

# Only $\pm 1,800$ SF Remaining

The Ridge at Talcott Mountain | 200 Hopmeadow Street | Simsbury, CT



## First-Class Retail/Office Space in New Mixed-Use Development

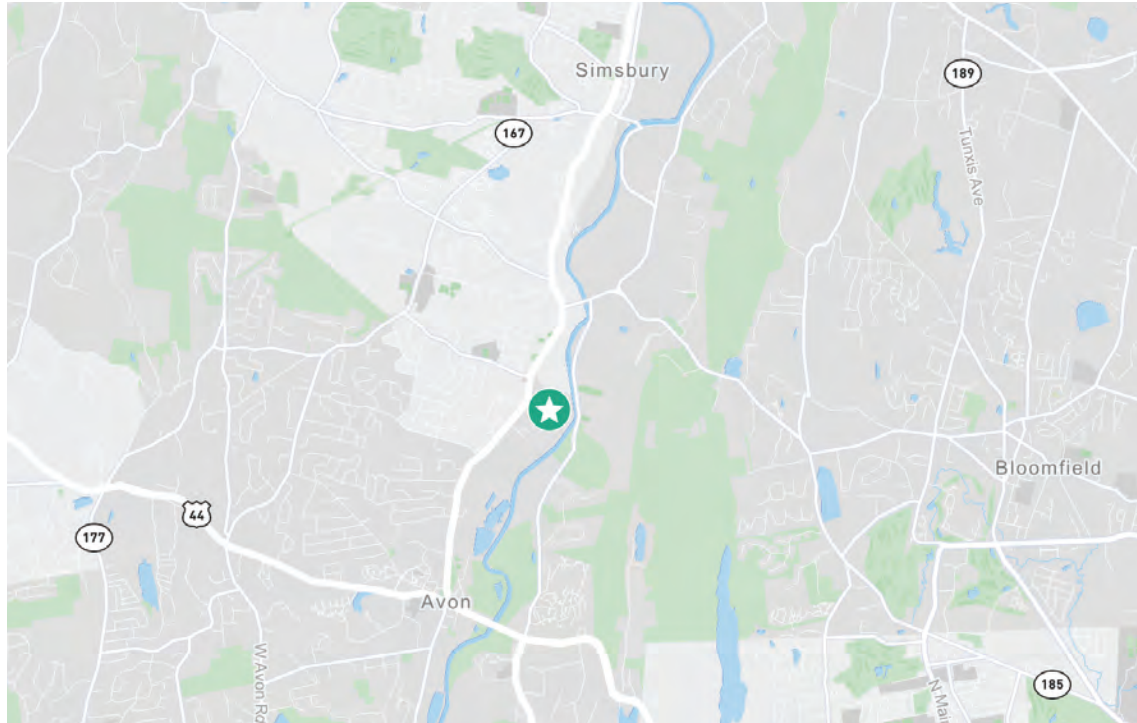
CBRE is pleased to offer for lease the only remaining retail/office space at The Ridge at Talcott Mountain. The Ridge is a new mixed-use development located on Hopmeadow Street in Simsbury that includes 280 luxury apartment units and townhomes, in addition to approximately 21,000 SF of retail and commercial office space, and a 120-bed assisted living facility. Situated at the base of Talcott Mountain, this location benefits from excellent demographics and a picturesque suburban setting alongside the Farmington River. Available space consists of approximately 1,800 SF in Building A. Join new tenants including The Goddard School and Performance Labs at this high-quality, high-profile location on Route 44/202.



## ±3,600 SF Retail/Office Space Available

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For Lease



## 2022 Regional Demographics

	1 Mile	3 Miles	5 Miles
Population	2,322	20,463	60,421
Estimated Pop. Growth (2022-2027)	1.70%	0.40%	0.17%
No. of Households	1,009	8,704	24,397
Average Household Income	\$179,190	\$177,364	\$175,195
Median Age	46	49	49

