



74 Park Road

74 Park Road, West Hartford, Connecticut 06119

Property Features

- Retail Strip Center with Rear Industrial / Flex Space Available
- Located in the Heart of West Hartford's Park Road Neighborhood Business District
- Well Maintained Building with Park Road Visibility to 9,000+ Cars per Day
- Over 1,000 Businesses Operating within a One Mile Radius
- Two Units Available - Drive-in or Mezzanine Space



AVAILABLE SF:	825 - 3,300 SF
LEASE RATE:	\$900 - 2,000 per month (MG)
LOT SIZE:	0.55 Acres
BUILDING SIZE:	16,157 SF

For more information:

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For Lease

Industrial / Flex



Property Summary

Available SF:	825 - 3,300 SF
Lease Rate:	\$900 - 2,000 per month (MG)
Lot Size:	0.55 Acres
Building Size:	16,157 SF
Ceiling Height:	12.0 FT
Year Built:	1969
Renovated:	2018
Zoning:	BG
Market:	Hartford
Sub Market:	West Hartford Park Road District
Cross Streets:	South Highland St, Tobey St
Traffic Count:	9,500

Property Overview

Premier neighborhood retail strip center located in the heart of West Hartford's Park Road District is offering two side-entry industrial / flex spaces that are ideal for storage, distribution, utility, production, R&D, or general workshop space. Unit 1 offers 825 SF with an additional 800 SF of mezzanine space. Unit 2 offers 3,300 SF complete with drive-in door and loading dock.

Available Spaces

Space	Space Use	Lease Rate	Features	Size (SF)
Unit 1	Flex Space	\$900 PER MONTH	Mezzanine	825 SF
Unit 2	Flex Space	\$2,000 PER MONTH	12' Drive-in	3,300 SF



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74 Park Road, West Hartford, CT | Unit 1



