

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

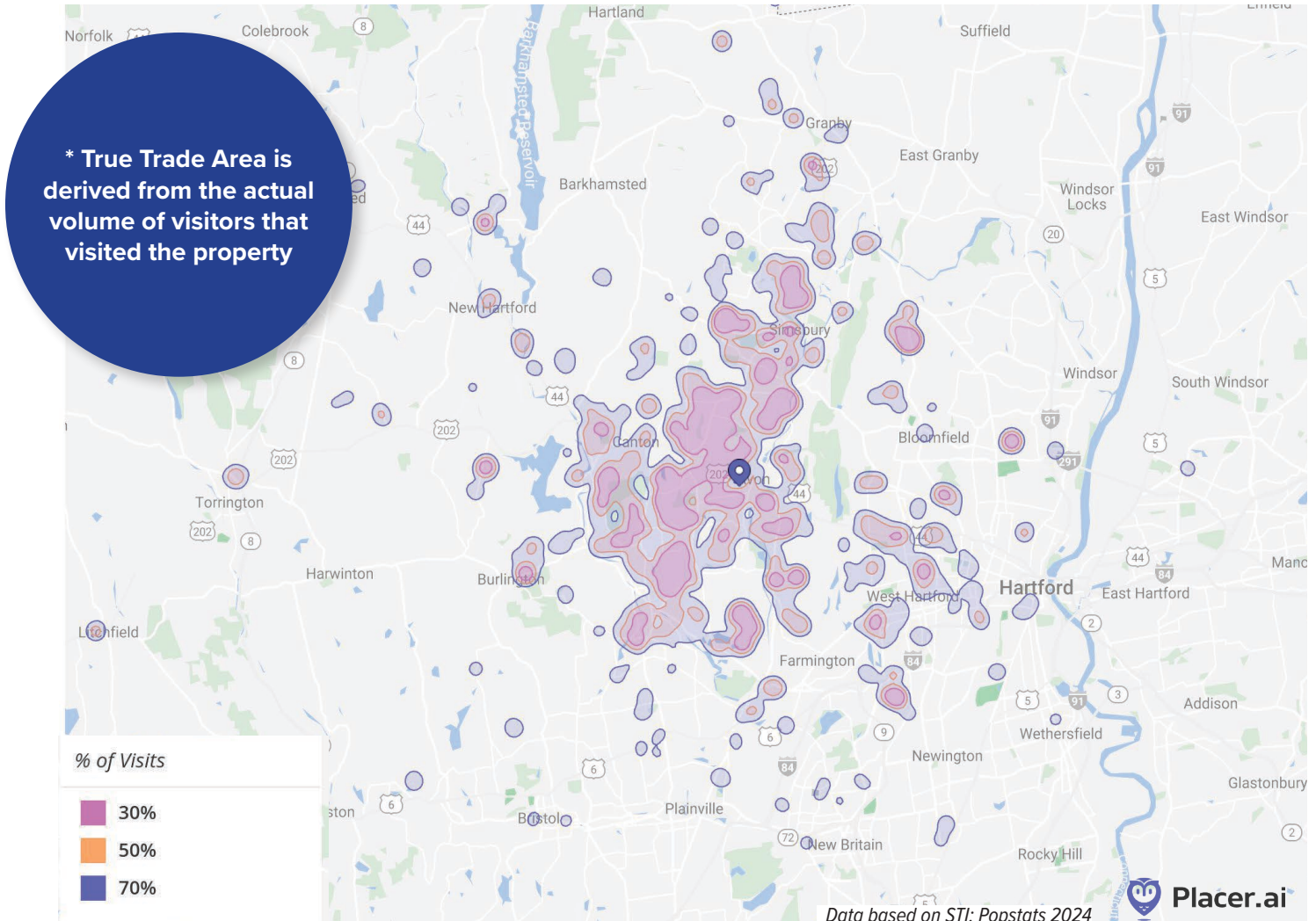
LAT/LON	GLA	PARKING
41.8180/-72.8356	53,432 SF	314

