



Tri-City Plaza

30-35 Talcottville Rd
Vernon, CT 06066

Metro Area: Hartford–West Hartford–East
Hartford, CT

Center Type: Regional Center

GLA: 300,067

Parking Spaces 1144

LEASING CONTACT

Brooke Stevens

P. 914.304.5671

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F. 914.631.6533

E. bstevens@dlcmgmt.com

PROPERTY HIGHLIGHTS

- Co-tenants include Shop Rite, T.J.Maxx, HomeGoods, Harbor Freight Tools and Hartford Healthcare
- Situated Northeast of Hartford and easily accessible directly off Exit 65 on I-84
- High traffic count of 116,000 VPD

MAJOR TENANTS



DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	5,456	47,627	114,814
HOUSEHOLDS	2,386	20,228	48,374
AVG HH INCOME	\$104,963	\$100,854	\$91,860

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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

AVAILABLE SPACES

8	2,500 SF
11	4,152 SF
15	3,750 SF
16	3,750 SF
17	7,325 SF
18A	5,438 SF
19A	2,000 SF



CURRENT TENANTS

1	People's United Bank	3,263 SF	10	ShopRite	73,762 SF	21	The UPS Store	1,500 SF
2	Hartford Healthcare	31,024 SF	12	GNC	2,100 SF	22	Animal City	3,500 SF
3	HomeGoods	27,932 SF	13	Dollar Tree	13,829 SF	23	H&R Block	2,400 SF
4	T.J. Maxx	27,932 SF	14	Harbor Freight Tools	15,000 SF	24	Weight Watchers	2,000 SF
5	Sally Beauty Supply	2,300 SF	14A	Dr. Dental	2,000 SF	25	Lens Crafters	2,130 SF
6	U.S. Nails	1,500 SF	18	Staples	20,438 SF	26	Denny's	
7	Moe's Southwest Grill	3,500 SF	19B	Wingstop	2,000 SF			
9	HomeSense	27,595 SF	20	Cost Cutters	1,500 SF			