

VIDEO

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Two highly visible retail spaces are available for lease:

1,311 SF

1,458 SF

Both units are in great condition and require minimal buildout, depending on the concept—ideal for quick and efficient tenant setup. The property is fully functional and up to modern standards.

Located in a fast-evolving district, the site is currently being developed to include student housing for UConn, with plans to attract additional university partnerships and a curated mix of high-end retail, dining, and entertainment. This growing campus environment offers a built-in customer base and steady foot traffic, making it a perfect opportunity for retailers looking to join a vibrant, mixed-use community.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NN)
Available SF:	1,311 - 1,458 SF
Building Size:	304,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,113	2,516	9,677
Total Population	1,630	4,015	20,981
Average HH Income	\$102,690	\$90,730	\$58,406

Kevin Kenny

Co-Founder, President
860.930.1099
KFK@NAI-LexCom.com

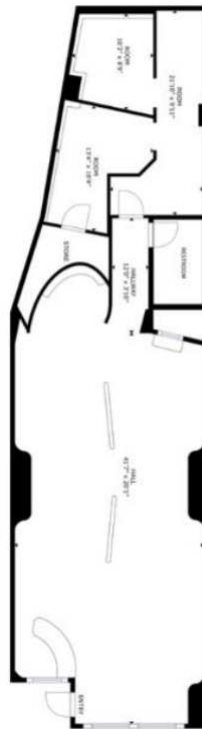
NAI Lexington Commercial
1 Financial Plaza, Unit 1245
Hartford, CT 06103
860.930.1099
nai-lexcom.com



