

Westbrook Village Redevelopment

HARTFORD, CONNECTICUT

▼ For Lease



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Unprecedented availability of more than 40 acres along the affluent and dense West Hartford/Hartford town line. The Westbrook Village redevelopment will incorporate 10 acres for retail/commercial use, as well as 350 new apartments within the first phase. University of Hartford abuts the development with 6,561 students and will be a significant component of the redevelopment.



Demographics	1 mile	2 miles	3 miles	5 miles
Population	16,259	79,923	139,319	246,196
Households	5,964	31,872	55,067	97,346
Avg. HH Income	\$80,801	\$70,241	\$75,959	\$82,583
Daytime Pop.	20,116	107,677	214,021	323,723

Location	22 Mark Twain Drive, Hartford, CT
Size	40 acres +/- (zoned commercial)
Local Generator	Site is located adjacent to the University of Hartford (6,561 Undergrads, ~1,000 Staff / Faculty) with a Direct Connection to Campus via Mark Twain Drive
Area Retail	Whole Foods, Marshalls, Walgreens, Starbucks, Staples, Big Y, McDonald's, Rite Aid, Bravo
Traffic Counts	20,100 +/- cars per day directly in front of the site on Albany Avenue



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West Hartford Center

Perfectly situated between downtown Hartford and Hartford's affluent western suburbs, Westbrook Village is ideally located along the consumers daily traffic commute; making it one of the most convenient and accessible retail sites in Hartford County.



Blue Back Square

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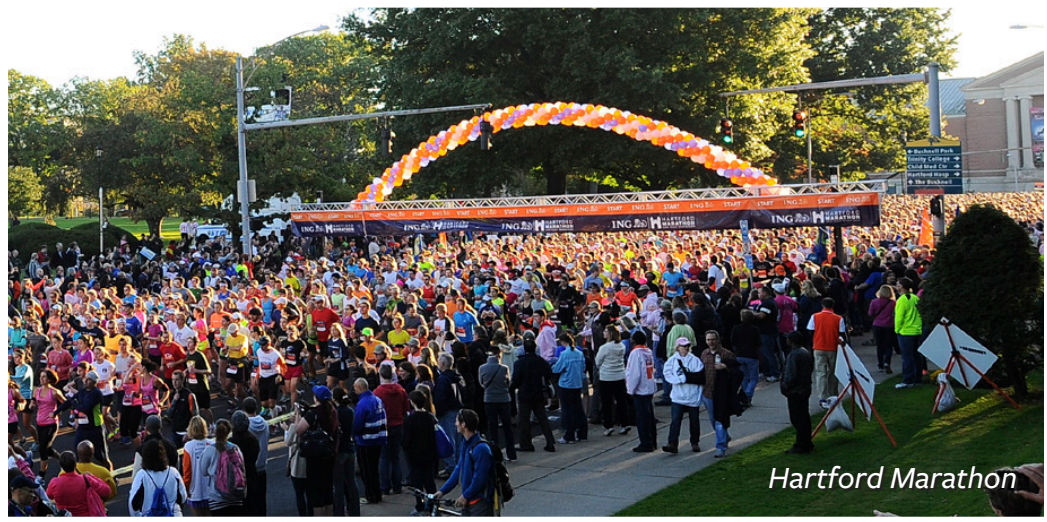
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Dunkin Donuts Ballpark

Albany Ave (Rt. 44) is the main commuting artery to and from downtown Hartford for the affluent western suburbs to access the City. Route 44 is currently undergoing a \$30M renovation from Westbrook Village east connecting to the new Dunkin Donuts baseball stadium and into Downtown.



Hartford Marathon

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Downtown Hartford has been experiencing a resurgence in recent years with the addition of multiple luxury apartment communities, a strengthening office market, the addition of UCONN Hartford Campus (3,100 students), Trinity College’s downtown Hartford Campus, St. Joseph University’s Downtown Campus, Front Street District and the Connecticut Convention Center.



Front Street - Entertainment District



UCONN - Downtown Campus

Collectively these projects have reinvigorated downtown Hartford. By end of 2019, Downtown Hartford will have approximately 2,000 new housing units that have been delivered within the past 5 years alone.

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Downtown Hartford is the dominant office market in Central Connecticut with 5.5 million square feet of Class A office space and approximately 50,000 daily employees. It is home to some of the most prominent Fortune 500 companies; including The Hartford, Aetna, Travelers, Cigna, Stanley Black & Decker and Eversource. Lastly, Greater Hartford, home to United Technologies, is attracting a new technology community with the arrival of Infosys in Downtown Hartford creating a global hub for InsurTech along with HealthTech (plans to hire approximately 1,000) and Ideanomics arrival into the former UCONN West Hartford Campus to build a world class FinTech operation with approximately 350 employees.

MARKET GENERATORS