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Industrial / Flex



74 Park Road, West Hartford, CT | Unit 2



74 Park Road, West Hartford, CT | Unit 2



74 Park Road, West Hartford, CT | Unit 2



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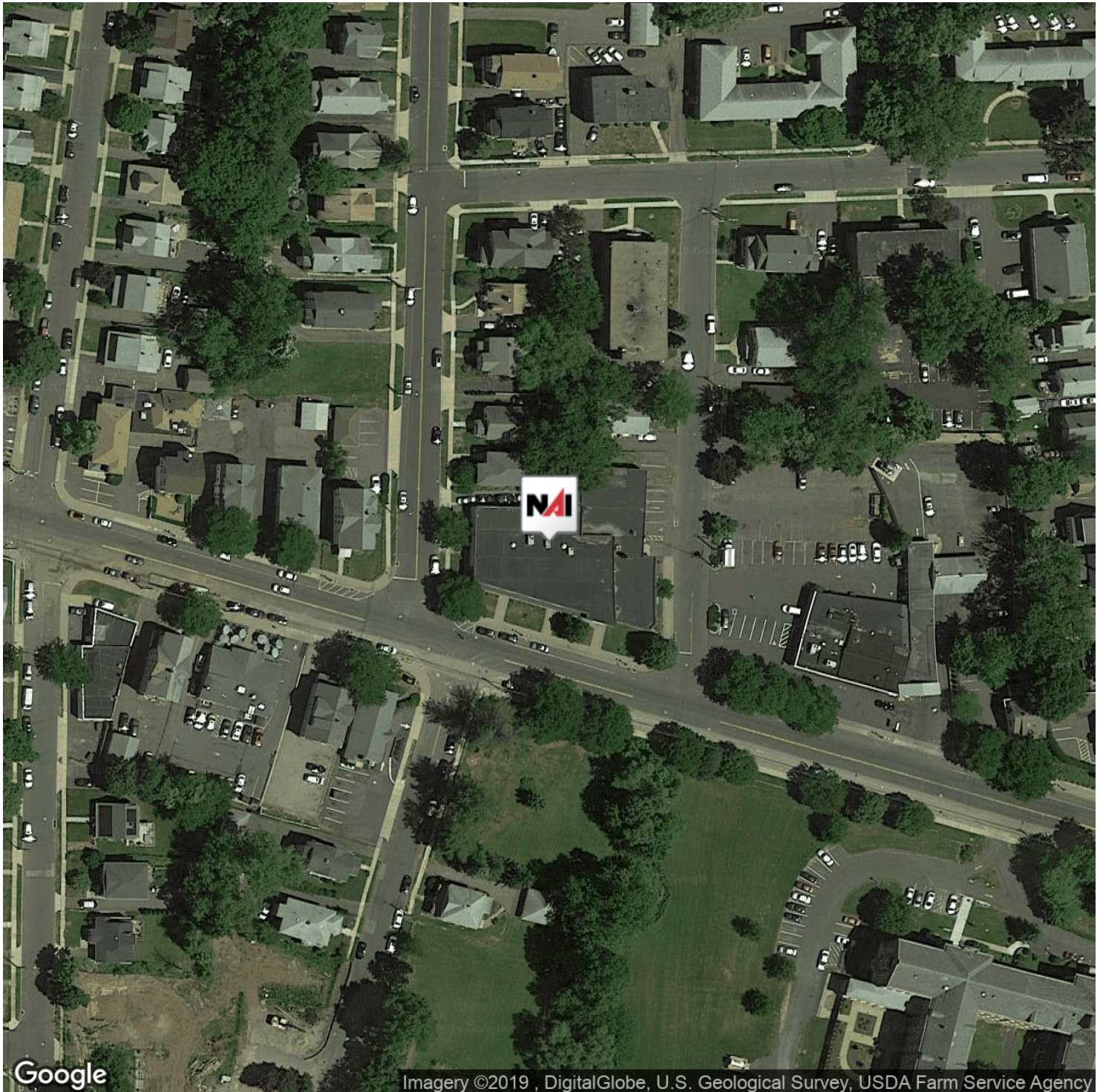
