



### PROPERTY DESCRIPTION

The property offers a spacious 7,500 SF open layout with excellent street visibility and prominent frontage, ensuring strong exposure for any retail or commercial use. Ample on-site parking makes it convenient for customers and employees alike.

Inside, the space boasts high ceilings ideal for inventory storage or display, creating a versatile environment for a variety of users. In addition, a rear loading dock provides efficient access for deliveries and inventory management. All building systems are in full working order, allowing for a smooth and cost-effective move-in experience.

### HIGHLIGHTS

- Prime Location - In Hartford's growing Parkville area.
- Nearby Amenities - Close to Pope Park and Trinity College.
- High Visibility - Strong highway exposure.
- Foot Traffic - Driven by active co-tenants.
- Easy Access - Convenient for locals and commuters.

### OFFERING SUMMARY

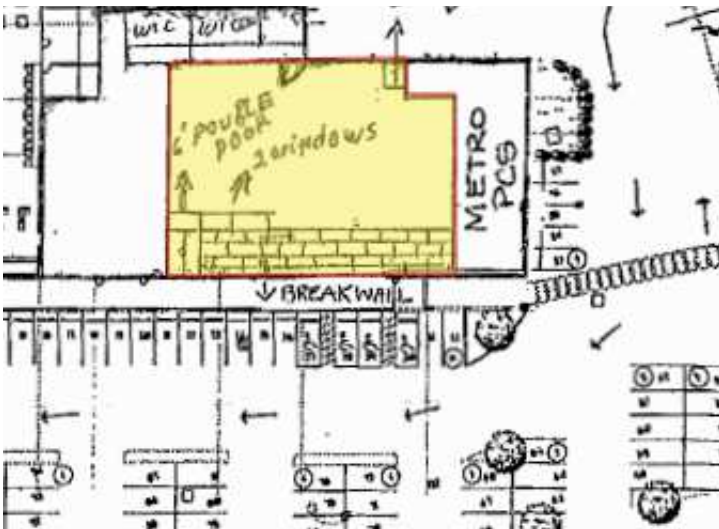
Sublease Rate:	\$12.00 SF/yr (NNN)
Available SF:	7,500 SF
Building Size:	116,844 SF

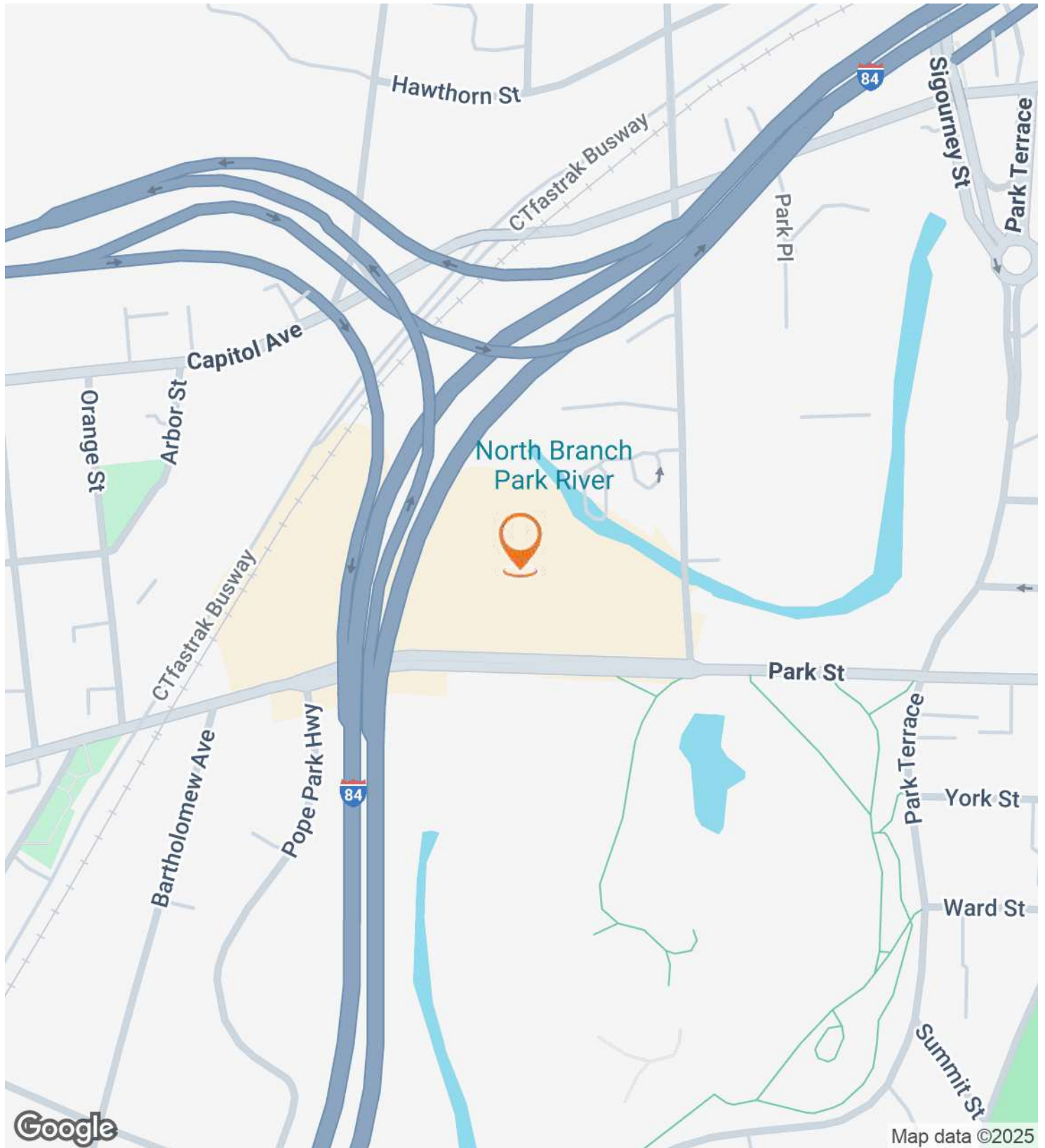
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	366	3,955	16,258
Total Population	684	9,103	37,041
Average HH Income	\$61,667	\$54,417	\$58,763

