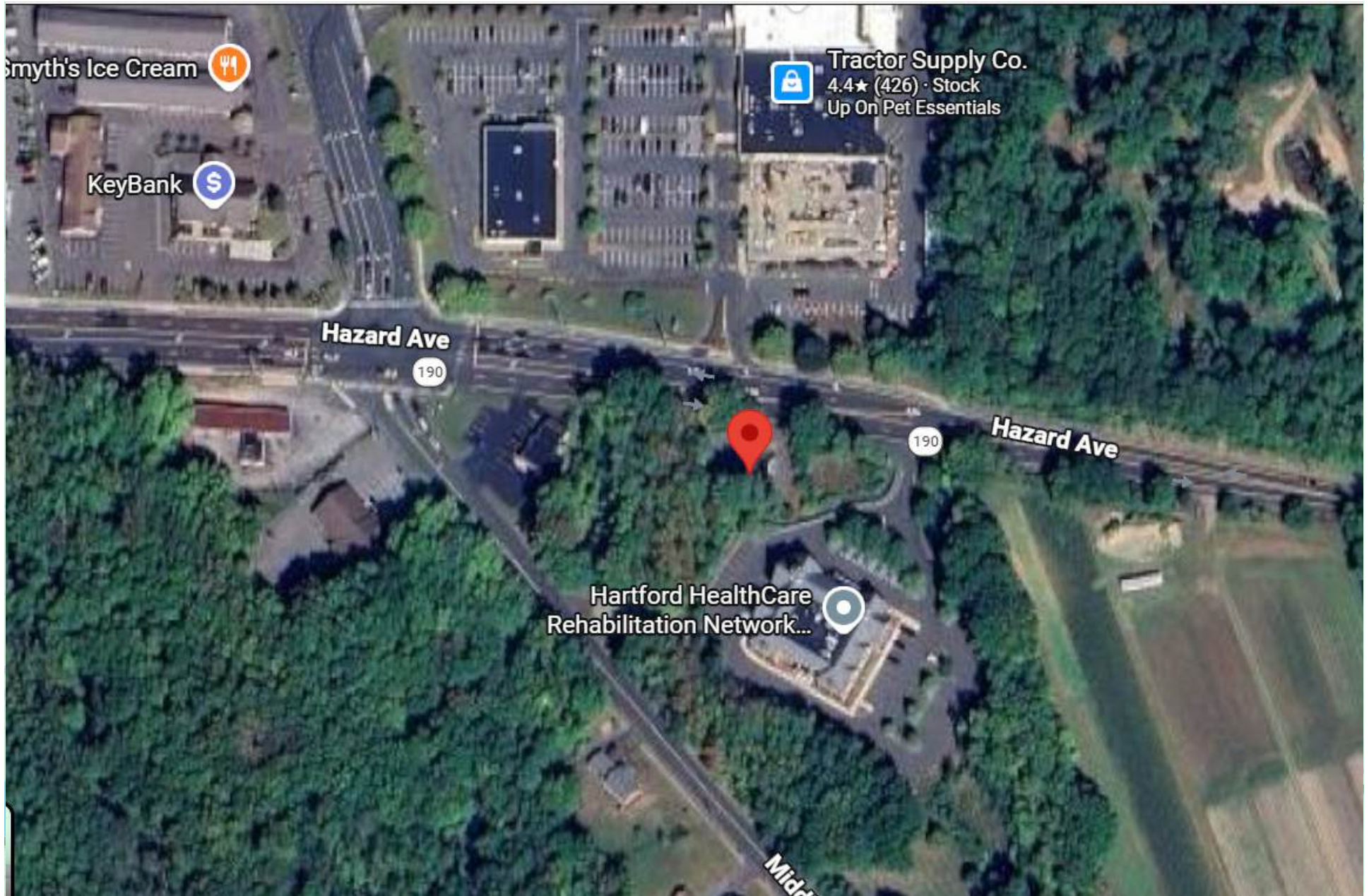
Surrounded by a strong mix of national retailers, restaurants, healthcare providers, financial institutions, and professional service businesses, the location benefits from consistent consumer traffic and a well-established commercial presence.

As Enfield continues to experience commercial growth and investment, this premier location presents an outstanding opportunity for businesses and investors seeking long-term value in one of the region's most desirable commercial markets.