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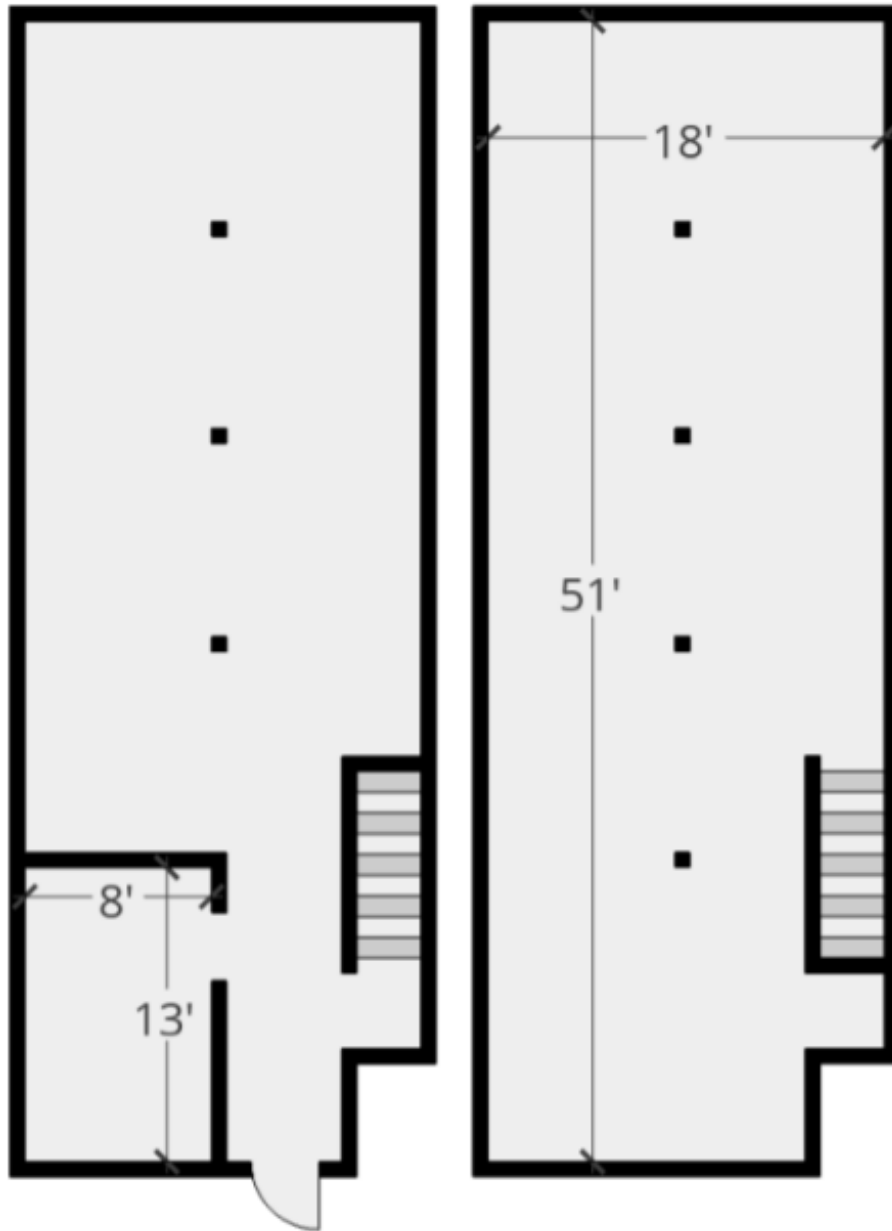
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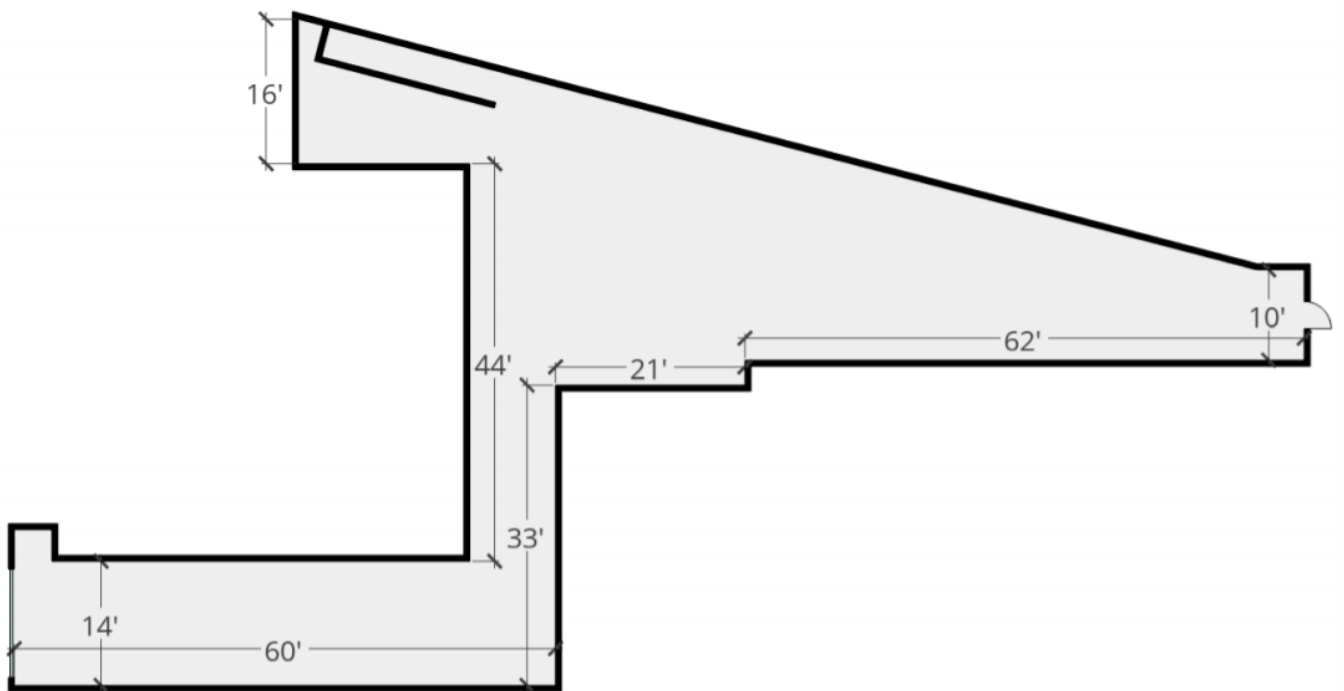
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74 Park Road, West Hartford, CT | Unit 1 - Floor Plan

