



### PROPERTY DESCRIPTION

101 Pratt offers 1,061 SF of highly visible retail space with a built-out mezzanine, existing bathrooms, and soaring ceiling heights that create an open, flexible layout. The unique character and infrastructure make it ideal for a boutique retailer, salon, or bar/lounge concept looking to capitalize on Pratt Street's steady traffic and thriving atmosphere.

### HIGHLIGHTS

Prime Pratt Street Frontage on Hartford's most active pedestrian retail corridor

Steps from PeoplesBank Area, driving strong event, evening and weekend foot traffic.

Located on the ground floor of 97 Luxury apartments, directly across from UConn Student Housing.

High Visibility, historic charm, and strong co-tenancy among boutiques, cafes and nightlife operators.

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,061 SF
Building Size:	100,000SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,228	2,612	10,012
Total Population	1,798	4,065	21,825
Average HH Income	\$102,692	\$90,804	\$58,723

### Kevin Kenny

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**RETAIL PROPERTY FOR LEASE**

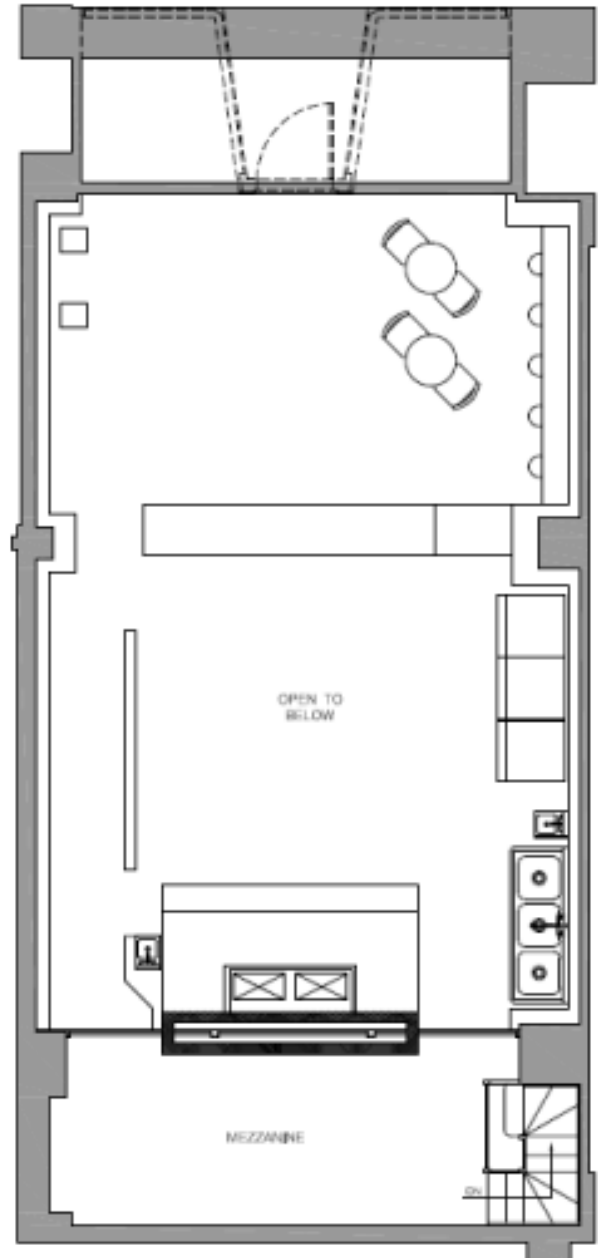


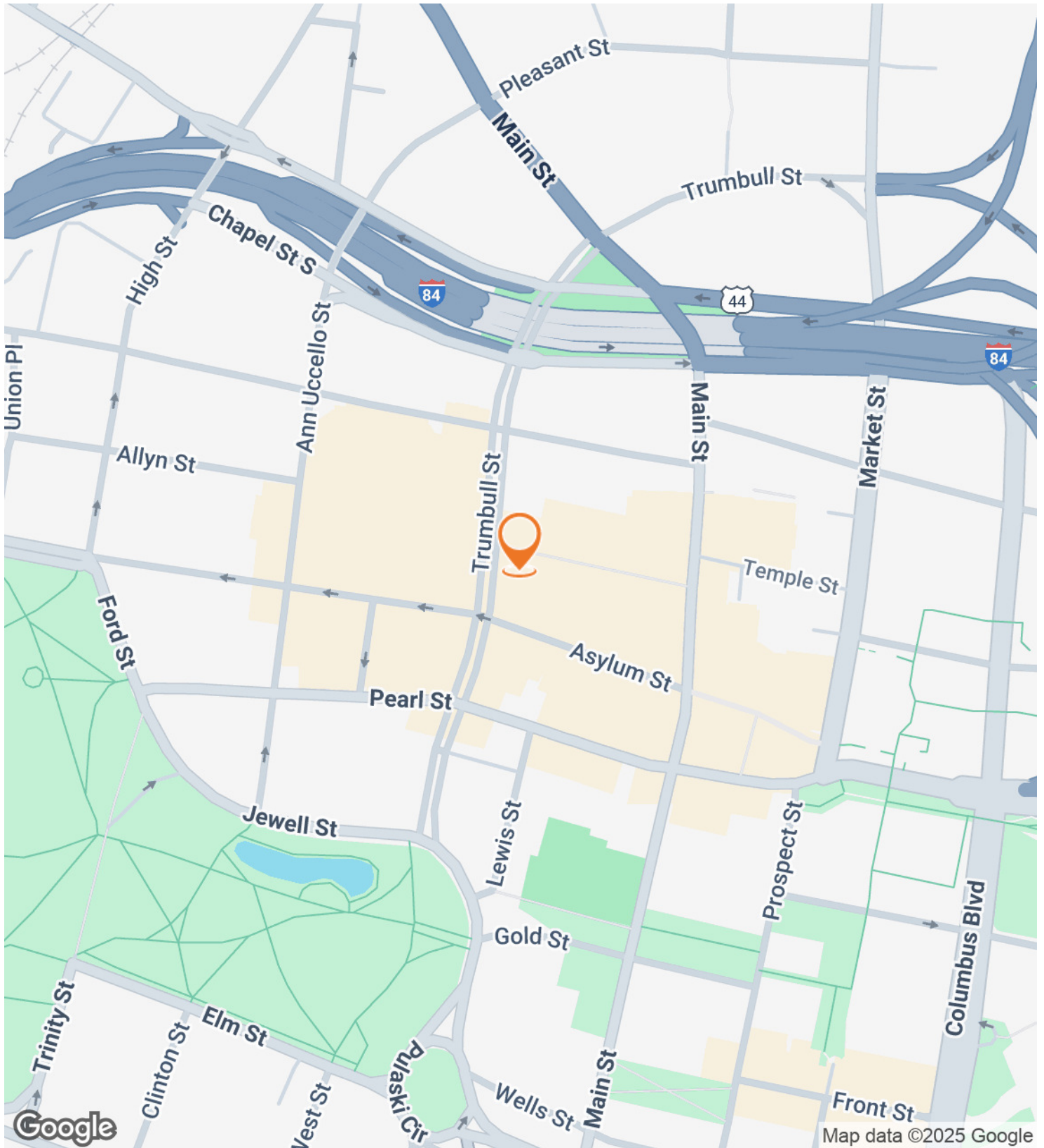
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**EXHIBIT D  
FLOOR PLAN**

