

**RETAIL PROPERTY FOR LEASE**



**PROPERTY DESCRIPTION**

Welcome to 509 Farmington Avenue, a prestigious commercial property offering an exceptional opportunity for businesses seeking a strategic location in Hartford, CT. This prime commercial space boasts a prominent presence, high visibility, and a thriving community setting.

**Key Features:**

**Location:** Situated on the bustling street of Farmington Ave, this property enjoys a high-traffic area with excellent exposure to both pedestrians and motorists.

**Space:** 1,681 SF of flexible and well-designed space, suitable for a variety of business needs.

**Amenities:** Parking available and onsite street parking nearby

**Accessibility:** Conveniently located near major highways, public transportation, and popular local attractions, ensuring ease of access for both customers and employees.

**Ideal for:**

- Retail establishments
- Professional offices
- Coffee shop/lounge, Fitness Studio, etc.

**OFFERING SUMMARY**

Lease Rate:	Negotiable
Available SF:	1,681 SF
Building Size:	1,681 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,417	5,299	15,349
Total Population	2,415	8,994	28,261
Average HH Income	\$51,010	\$50,090	\$60,148

**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

509 FARMINGTON AVENUE | HARTFORD, CT 06105



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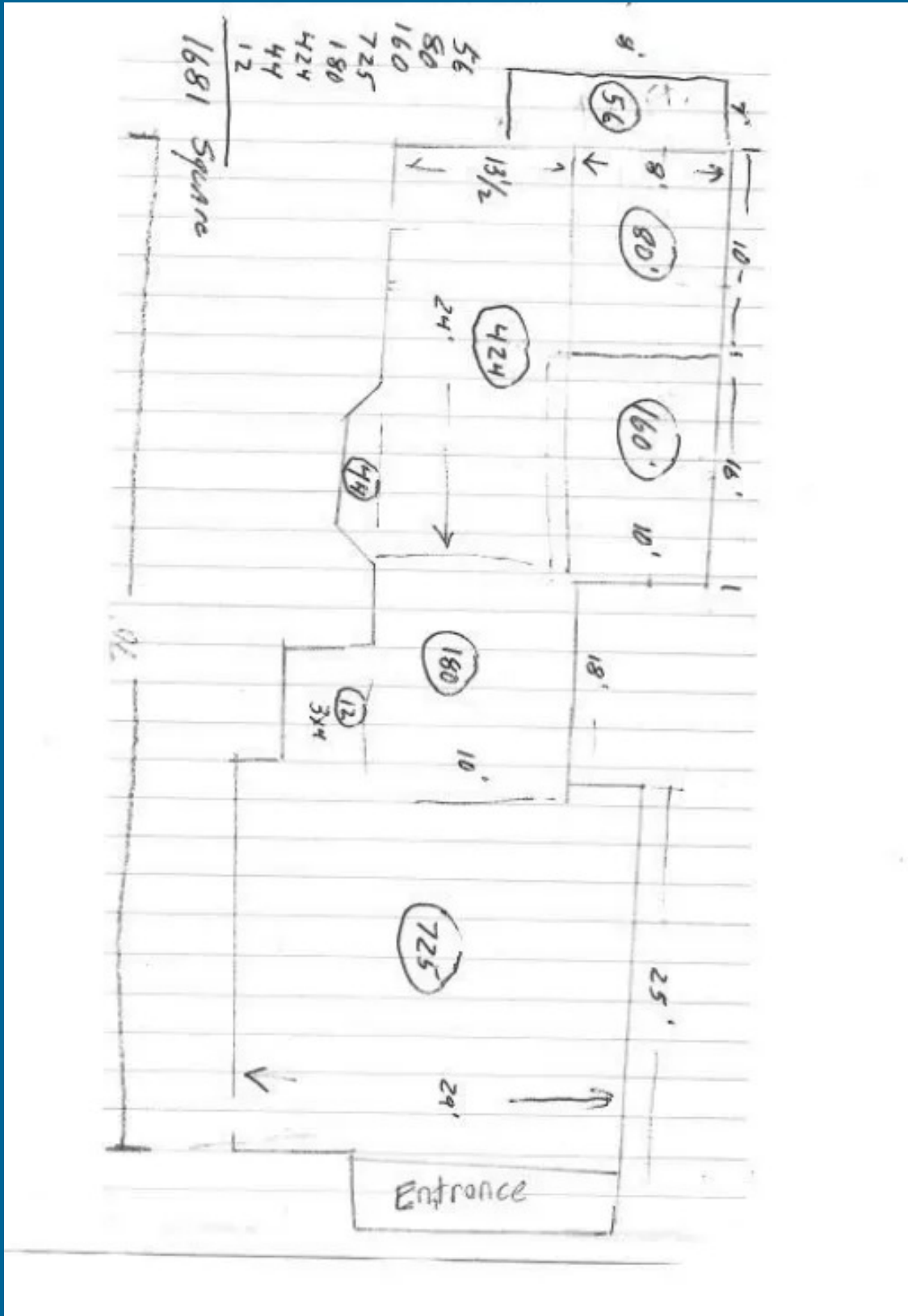