TRAFFIC COUNT	CARS/DAY
Route 44	37,065
Route 10	17,394

2024 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Estimated Population	3,758	20,328	59,577
Estimated Average HH Income	\$126,192	\$197,122	\$203,255

Data based on STI Popstats 2024

TRUE TRADE AREA



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

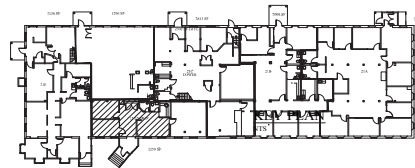
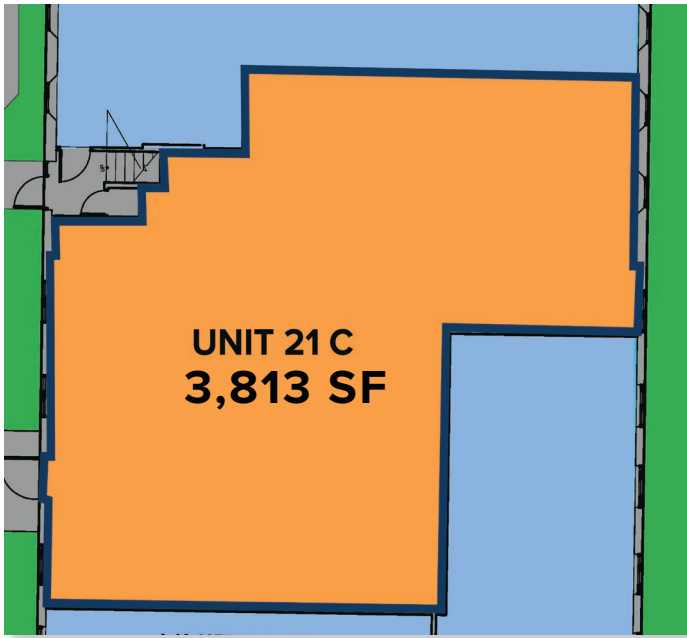
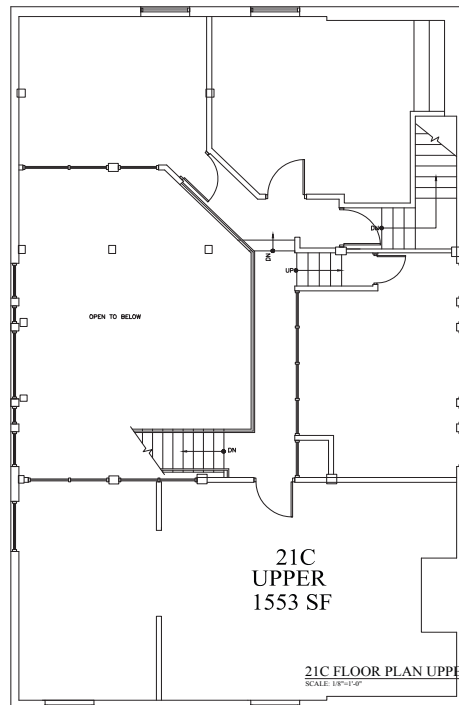
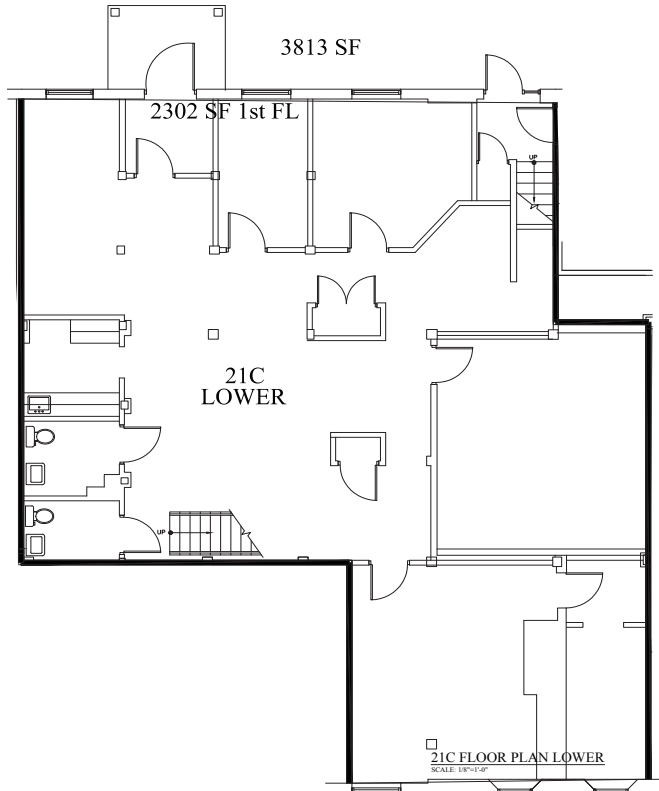
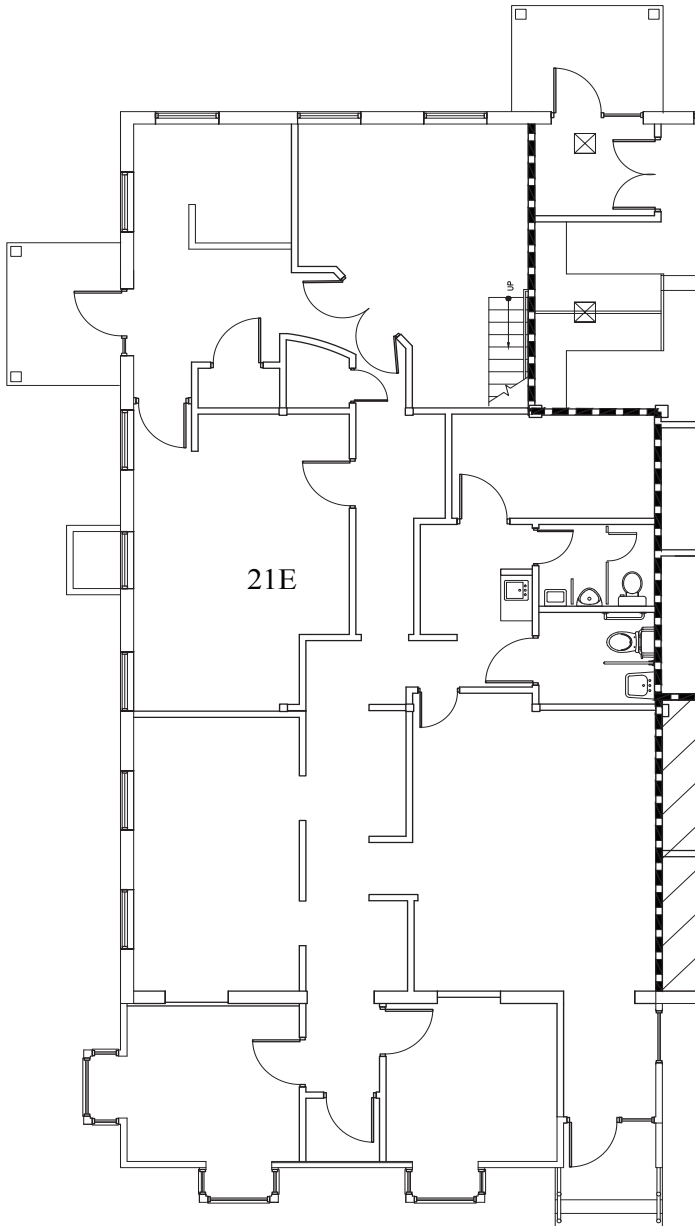
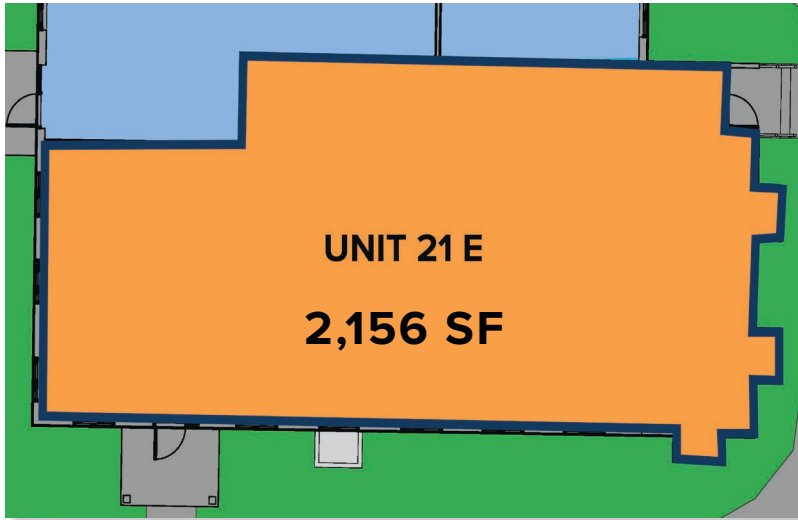