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74 Park Road, West Hartford, CT | Unit 2 - Floor Plan



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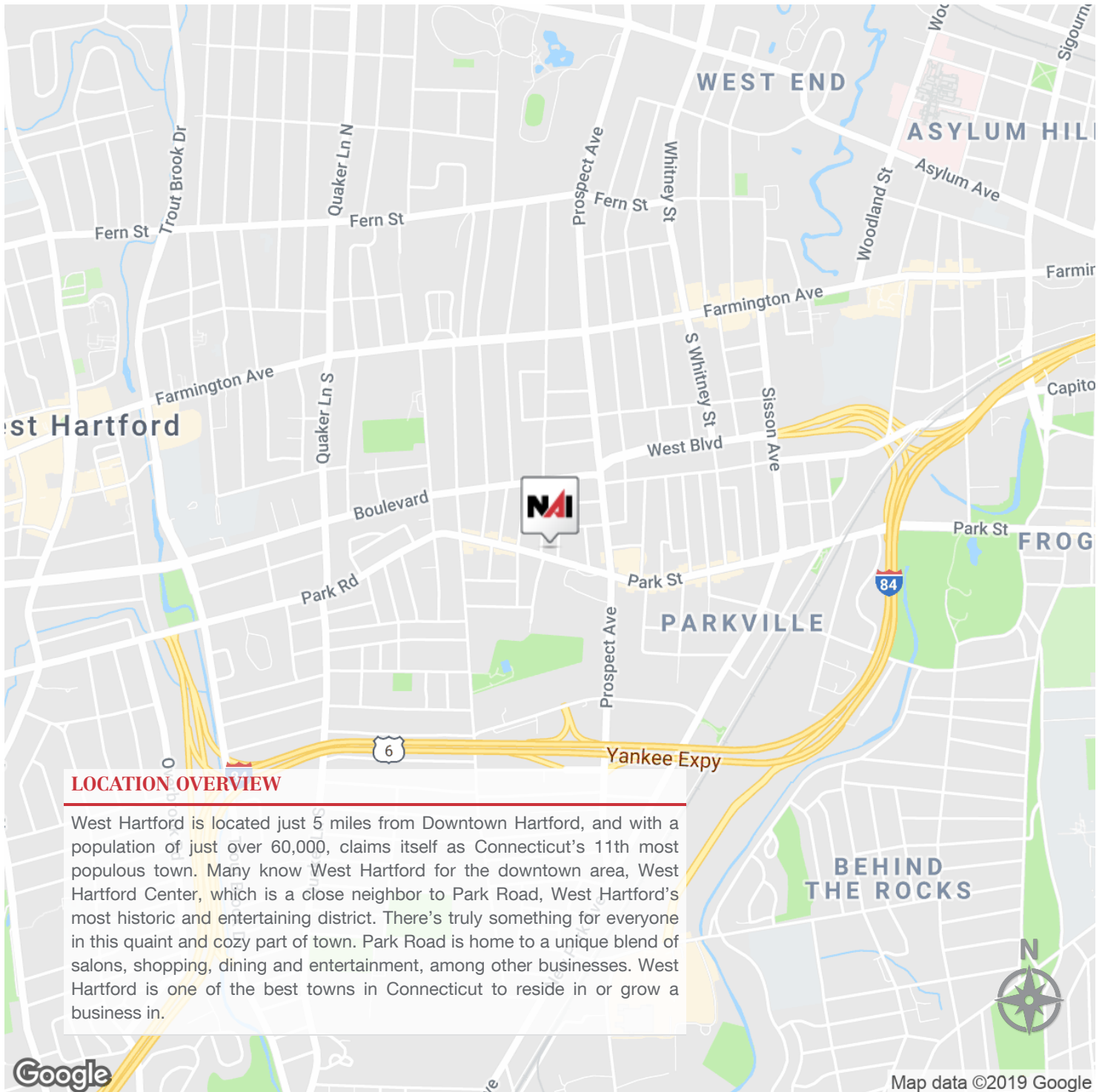
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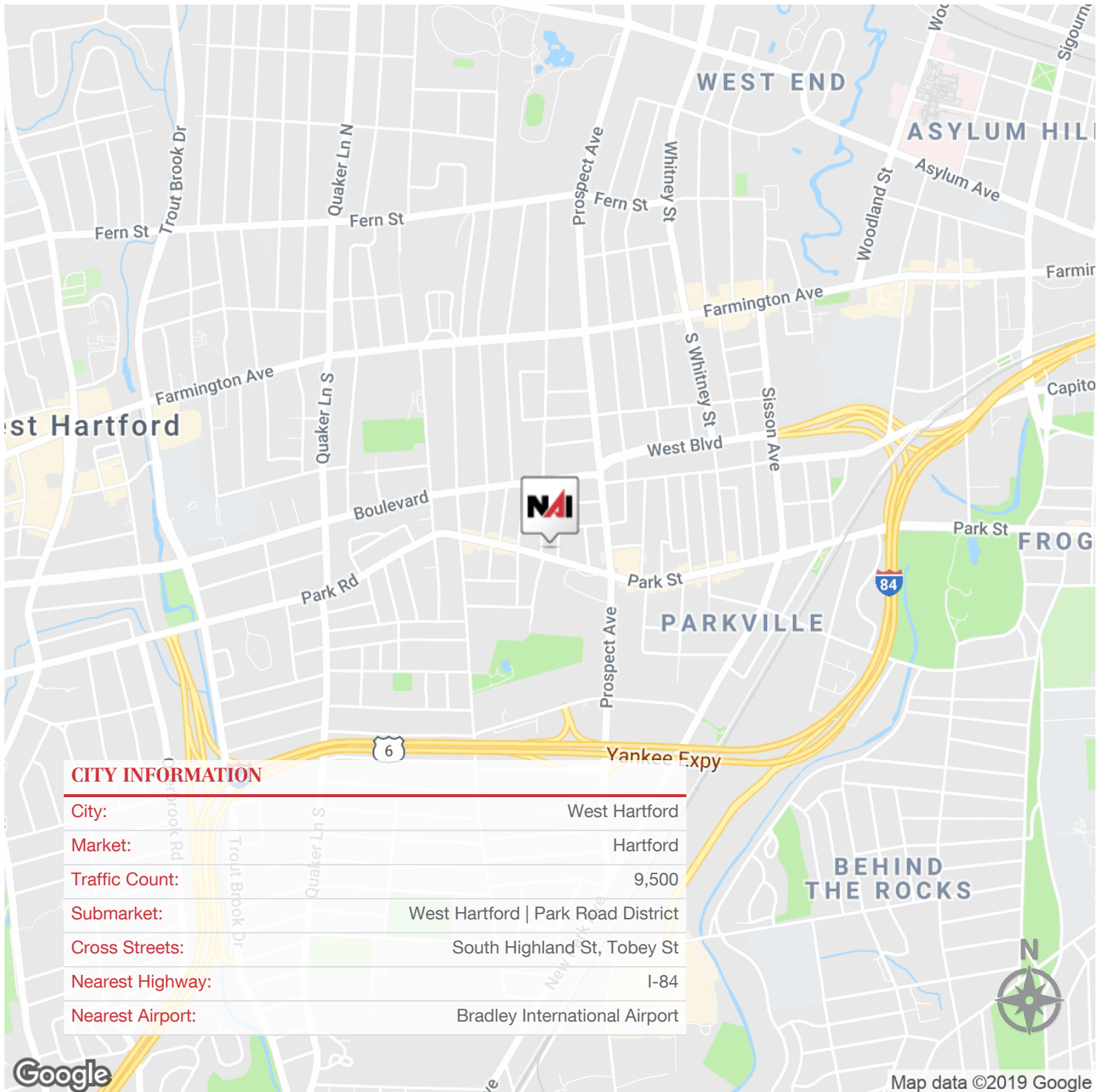