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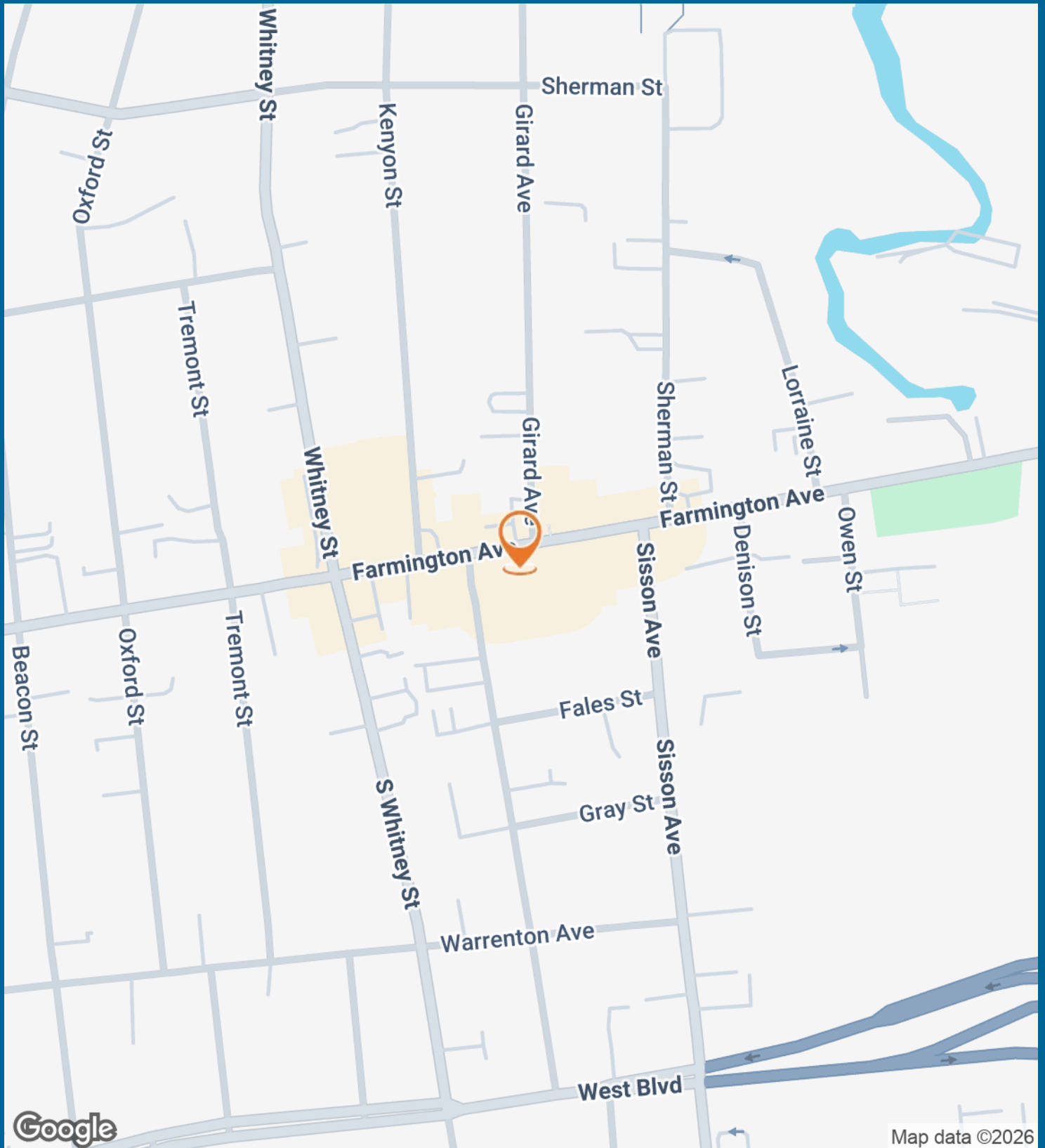


