

For Lease

# Retail Space in Shopping Plaza

\$13.00 SF NNN



## 585 Hazard Avenue

Enfield, Connecticut 06082

### Property Highlights

- 1,600 SF Retail and 1,200 SF Former Salon/Retail Spaces Available
- Located in Busy Shopping Plaza with Family Dollar, Healthtrax Fitness Center, McDonald's, Car Wash, Laundromat, Barber Shop and more.
- Ample Parking
- Located on busy Route 190, 4 miles from I-91 and other Major Retailers.
- Traffic Count: 12,939 vehicles daily

### Property Description

For Lease: 1,600 SF retail and 1,200 SF former salon/retail spaces for lease in Scitico Plaza, a large Shopping Plaza located on highly traveled Route 190, just 4 miles east of I-91. This property is anchored by Family Dollar and Healthtrax Fitness Center, as well as McDonalds, a dance studio, car wash, laundromat and more. The plaza benefits from approximately 500 feet of frontage along Route 190 (Hazard Ave), providing exceptional visibility and is a great opportunity for a successful business location with ample parking, a strong tenant mix, and attractive demographics.

### OFFERING SUMMARY

Available SF	1,600 SF 1,200 SF
Building Size	43,078 SF
Lease Rate	\$13 SF NNN

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,337	\$81,345
3 Miles	21,863	\$90,012
5 Miles	62,353	\$95,809



