

THE OFFICES AT AVON VILLAGE

21-23 ARTS CENTER COURT • AVON, CONNECTICUT



LOCATION

AVC is readily accessible, with Route 44 providing access from east to west and Route 10 providing access to the north and south. Avon is located about 10 miles west of Hartford and the I-91 and I-84 interchange.

SPACE

Office

NEARBY

Walmart, Big Y, Starbucks, Avon Marketplace, Marshall's, Kohl's, Dick's Sporting Goods, Barnes & Noble, Panera Bread, Old Navy, Stop & Shop

JOIN OUR RETAIL TENANTS

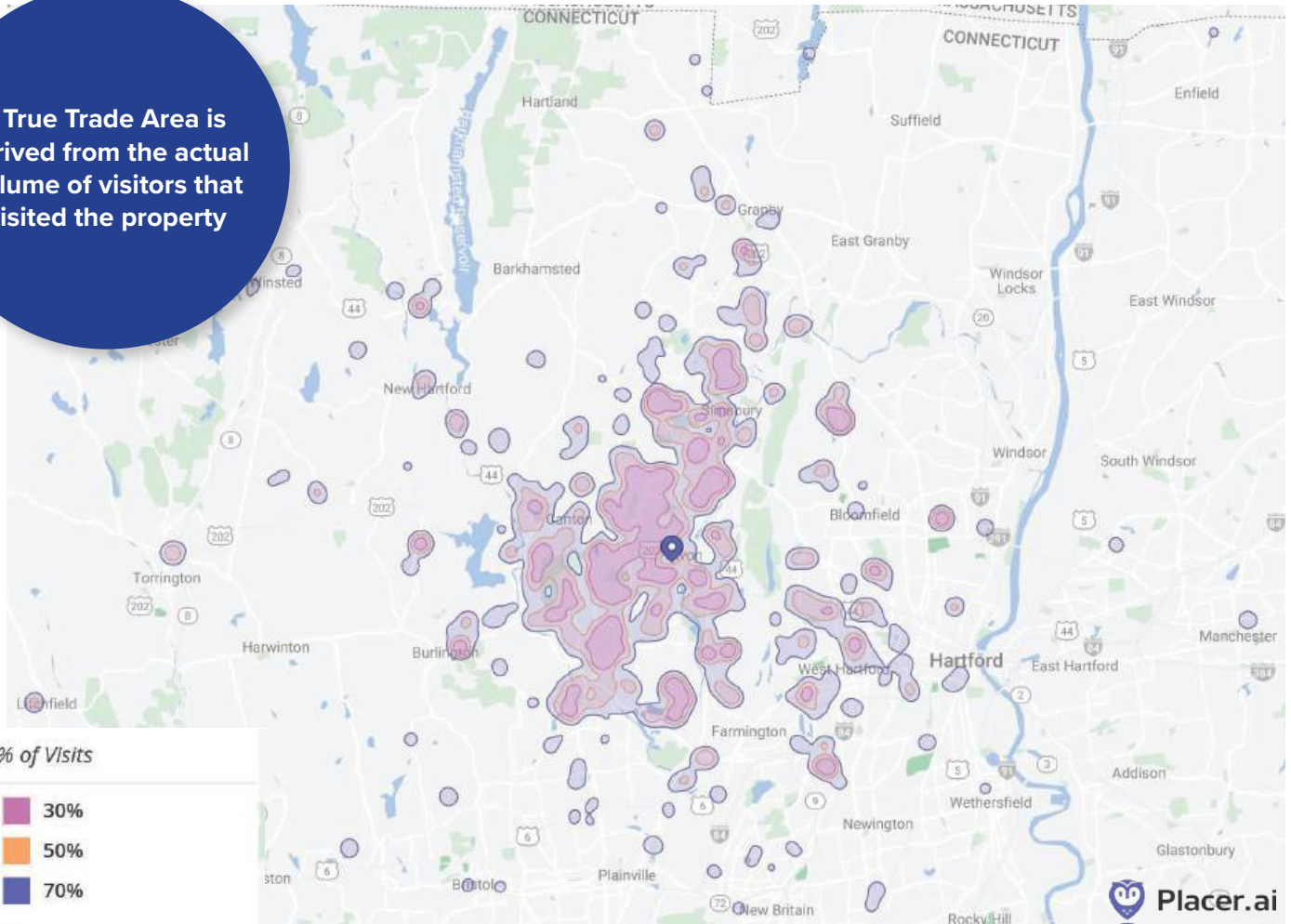


LOCATION & DEMOGRAPHICS

LAT/LON	GLA	PARKING	
41.8180/-72.8356	53,432 SF	314	
TRAFFIC COUNT		CARS/DAY	
Route 44		37,065	
Route 10		17,394	
2024	1-MILE	3-MILE	5-MILE
Estimated Population	3,758	20,328	59,577
Estimated Average HH Income	\$126,192	\$197,122	\$203,255
WORKPLACE	1-MILE	3-MILE	5-MILE
Total Businesses	650	983	2,032
Total Employees	4,433	9,132	19,175

TRUE TRADE AREA

* True Trade Area is derived from the actual volume of visitors that visited the property



SITE PLAN



TENANTS	
	SQUARE FEET
UNIT 21 C	3,813
UNIT 21 E	2,156
UNIT 23 A	4,000
UNIT 23 B	2,000
Hartford Area Pediatrics	4,049 SF
Lustre Salon	1,371 SF
Straight 2 The Core	1,181 SF
Odyssey Group	3,672 SF
Avon Center Dentistry	3,544 SF

