

COPACO CENTER

271-421 Cottage Grove Road (Rt. 218), Bloomfield, CT 06002



□ HARTFORD, CT

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COPACO CENTER REDEVELOPMENT PLAN / UNDER NEW OWNERSHIP

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PROPOSED NEW FACADE & UPDATES COMING SOON WITH MODERNIZED AWNINGS AND REFRESHED TENANT SIGN BAND



New refreshed paint

New storefront designs



Existing Facade



COPACO CENTER LEASING PLAN

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UNIT	TENANT	SQ. FT.
33	Stop & Shop Gas	3,136
269	Planet Fitness	22,052
271	Burlington	59,566
273	McDonald's	4,149
275	Perfect Nails	2,470
276	Available	358
277	Peppers Jamaican Bakery	1,272
279	T-Mobile	2,500
283	Five Below	8,700
287	Snipes	5,040
289	Available	5,760
293	Available	840
295	Rainbow	6,360
297	Available	2,780
299	Dollar Tree	11,900
313	Stop & Shop	67,767
317	Bloomfield Dental Care	1,922
319	Webster Bank	3,835
325	Lowe's	160,000
331	Goodwill	10,913
335	Available	2,970
337	Westfield Bank	2,700
339	IHOP	4,972
341	CVS	10,880
371	Firestone	7,654
397	Sheila's Salon Suites	1,200
401	Available	1,601
403	Lim's Health Food	1,200
405	Available	1,700
407	Gino's Pizza & Ranch House	1,450
409	Jumbo Buffet	2,170
411	Available	3,488
413	Available	1,356
415A	Available	1,823
415B	Available	1,440
417	Chase Bank	3,200
419	Available	1,320
421	Available	7,200
PAD	Available	

Total Square Feet: 439,644

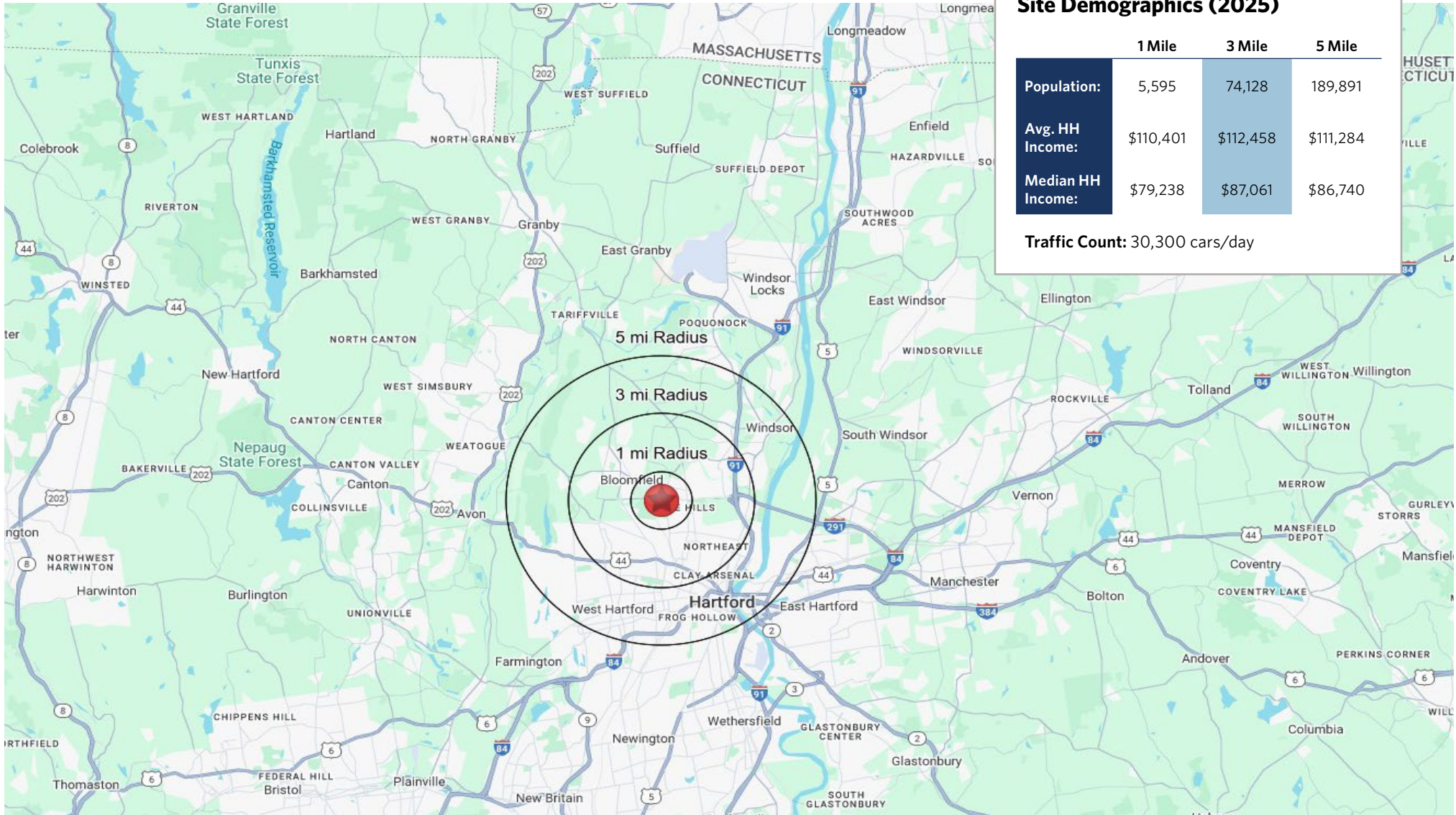
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Site Demographics (2025)

	1 Mile	3 Mile	5 Mile
Population:	5,595	74,128	189,891
Avg. HH Income:	\$110,401	\$112,458	\$111,284
Median HH Income:	\$79,238	\$87,061	\$86,740

Traffic Count: 30,300 cars/day