### Kevin Kenny

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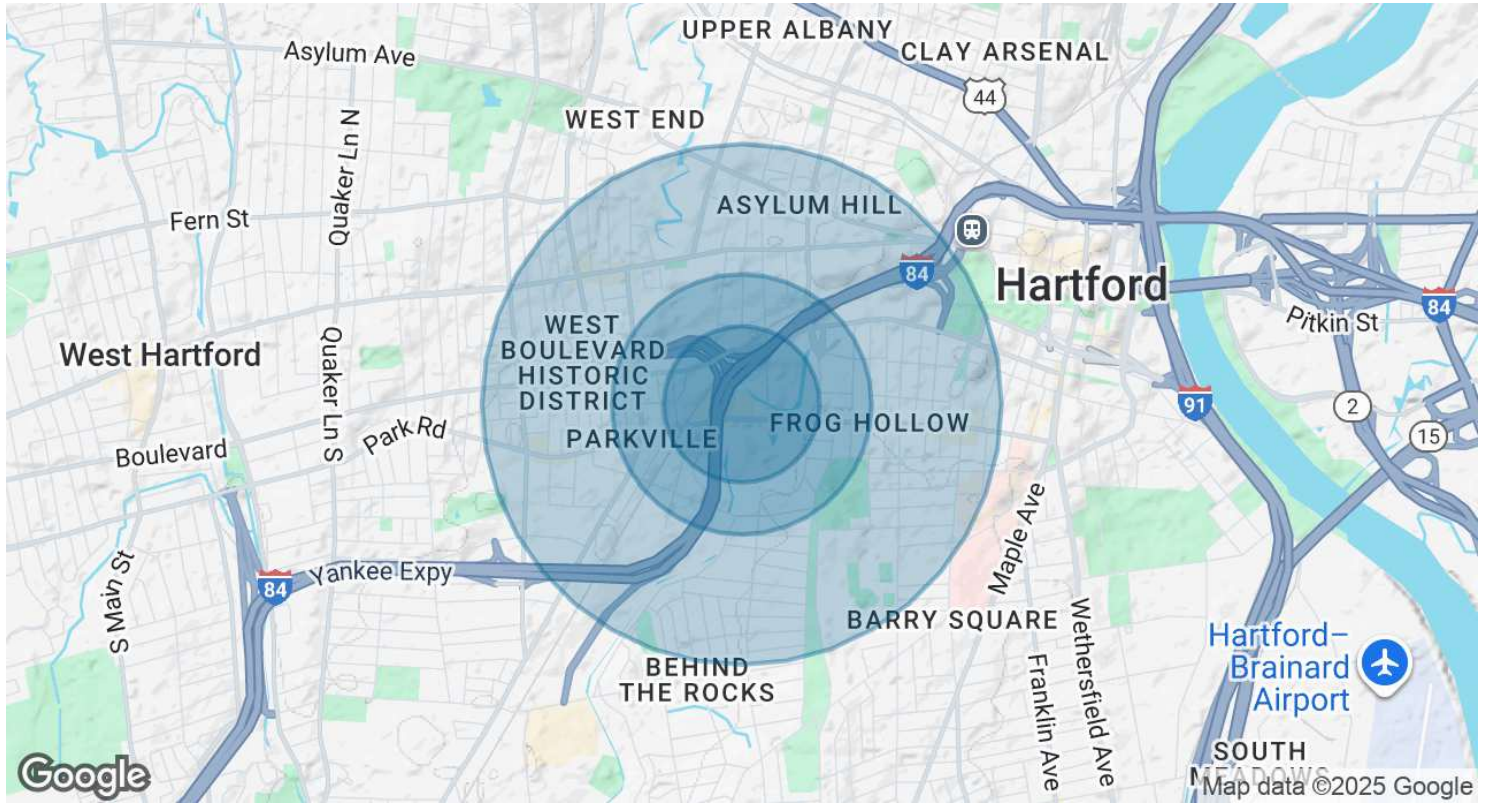




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**POPULATION**

**0.3 MILES**

**0.5 MILES**

**1 MILE**

Total Population	684	9,103	37,041
Average Age	37	36	37
Average Age (Male)	36	36	37
Average Age (Female)	38	37	38

**HOUSEHOLDS & INCOME**

**0.3 MILES**

**0.5 MILES**

**1 MILE**

Total Households	366	3,955	16,258
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$61,667	\$54,417	\$58,763
Average House Value	\$82,162	\$250,657	\$272,273

Demographics data derived from AlphaMap

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