UNIT 21 C

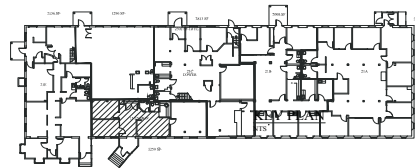
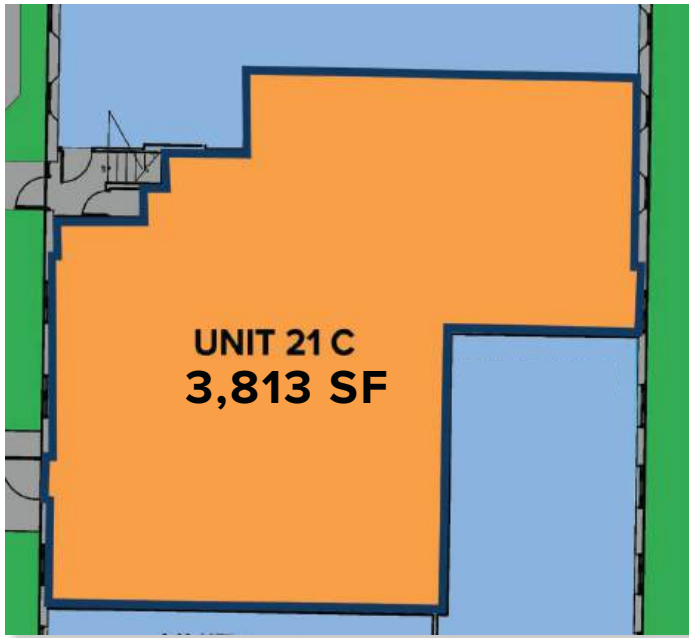
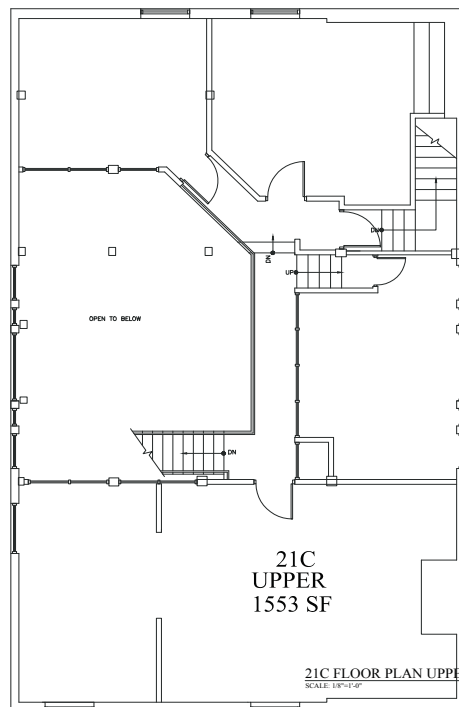
