

# Retail Space Available For Lease New Construction Pad Site

359 New Britain Avenue, Plainville, CT



## Property Information

<b>Address:</b>	359 New Britain Avenue, Plainville, CT	<b>Traffic Counts:</b>	14,200 ± VPD via New Britain Avenue, 57,300 ± VPD via I-84
<b>Available Space:</b>	Pad Site Available	<b>Frontage:</b>	Roughly 250'
<b>Total SF:</b>	Up to 10,000 ± SF	<b>Water:</b>	Municipal
<b>Land Area:</b>	1.5 Acre	<b>Sewer:</b>	Municipal
<b>Parking Spaces:</b>	40 estimated	<b>Gas:</b>	Natural
<b>Parking Ratio:</b>	5 / 1,000 GLA ±	<b>Zoning:</b>	Retail
		<b>Year Built:</b>	To be built

## Trade Area Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>	4,129	58,710	156,444
<b>Households</b>	1,795	24,831	64,860
<b>Avg. HH Income</b>	\$120,201	\$91,243	\$99,258



359 New Britain Avenue is a premier 10,000 ± SF retail shopping center located in the heart of Plainville, Connecticut. Situated on a 1.5-acre site with approximately 250 feet of frontage along New Britain Avenue, the property offers excellent visibility and accessibility in a highly trafficked corridor. The site is strategically positioned near the intersection of New Britain Avenue and I-84, benefitting from combined daily traffic counts of approximately 71,500 vehicles per day (14,200 ± VPD on New Britain Avenue and 57,300 ± VPD on I-84), ensuring a steady flow of potential customers.

Tenants within this shopping center include Birdcode, Goodwill, Jersey Mike's, Russell Speeder's Car Wash, Chipotle, and Doro Marketplace. This area features a strong and diverse tenant mix, including Lowe's, Marshalls, DSW, Dick's Warehouse & AMC Theaters. 359 New Britain Avenue presents an exceptional opportunity to establish or expand within one of Central Connecticut's busiest retail corridors.

For Leasing Information:

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SUMMIT REALTY PARTNERS

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