

# Drive Thru Retail For Lease at New Hotel - Townplace Suites + Fairfield Inn & Suites

EAST HARTFORD, CONNECTICUT

▼ Just off I-84 Highway Ramp with excellent visibility



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## EAST HARTFORD, CONNECTICUT

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- Fantastic Quick Service Drive Thru Restaurant Opportunity on the bottom floor of the newly developed Townplace Suites + Fairfield Inn & Suites dual branded hotel in East Hartford, CT
- Unobstructed visibility to I-84 traffic of 159,300 VPD, one of the heaviest trafficked sections of road in the entire state of Connecticut.
- In addition to building visibility and signage, there is also a pylon sign sitting along the I-84 property line providing additional prominent branding



<b>Location</b>	363 Roberts Street East Hartford, CT		
<b>Size</b>	2,650 SF for lease		
<b>Price</b>	Call for details		
<b>Area Retail</b>	Bass Pro Shops, Stop and Shop, Burlington, ShopRite		
<b>Traffic Counts</b>	17,000 VPD on Roberts St, 159,300 VPD on I-84		

Demographics	1 mile	3 miles	5 miles
<b>Population</b>	8,142	63,361	235,528
<b>Households</b>	3,681	28,389	106,023
<b>Avg. HH Income</b>	\$68,260	\$86,986	\$88,639
<b>Daytime Pop.</b>	4,785	65,709	186,357

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- **Positioned beside newly renovated amenities** including co-working spaces, state-of-the-art golf simulator, and a refreshed bar & lounge — all open to the public — creating a built-in audience throughout the day and evening.

- **Benefit from consistent on-site activity** driven by remote workers, social gatherings, and hotel guests utilizing the property’s entertainment and shared spaces.







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**SCHOOL STREET SQUARE SHOPPING CENTER**

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**FAMILY DOLLAR**

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DUNKIN'

EAST HARTFORD

DUNKIN'

KFC

SUBWAY

MARGARITAS

Hillside St

SITE

**CHARTER OAK MALL**

STOP & SHOP

Burlington

BIG LOTS!

CVS

JOB LOT

POPEYES

TOWN FAIR TIRE

Pitkin St

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