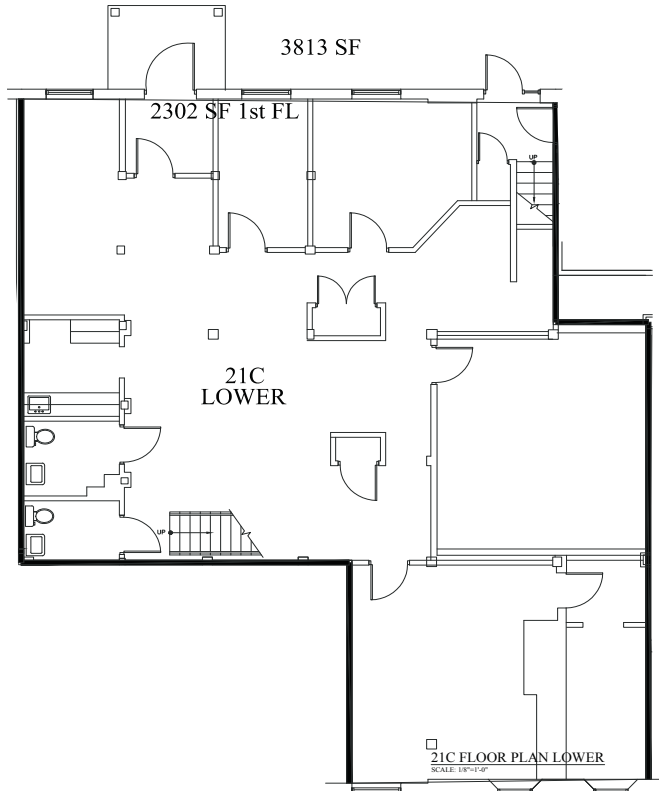
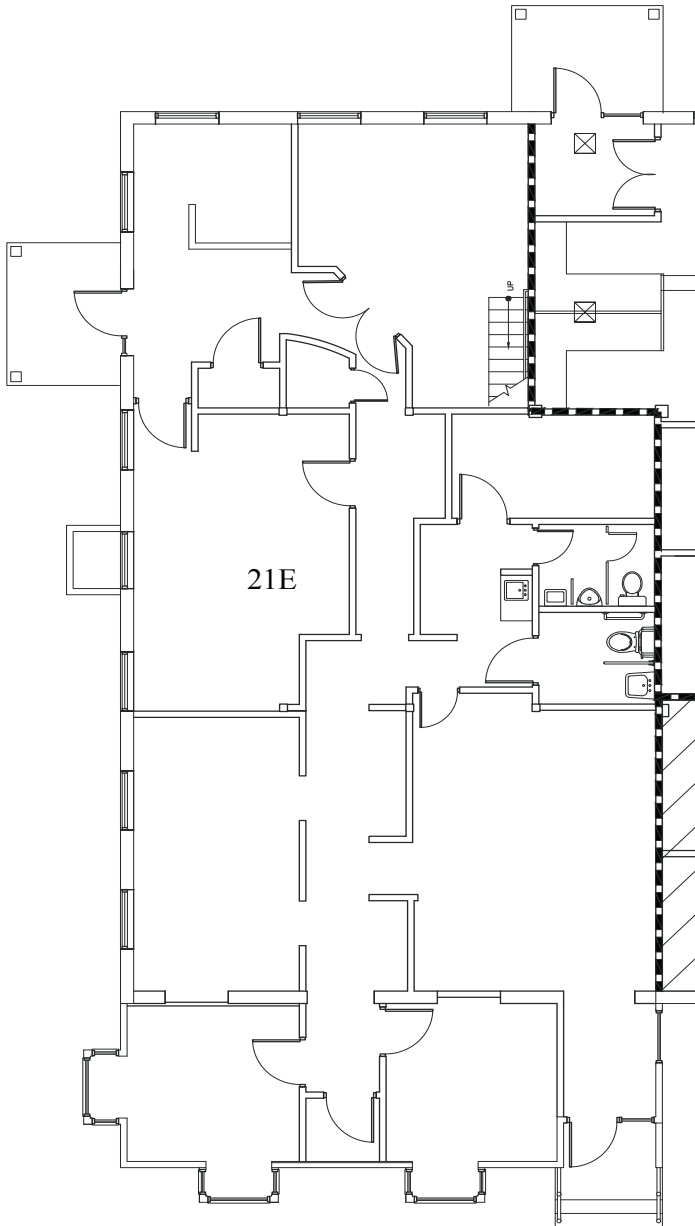
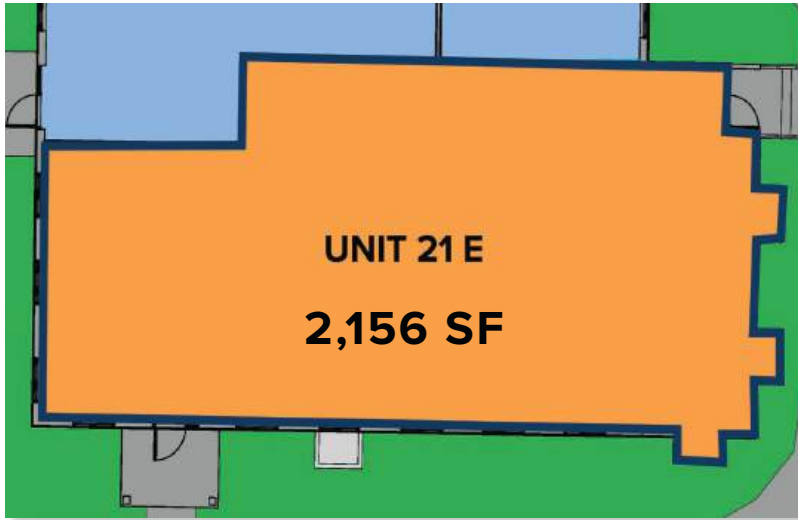