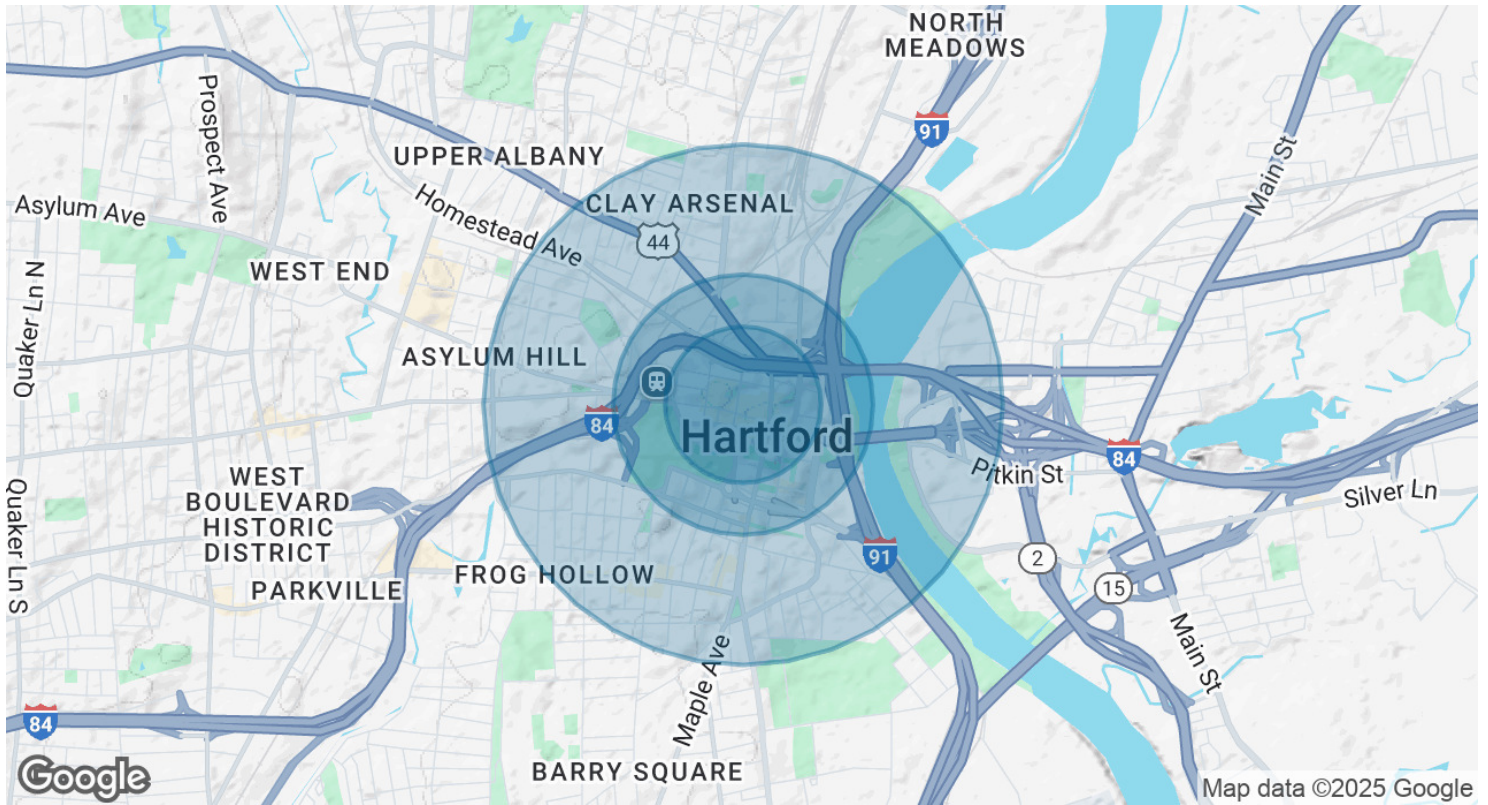




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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,798	4,065	21,825
Average Age	38	38	36
Average Age (Male)	38	38	35
Average Age (Female)	37	38	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,228	2,612	10,012
# of Persons per HH	1.5	1.6	2.2
Average HH Income	\$102,692	\$90,804	\$58,723
Average House Value	\$422,917	\$392,717	\$283,589

Demographics data derived from AlphaMap