

# The Shops at Nod Brook

AVON, CONNECTICUT

▼ For Lease



**SULLIVAN HAYES**  
N O R T H E A S T

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- The Shops At Nod Brook features some of the nation’s most popular retailers, including The Fresh Market, Marshalls and Michaels Arts & Crafts
- Located along Rt. 44 in Avon CT, this affluent suburb boasts over 1.2 million square feet of retail space and is considered one of the most desirable retail markets in the country.
- The center currently has a former restaurant space available in great working condition, and there is a pad site available at the street.



**TENANTS**




**SALLY** BEAUTY



<b>Location</b>	287 - 315 West Main Street, Avon, CT			
<b>Size</b>	2,187 SF; 1,500 SF; 2,400 SF (Pad)			
<b>Area Retail</b>	Walmart, Big Y, Petco, Staples, Pier 1 Imports, Bed Bath & Beyond, HomeGoods, Gap, Ulta, Sola, TrueValue, CVS, Friendly's, Starbucks			
<b>Traffic Counts</b>	28,900 VPD on Rt 44 & Rt 10; 24,800 VPD on Rt 44 & Climax Rd, 24,400 VPD on Rt. 44 & Dale Rd			

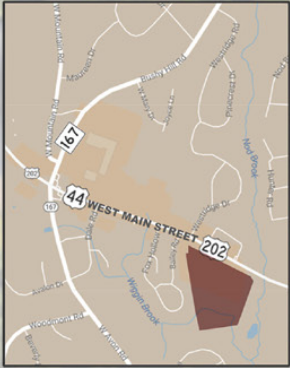
Demographics	1 mile	3 miles	5 miles	7 miles
<b>Population</b>	3,048	23,130	52,091	112,233
<b>Households</b>	1,298	8,909	20,613	44,471
<b>Avg. HH Income</b>	\$123,597	\$153,809	\$148,883	\$142,438
<b>Daytime Pop.</b>	5,468	22,538	42,766	92,644



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# LEASE PLAN

LP - 12

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44 WEST MAIN STREET 202