EXHIBIT A

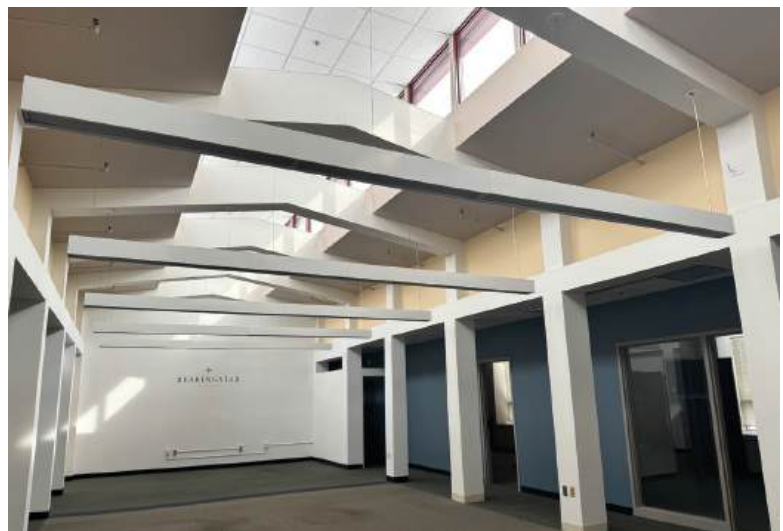
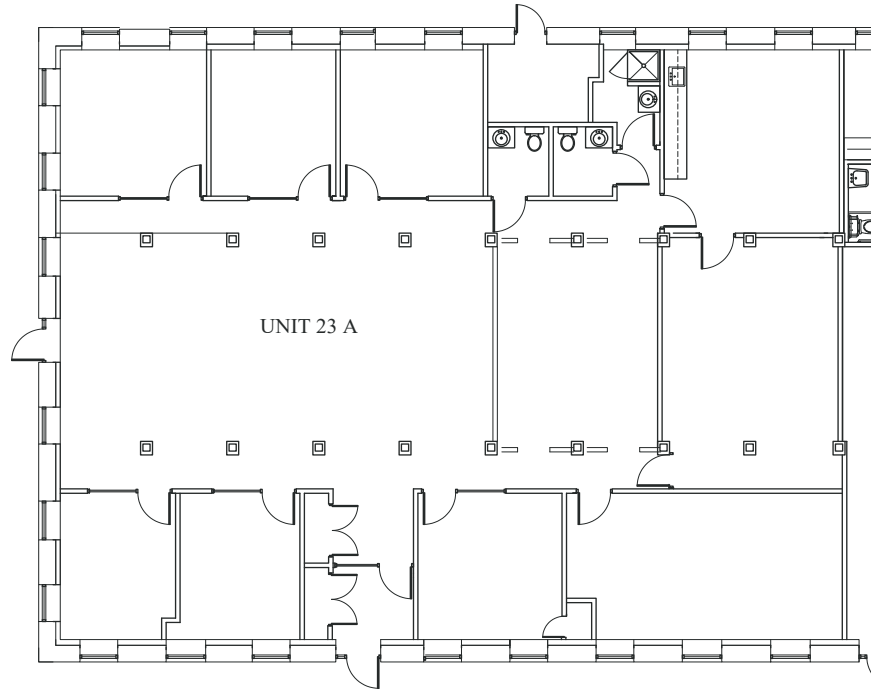


