



**West Hartford, Connecticut
1020-1044 Boulevard (Boulevard Shops)**

- Conveniently located at the highly trafficked signalized intersection of Prospect and Boulevard in West Hartford, CT
- Supply constrained underserved section of affluent West Hartford market
- Great access and visibility
- Strong mix of national convenience oriented tenants
- Perfect for convenience oriented, food, daily needs and medical users

Location 41.760850°, -72.715993°

Size 1,600 SF in-line, 600 SF inline (can be combined for 2,200), 1,800 SF 2nd Floor space

Price Call for details

Area Retail Dunkin Donuts, CVS, ShopRite, Save-a-Lot, Burger King, McDonalds, Wendys

Traffic Counts W. Boulevard - West of SR 503: 10,500 VPD, Siison Ave.: 17,800 VPD, Farmington Ave.: 13,800 VPD

Demographics	1 mile	3 miles	5 miles	7 miles
Population	29,121	172,370	260,425	391,162
Households	12,895	65,544	100,539	152,475
Avg. HH Income	\$54,301	\$66,688	\$71,769	\$73,421
Daytime Pop.	19,803	187,571	294,767	403,506

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