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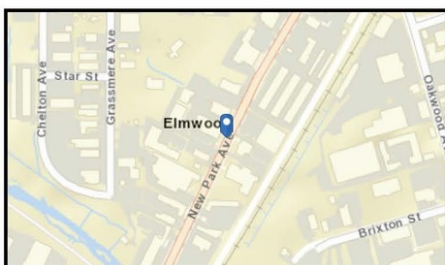
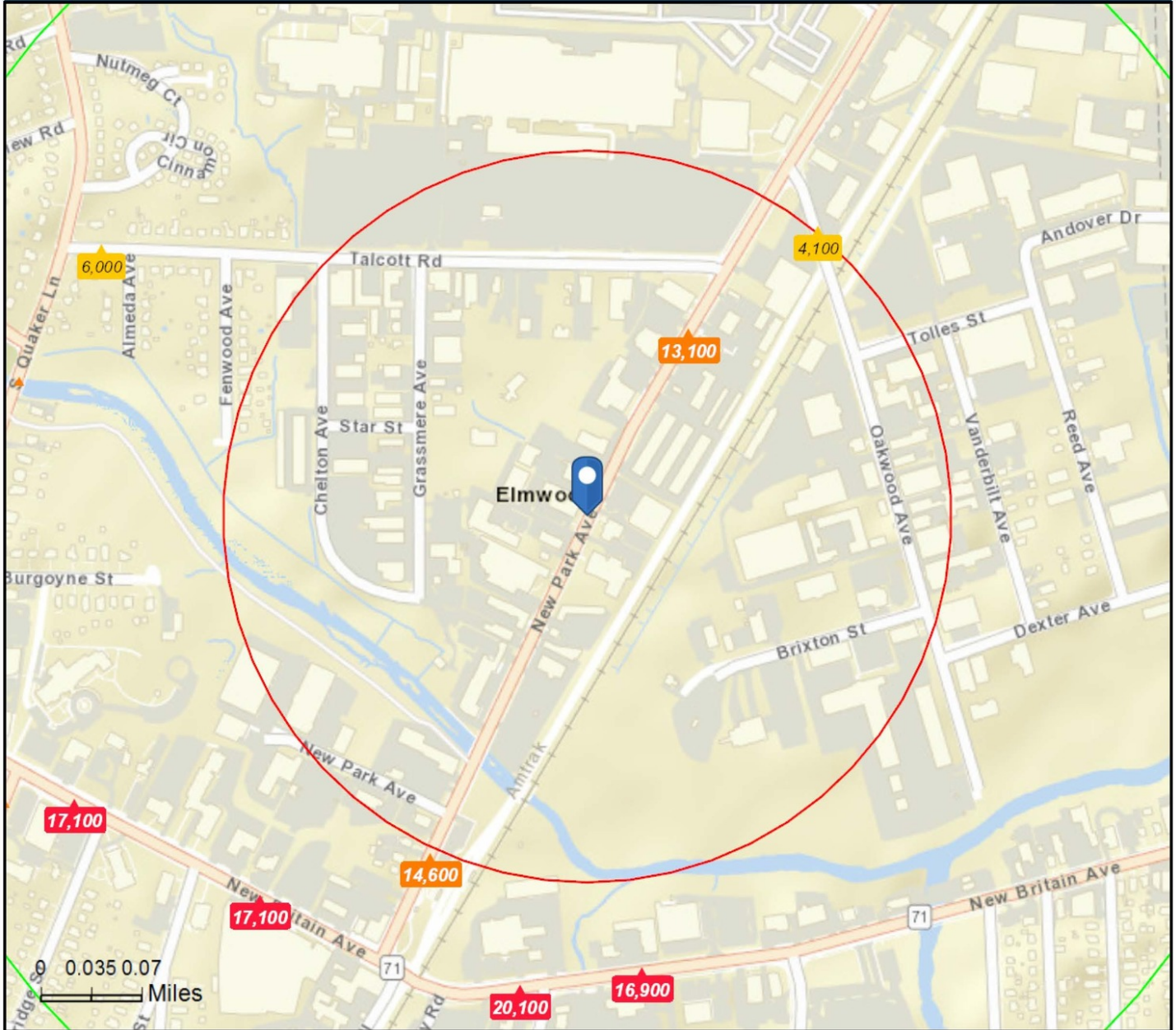
Traffic Count Map - Close Up