3813 SF.

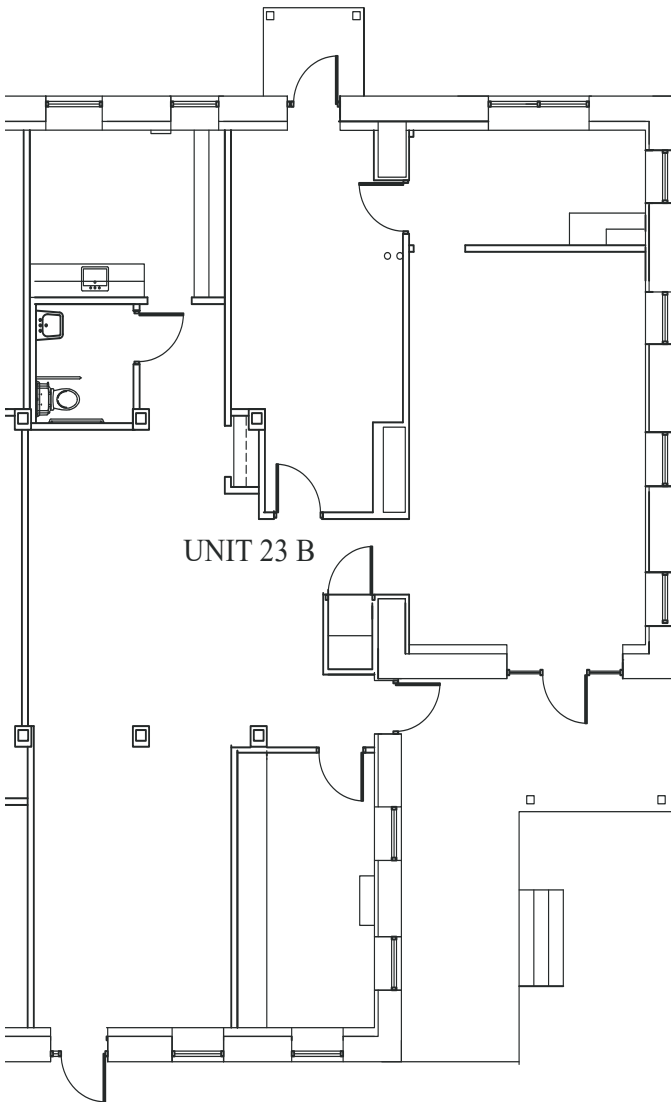
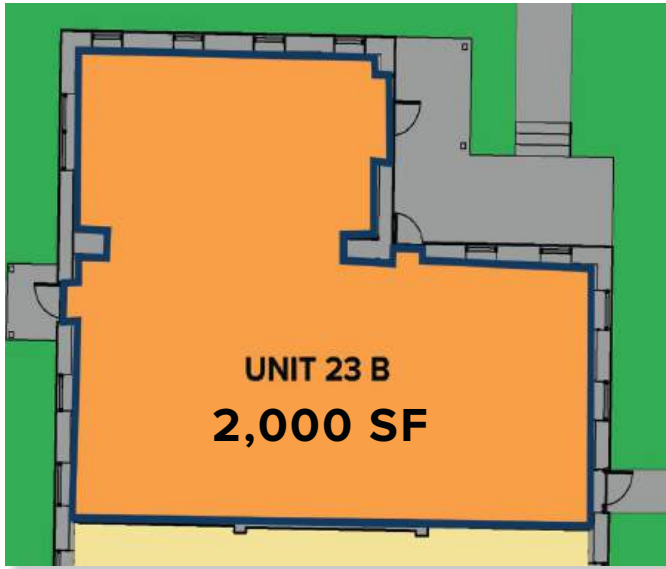
UNIT 21 E