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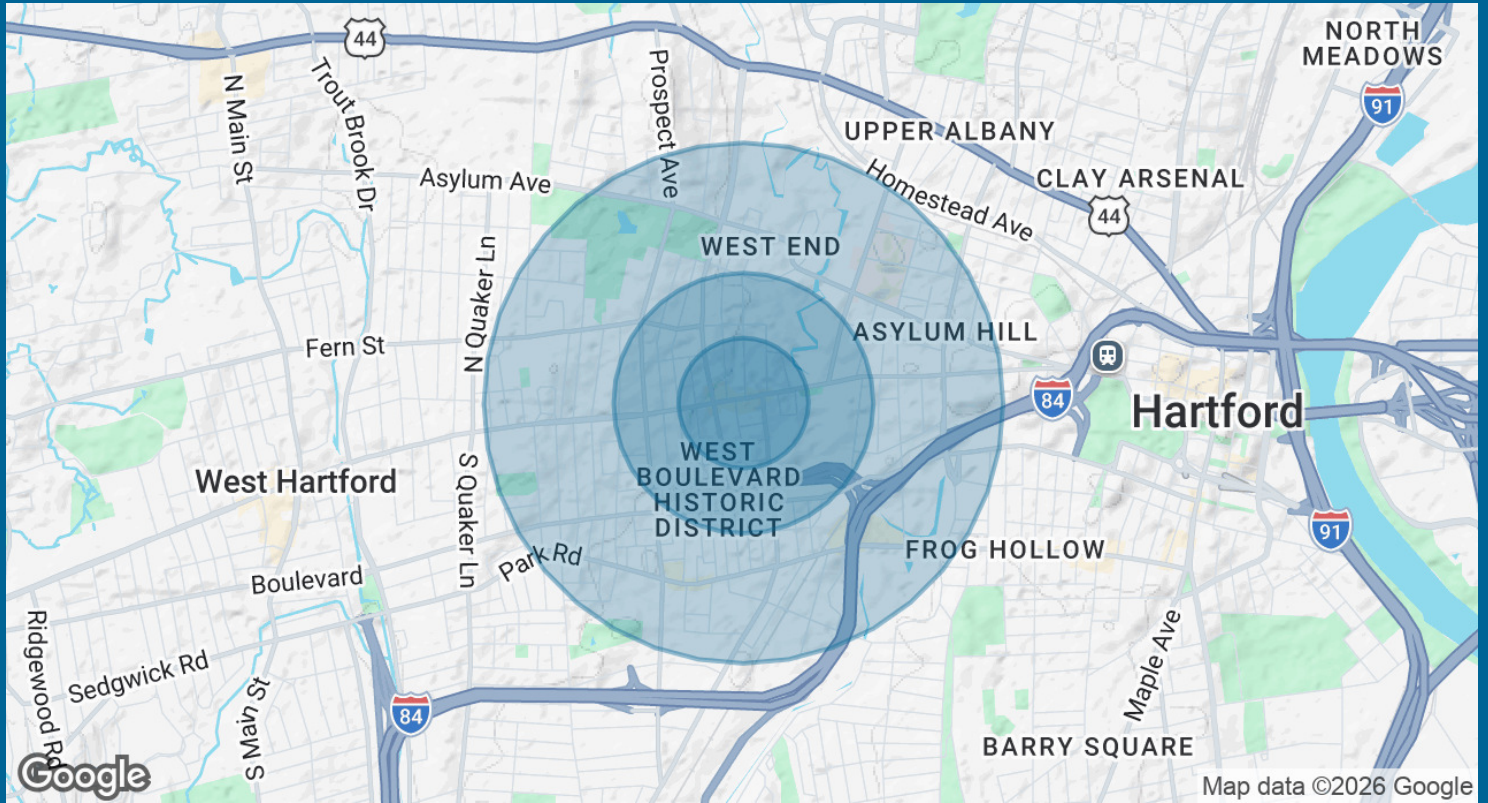


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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,415	8,994	28,261
Average Age	37.0	37.6	36.1
Average Age (Male)	34.5	33.3	34.8
Average Age (Female)	39.8	41.5	37.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	1,417	5,299	15,349
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$51,010	\$50,090	\$60,148
Average House Value	\$192,921	\$166,275	\$164,626

2020 American Community Survey (ACS)

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