591 New Park Ave, West Hartford, Connecticut, 06110
Rings: 0.25, 0.5, 1 mile radii

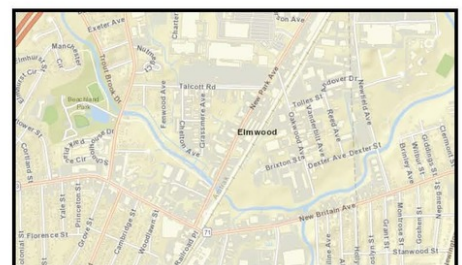
Prepared by Esri

Latitude: 41.73466

Longitude: -72.72292



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



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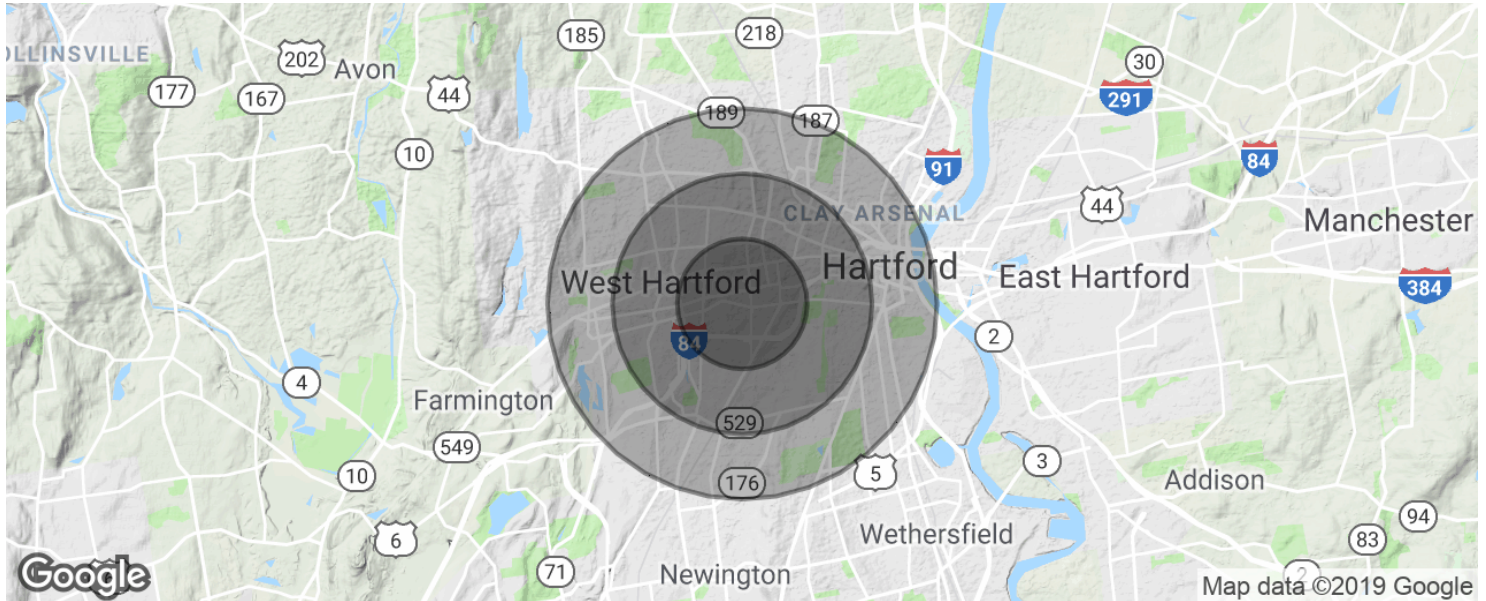
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POPULATION

1 MILE

2 MILES

3 MILES

Total population	26,481	88,320	185,169
Median age	36.3	35.5	34.3
Median age (Male)	35.5	34.2	32.5
Median age (Female)	37.3	36.6	35.4

HOUSEHOLDS & INCOME

1 MILE

2 MILES

3 MILES

Total households	11,434	37,226	71,207
# of persons per HH	2.3	2.4	2.6
Average HH income	\$56,828	\$61,937	\$61,717
Average house value	\$271,189	\$279,417	\$293,052

* Demographic data derived from 2010 US Census



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