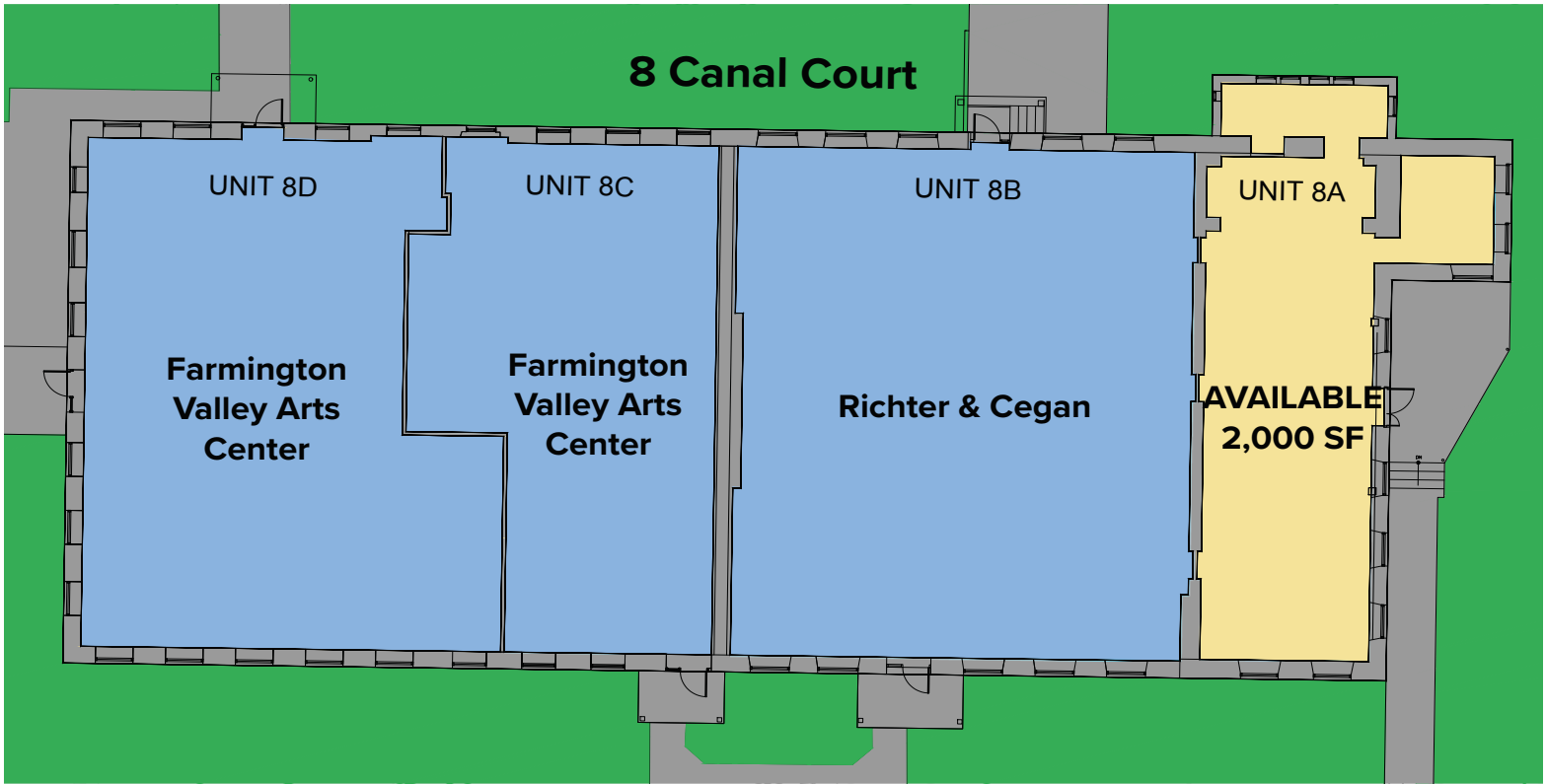
UNIT 23 A



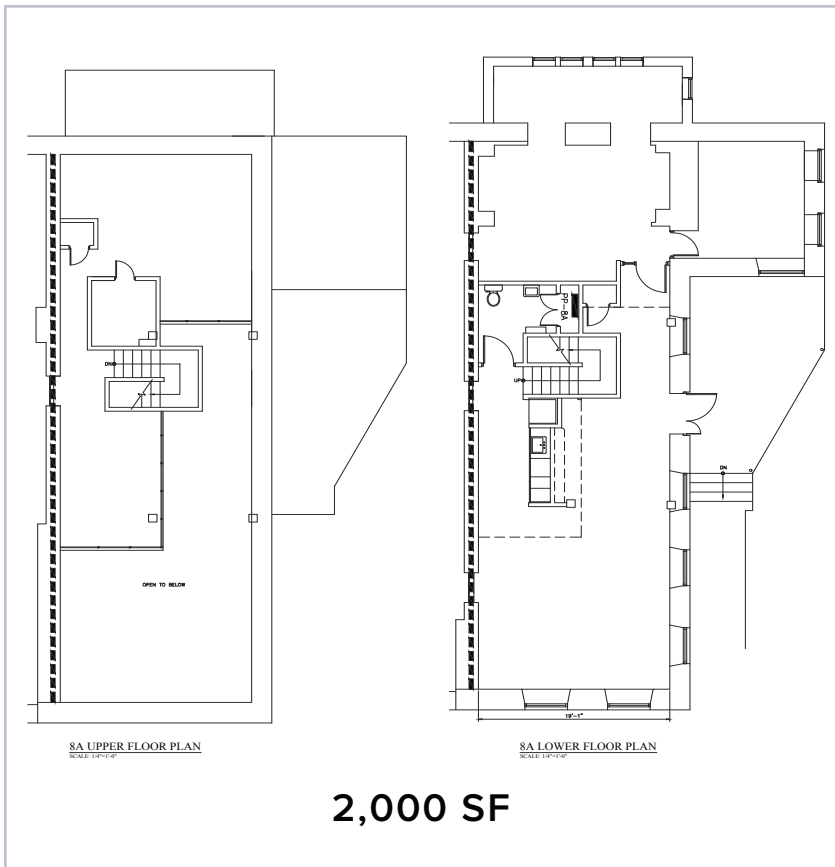
UNIT 23 B



SITE PLAN



UNIT 8 A

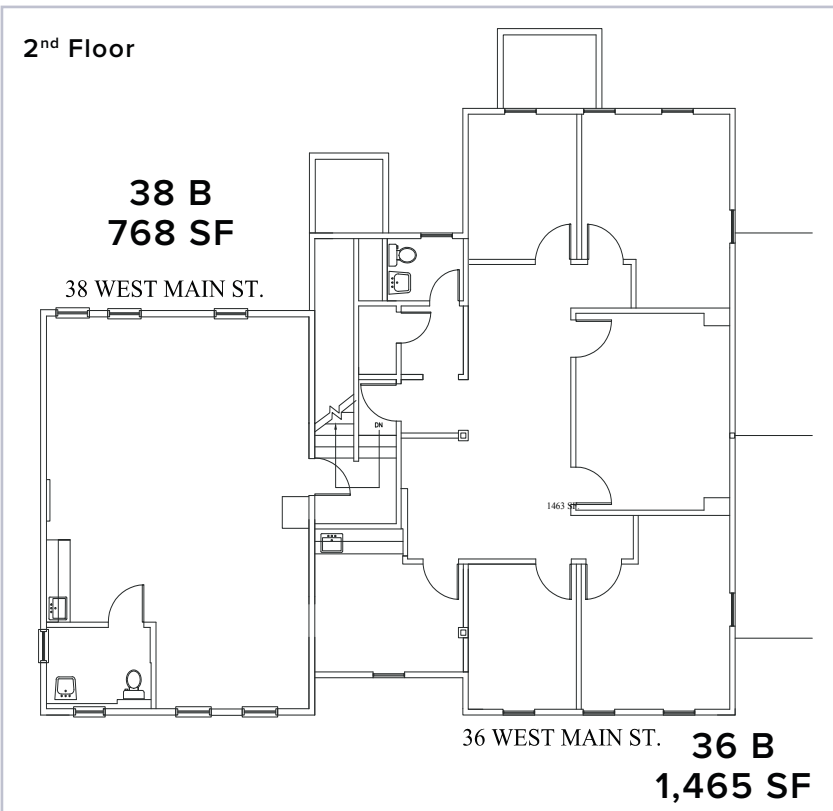


THE OFFICES AT AVON VILLAGE CENTER

SITE PLAN



UNITS 36 B and 38 B



TENANTS	
	SQUARE FEET
UNIT 36 B	1,465
UNIT 38 B	768
The Friends Learning Center	2,506 SF
POSH Party Spa	900 SF
Total Fitness Equipment	3,125 SF
Century 21 AllPoints	1,704 SF