# ±1,800 SF Retail/Office Space Available

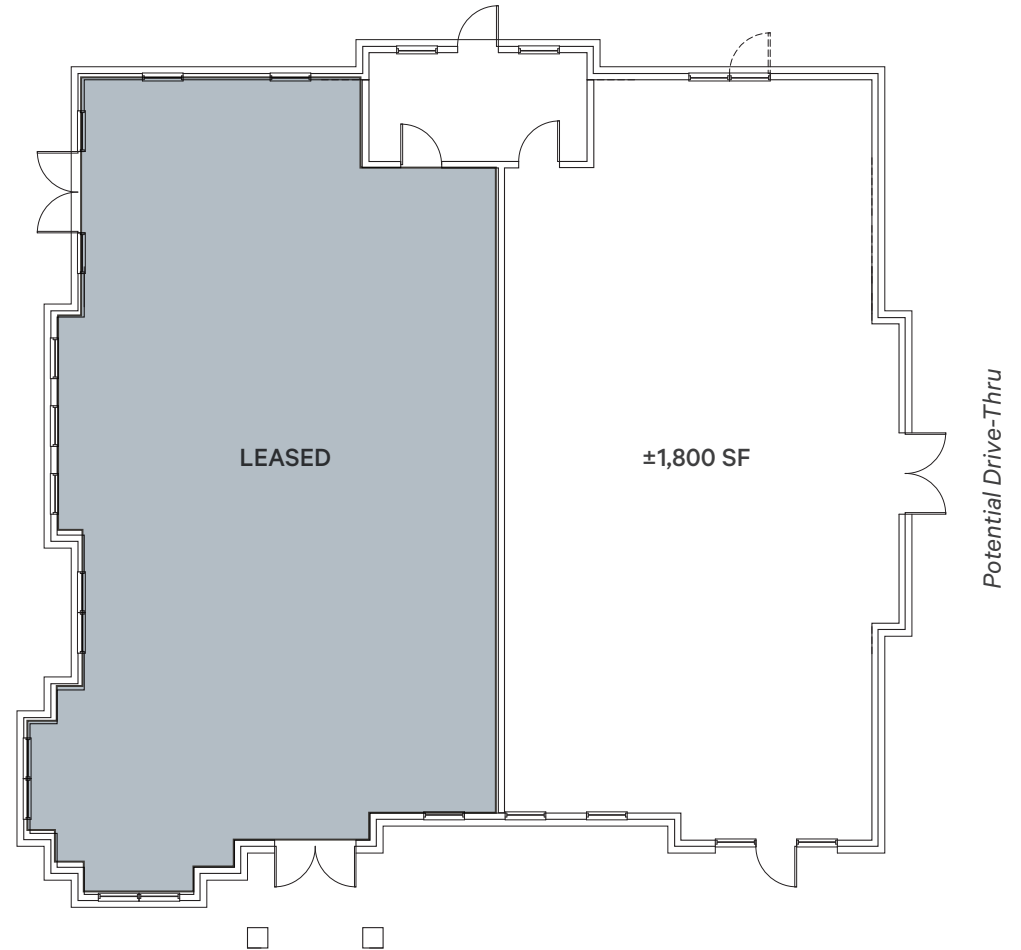
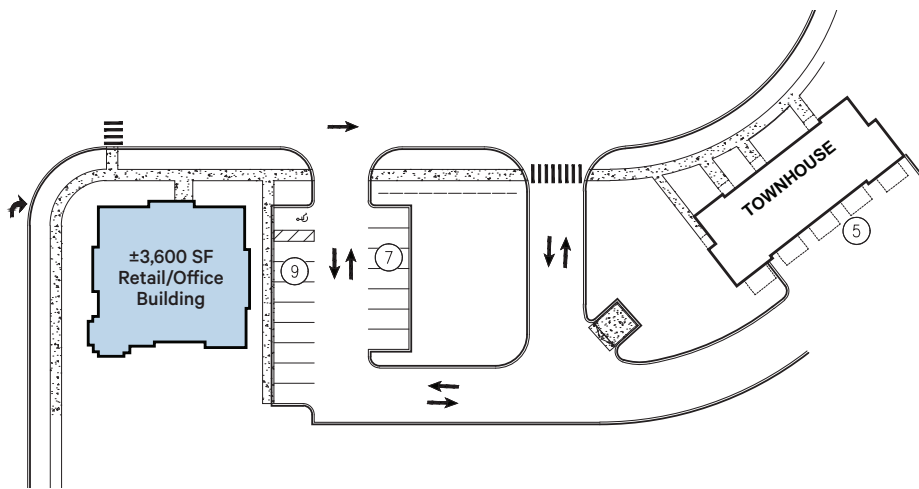
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## Floor Plan - Building A

±3,600 SF (±1,800 SF Available)

Building A is a ±3,600 SF free-standing retail/office building with 27 parking spaces, outdoor seating and capacity to add drive-through lanes. Currently available space measures approximately 1,800 SF and has its own separate entrance. Asking rate is \$17.50/SF NNN.



±1,800 SF Retail/Office Space Available

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## Contact Us

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