EXHIBIT A

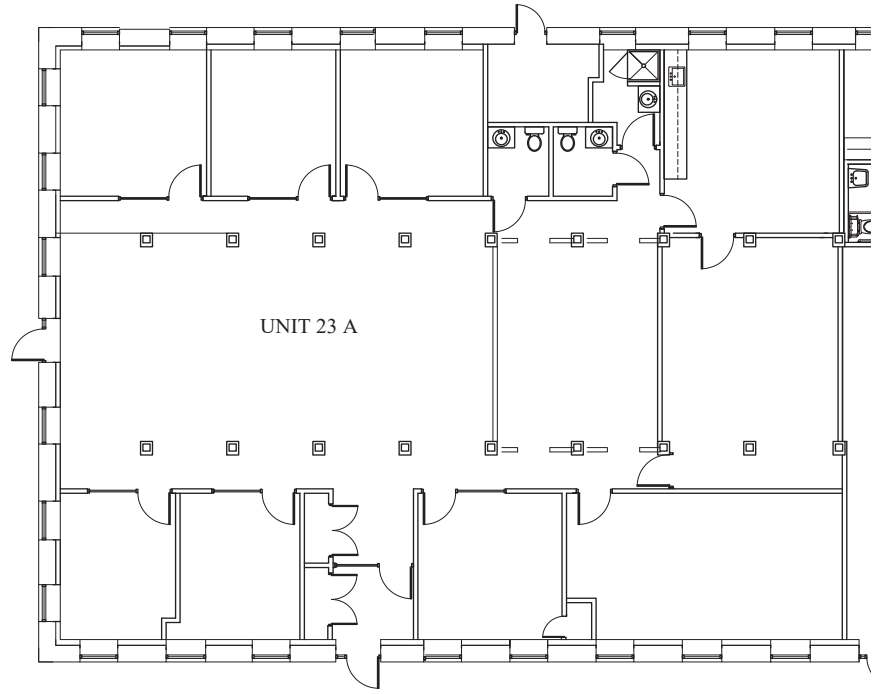
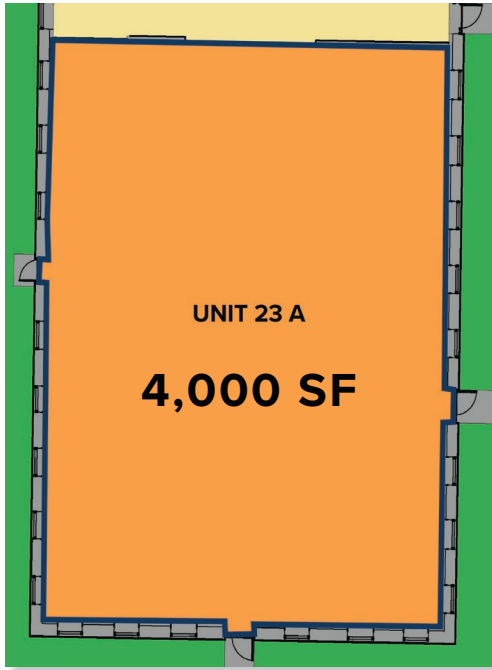