GOOGLE MAP

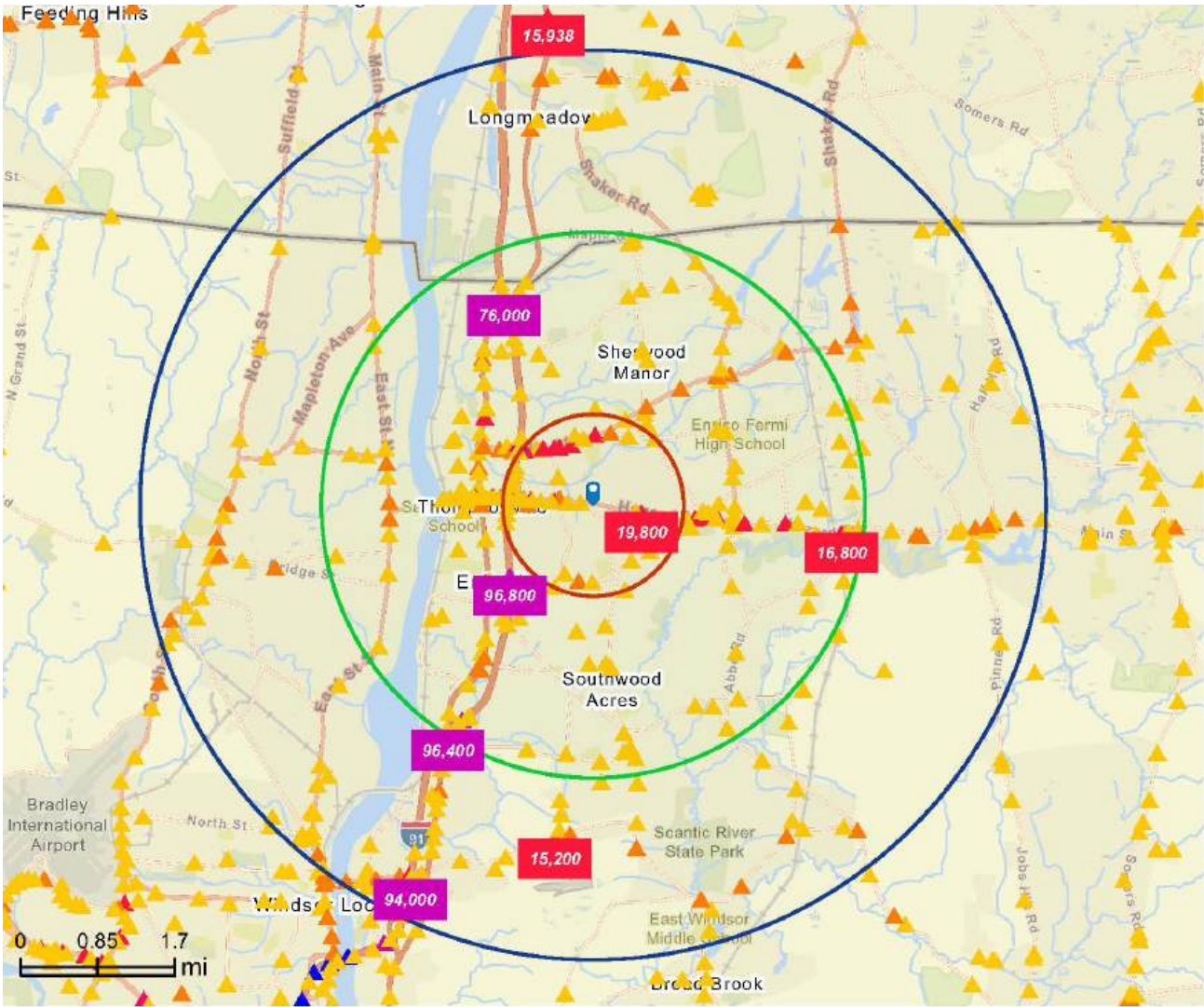


AERIAL MAP

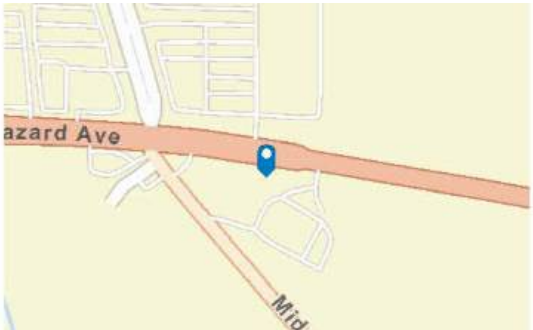


88 Hazard Avenue, Enfield, CT 06082

TRAFFIC COUNT MAP



Traffic Count Map
225 Chaudhury Hwy, Suite 4, Meriden, Connecticut, 06451
Page 1, 2, 3, 4 of 4