For more information

**Jim Reardon**

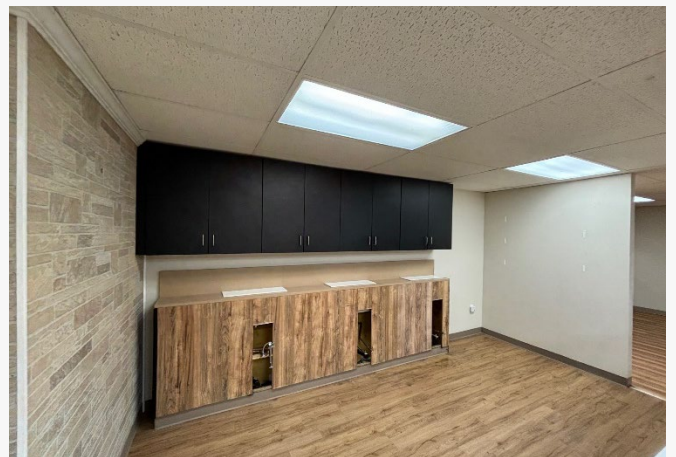
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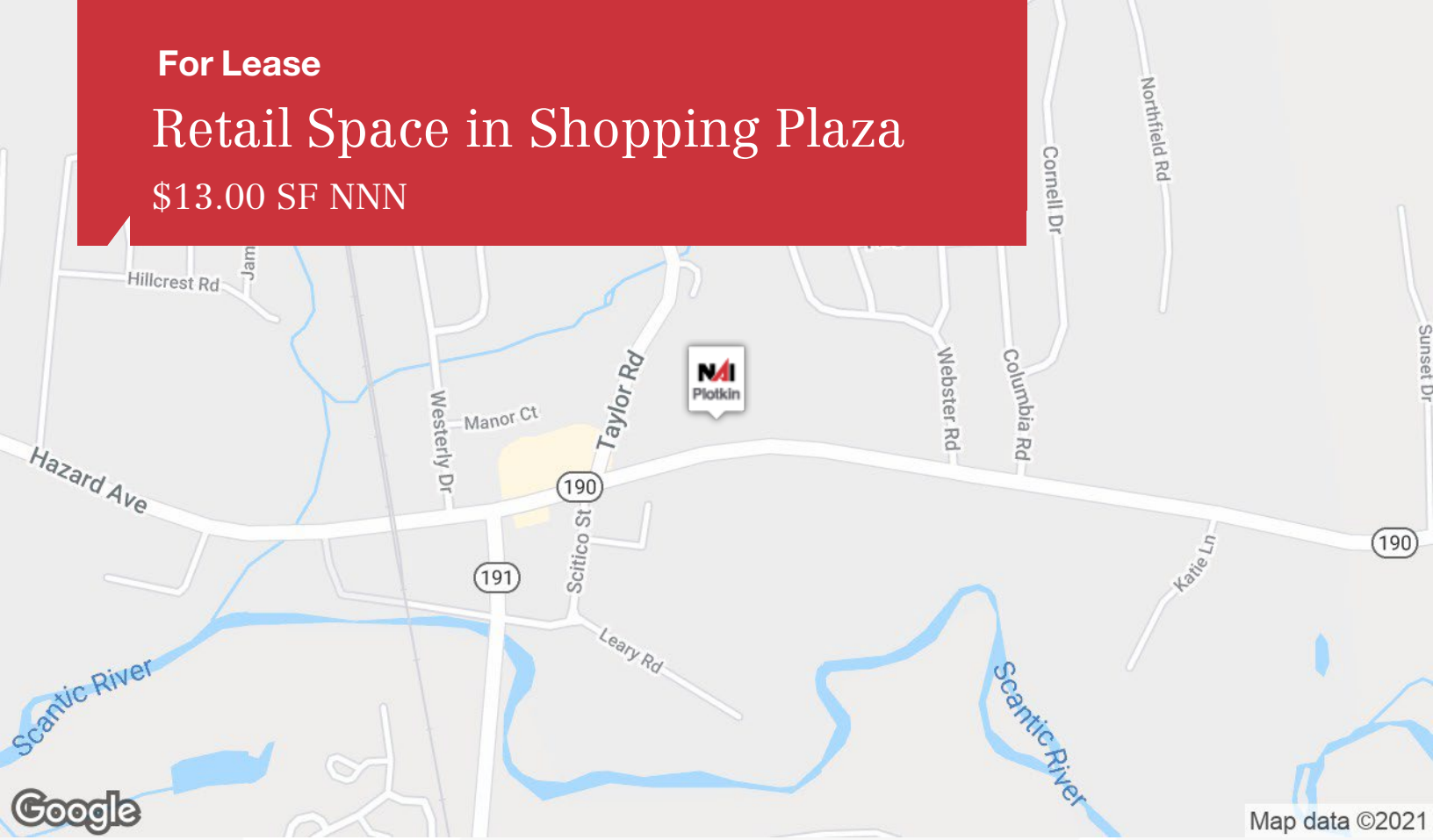
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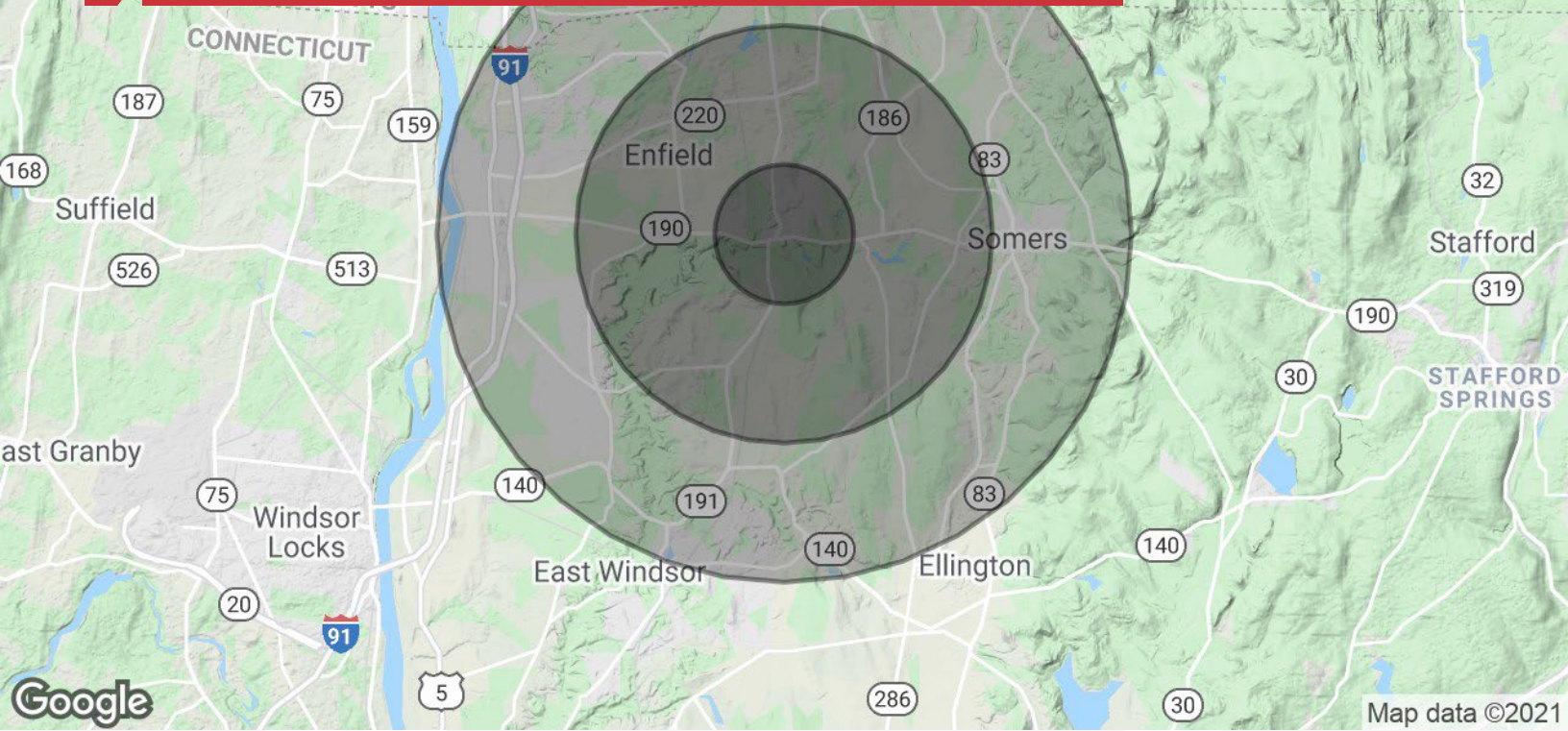
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## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,296	21,682	61,841
MEDIAN AGE	41.4	41.1	41.9
MEDIAN AGE (MALE)	41.4	40.5	40.7
MEDIAN AGE (FEMALE)	41.5	38.6	42.5

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	955	6,196	21,053
# OF PERSONS PER HH	3.5	3.5	2.9
AVERAGE HH INCOME	\$81,551	\$90,219	\$95,890
AVERAGE HOUSE VALUE	\$242,454	\$250,417	\$282,130

\* Demographic data derived from 2010 US Census