1,311 SF



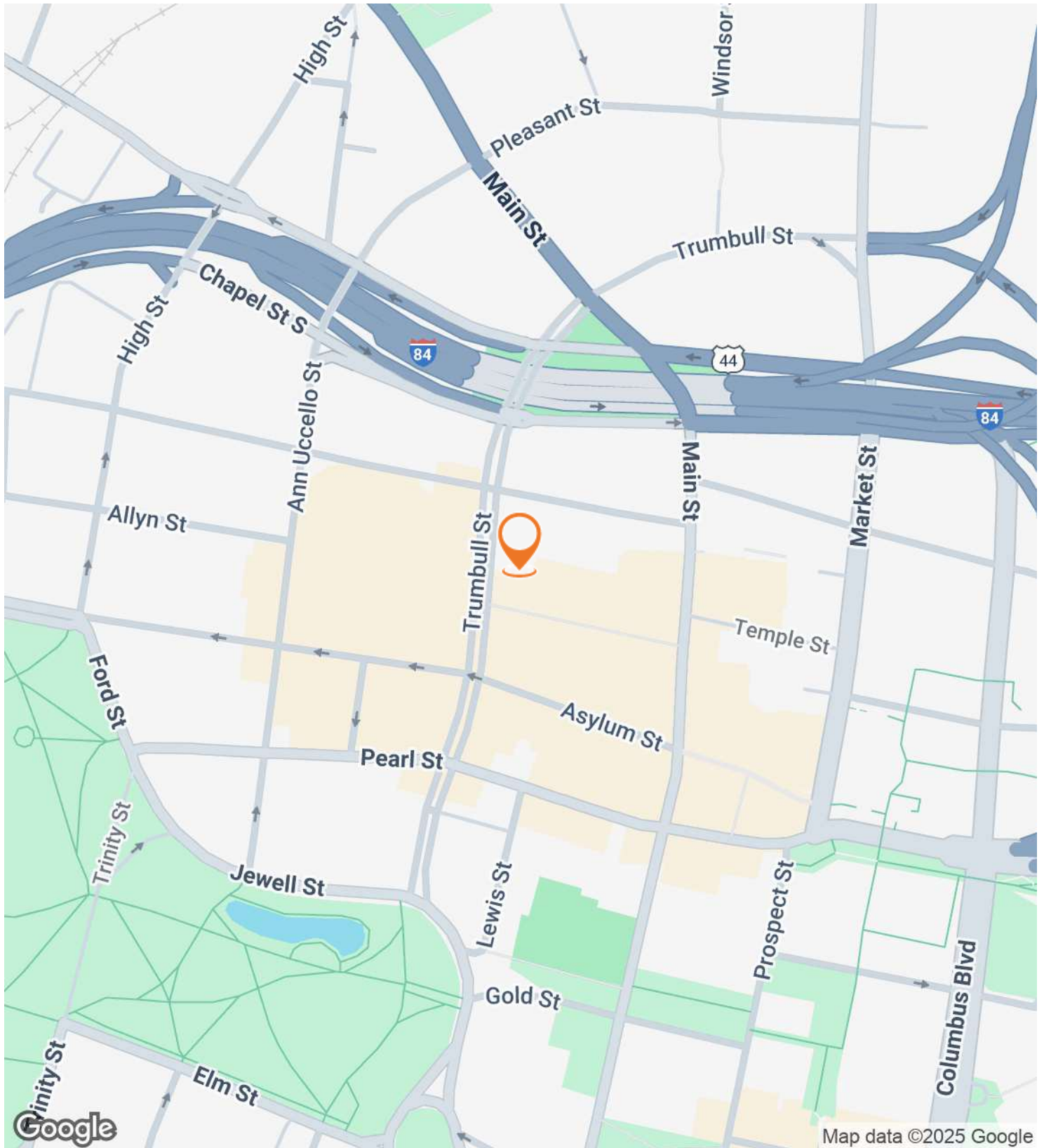
1,458 SF



Kevin Kenny

Co-Founder, President
860.930.1099
KFK@NAI-LexCom.com

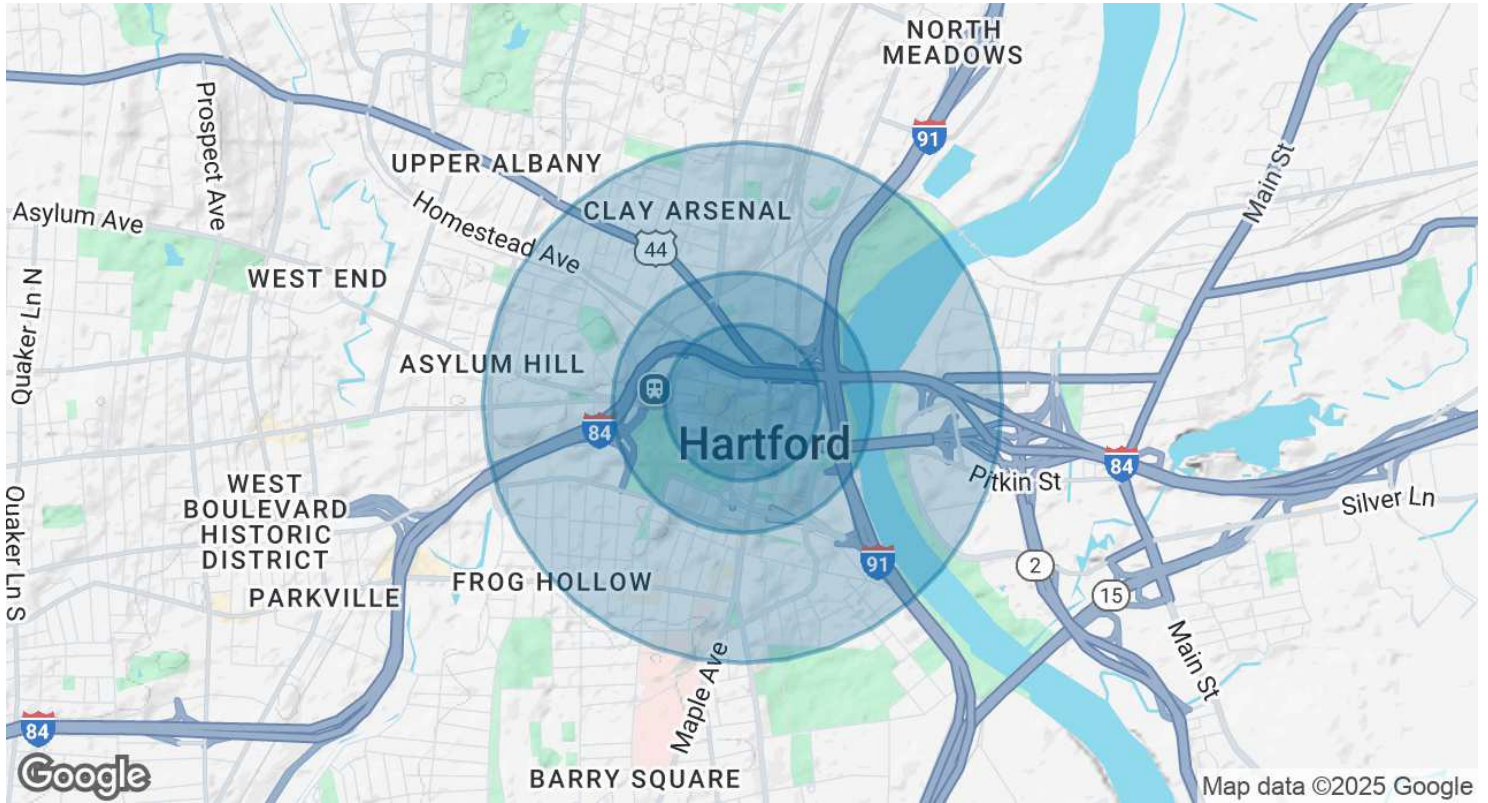
NAI Lexington Commercial
1 Financial Plaza, Unit 1245
Hartford, CT 06103
860.930.1099
nai-lexcom.com



Kevin Kenny

Co-Founder, President
860.930.1099
KFK@NAI-LexCom.com

NAI Lexington Commercial
1 Financial Plaza, Unit 1245
Hartford, CT 06103
860.930.1099
nai-lexcom.com



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,630	4,015	20,981
Average Age	38	37	36
Average Age (Male)	38	37	35
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,113	2,516	9,677
# of Persons per HH	1.5	1.6	2.2
Average HH Income	\$102,690	\$90,730	\$58,406
Average House Value	\$422,942	\$384,723	\$283,815

Demographics data derived from AlphaMap