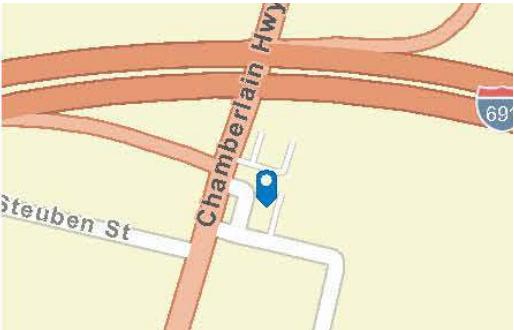
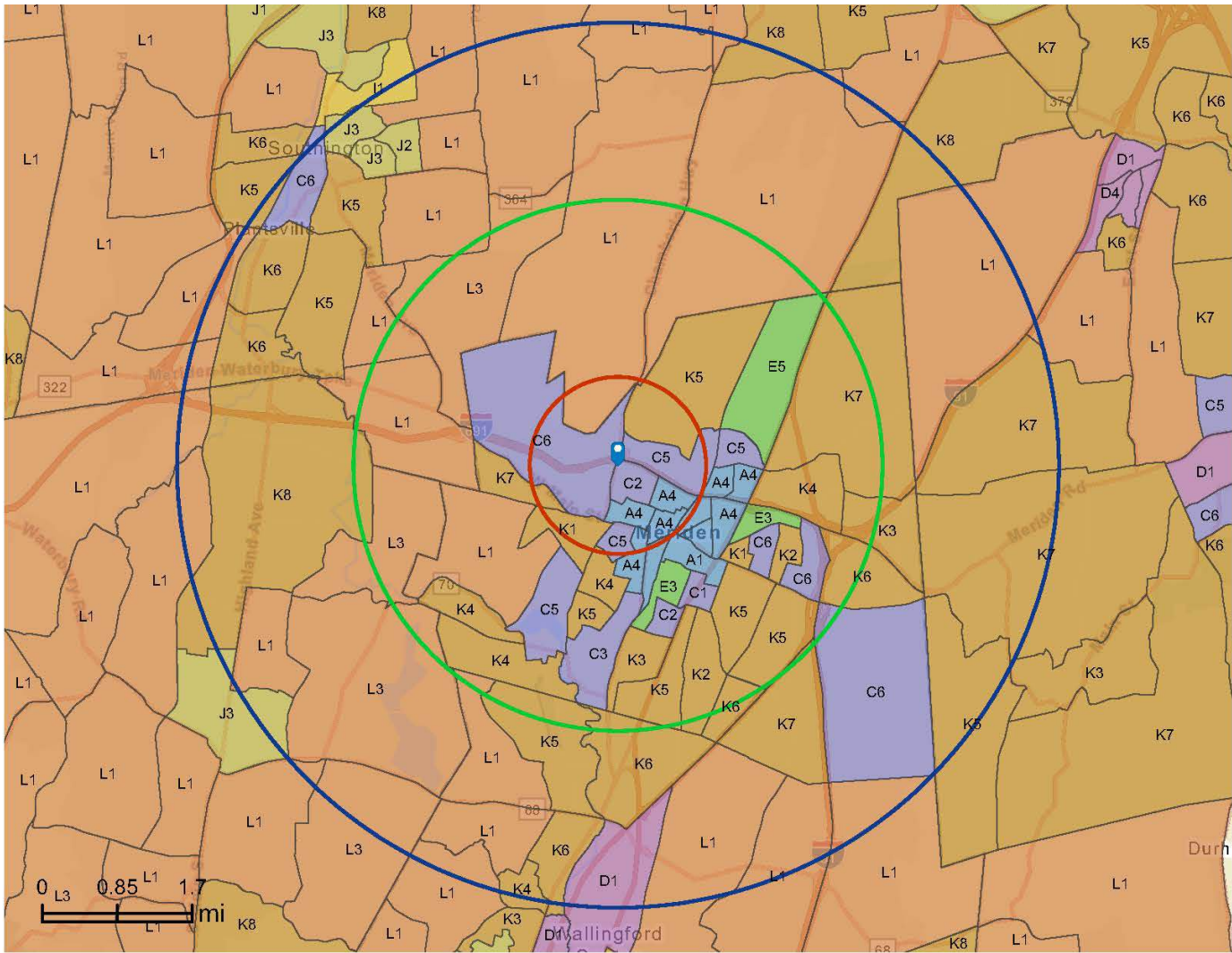
Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



DOMINANT TAPESTRY MAP

NEED HAZARD MAP OR DELETE PAGE ???



LifeMode Groups

A: Urban Threads	H: Family Prosperity
B: Books and Boots	I: Countryscapes
C: Metro Vibes	J: Mature Reflective
D: Tech Trailblazers	K: Suburban Shine
E: Community Connections	L: Premier Estates
F: Urban Harmony	U: Unclassified
G: Family Fabric	



Dominant Tapestry Map
323 Chamberlain Hwy, Suite 4, Meriden, Connecticut, 06451
Range: 1, 3, 5 mile radii



PHOTOS





PHOTOS







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COMMERCIAL & INVESTMENT REAL ESTATE ADVISOR

Robyn Letourneau is a Connecticut-based commercial and investment real estate advisor specializing in retail, office, medical, multifamily, mixed-use, and development properties throughout Central and Eastern Connecticut. Serving markets including East Hampton, Marlborough, Glastonbury, Hebron, Coventry, and surrounding counties, she advises investors, developers, business owners, and medical professionals on acquisitions, leasing, tenant representation, and development strategy.

Known for her strategy-first, numbers-driven approach, Robyn evaluates each opportunity through the lens of financial performance, market positioning, and long-term asset value. Her advisory services include submarket analysis, lease structuring, site selection, return modeling, and negotiation strategies designed to protect downside risk while maximizing upside potential.

With deep local market knowledge and a disciplined, investment-focused mindset, Robyn provides clients with clarity, transparency, and guidance that extends well beyond the transaction — aligning every real estate decision with broader financial and operational goals.



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