3813 SF.

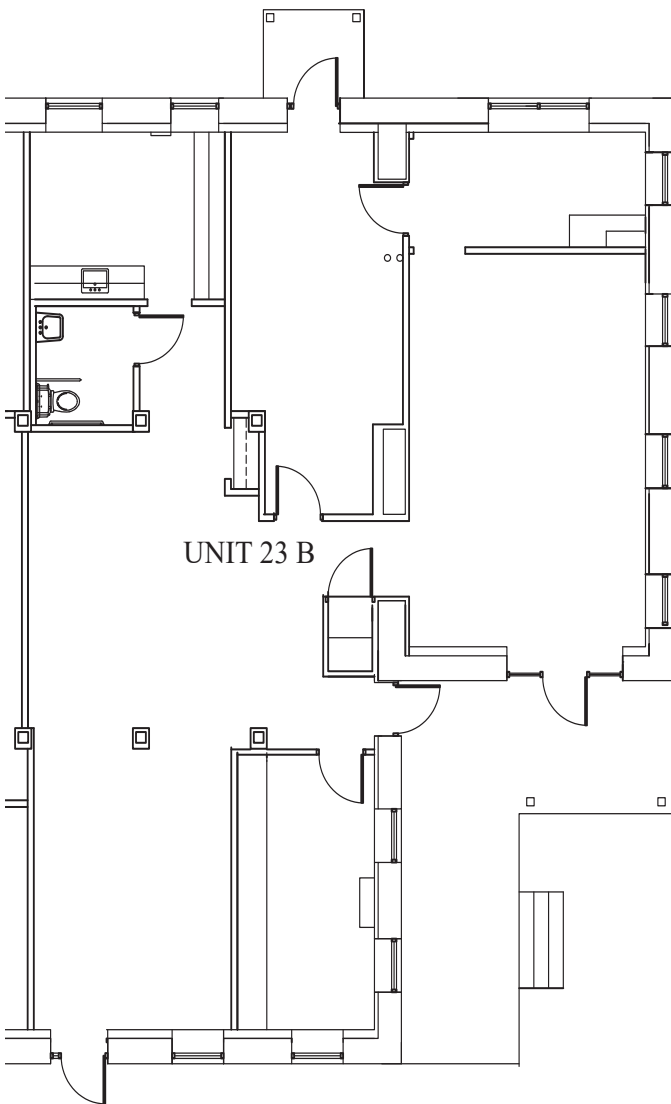
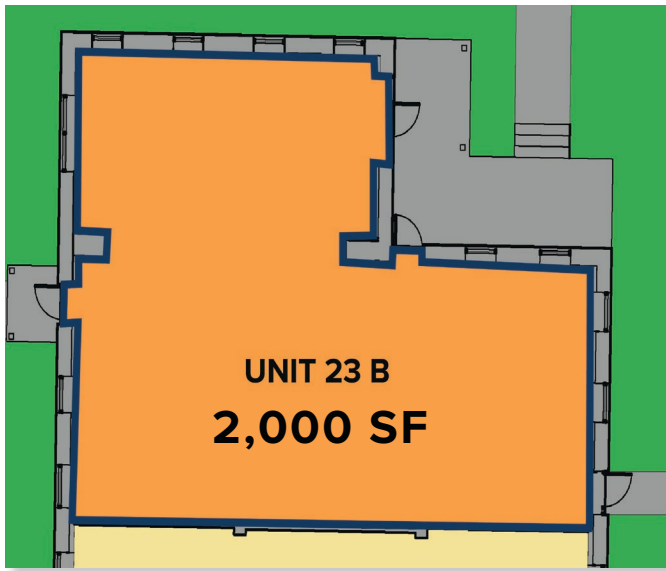
UNIT 21 E



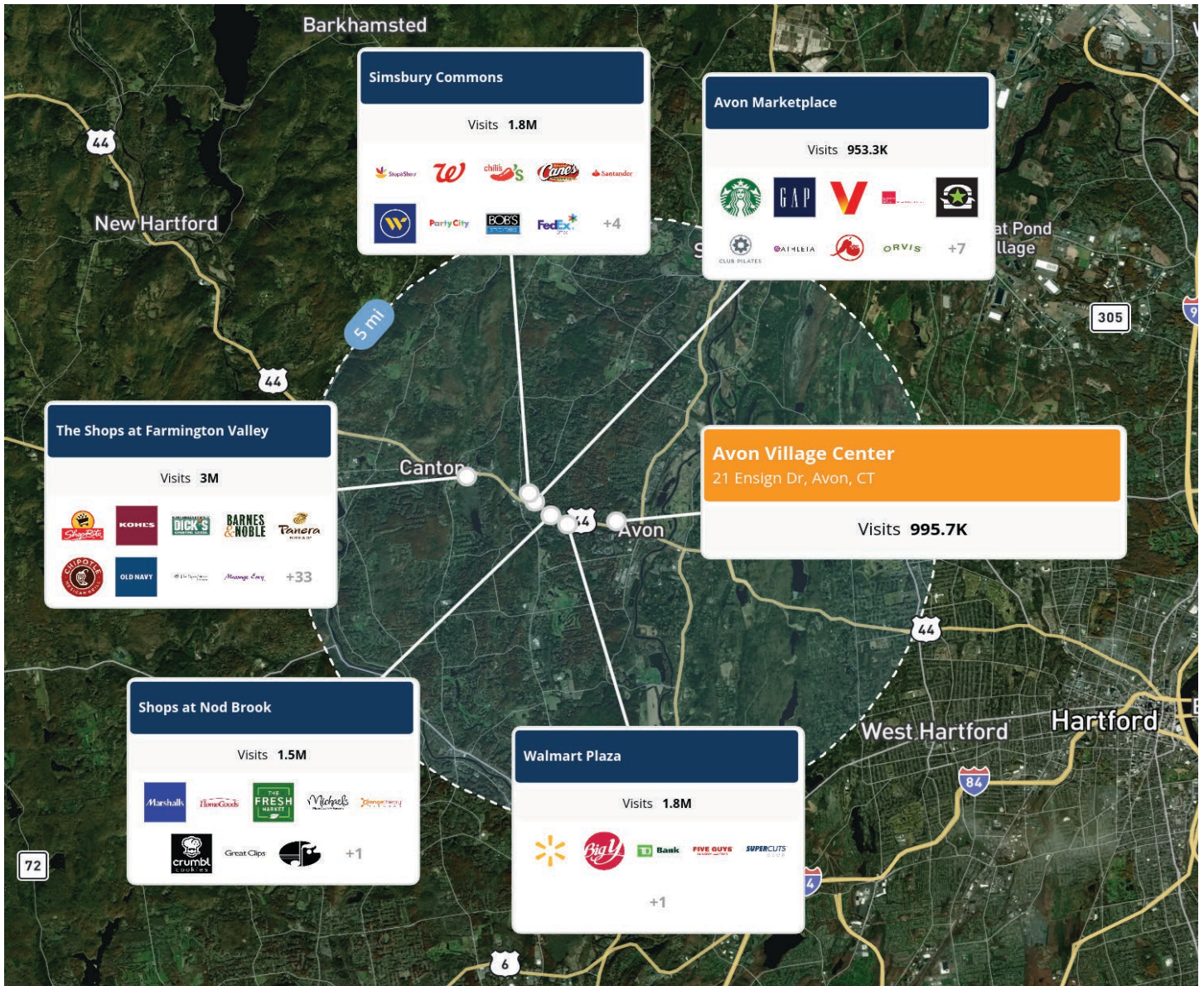
UNIT 23 A



UNIT 23 B



TRADE MAP



FOR MORE INFORMATION, CONTACT:

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