

# Spectra Pearl • 101-111 Pearl Street

HARTFORD, CONNECTICUT

For Lease



111 Pearl Street



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

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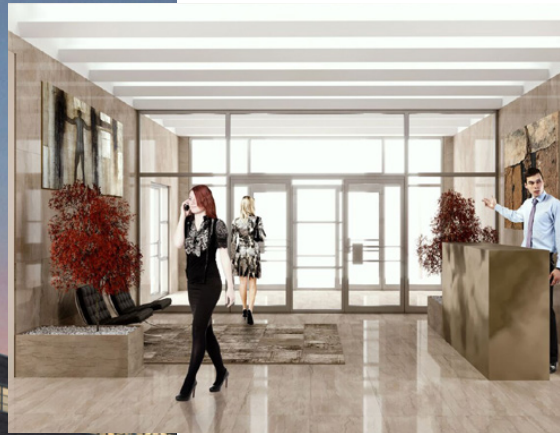
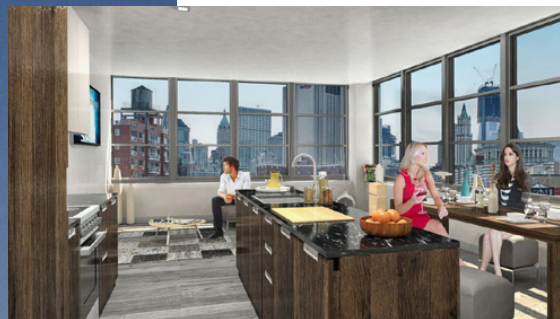
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- One of a kind retail and restaurant space in brand new luxury development with 24' vaulted ceilings
- Potential restaurant spaces full of unique charm and character with flexible layouts and customizable spaces
- Spectra Pearl provides a walkable mixed-use experience for both retailers and residents in the heart of downtown Hartford, as it's a short distance to many of the region's top employers, Bushnell Park and the XL Center
- 260 high-end rental apartments opening early 2019

101 Pearl Street



**Location** 101-111 Pearl Street, Hartford, CT

**101 Pearl:** Street Level Retail – 2,592 SF  
Lower Level Retail – 5,891 SF

**Size** **111 Pearl:** Street Level Retail I – 2,128 SF  
Street Level Retail II – 1,876 SF  
Street Level Retail III – Entrance on Trumbull – 4,200 SF

**Area Retail** Starbucks, Trumbull Kitchen, Max Downtown, XL Center, UConn Hartford, Hartford Yard Goats, Feng Asian Bistro, Panera Bread, The Capital Grill, Salute, United Bank, City Steam Brewery & Cafe, The Goodwin Hotel, Sorella, Wells Fargo, CVS, TD Bank, Citizen Bank, KeyBank

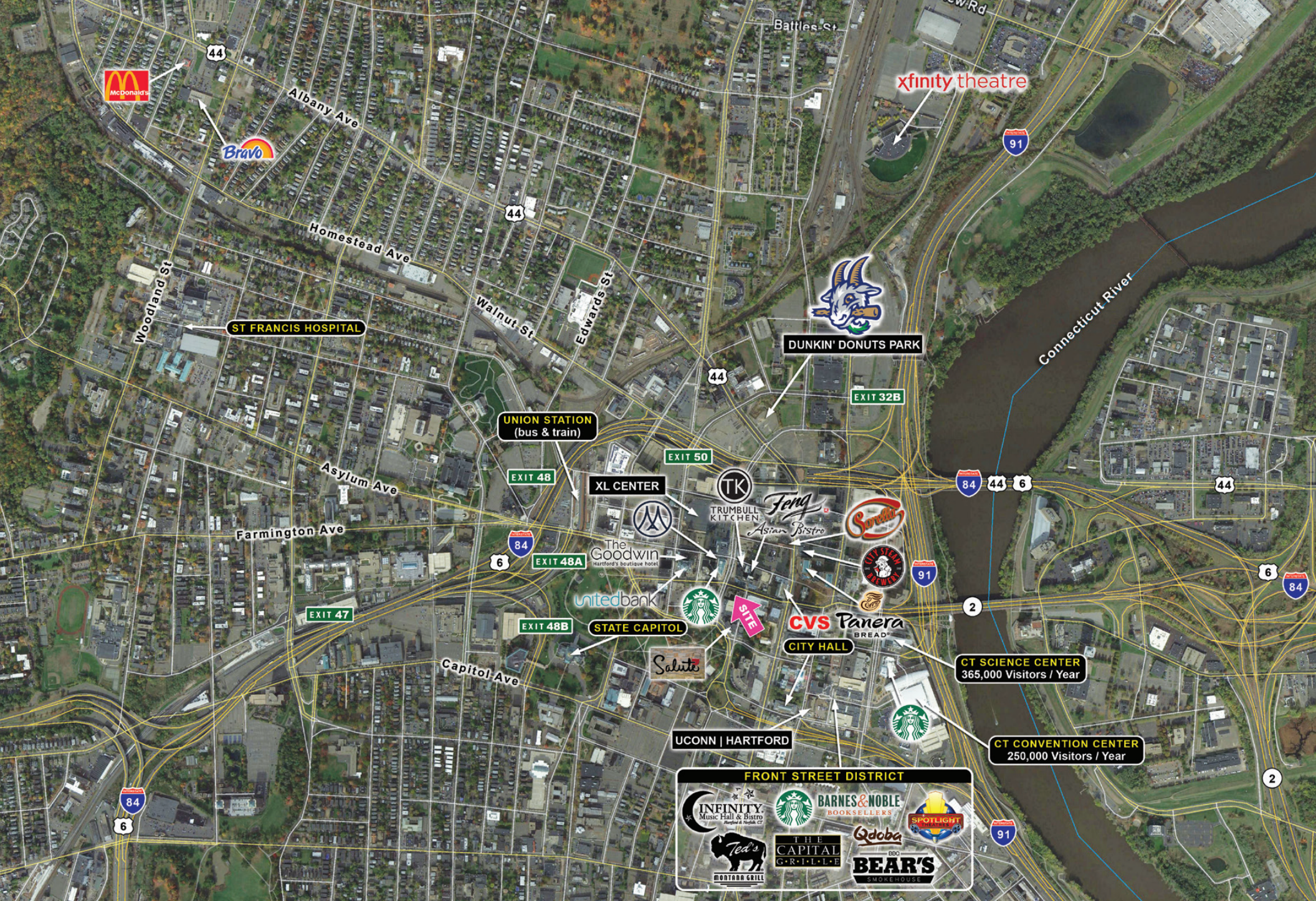
**Traffic Counts** 13,200 VPD on Central Row; 12,800 VPD on Ford St

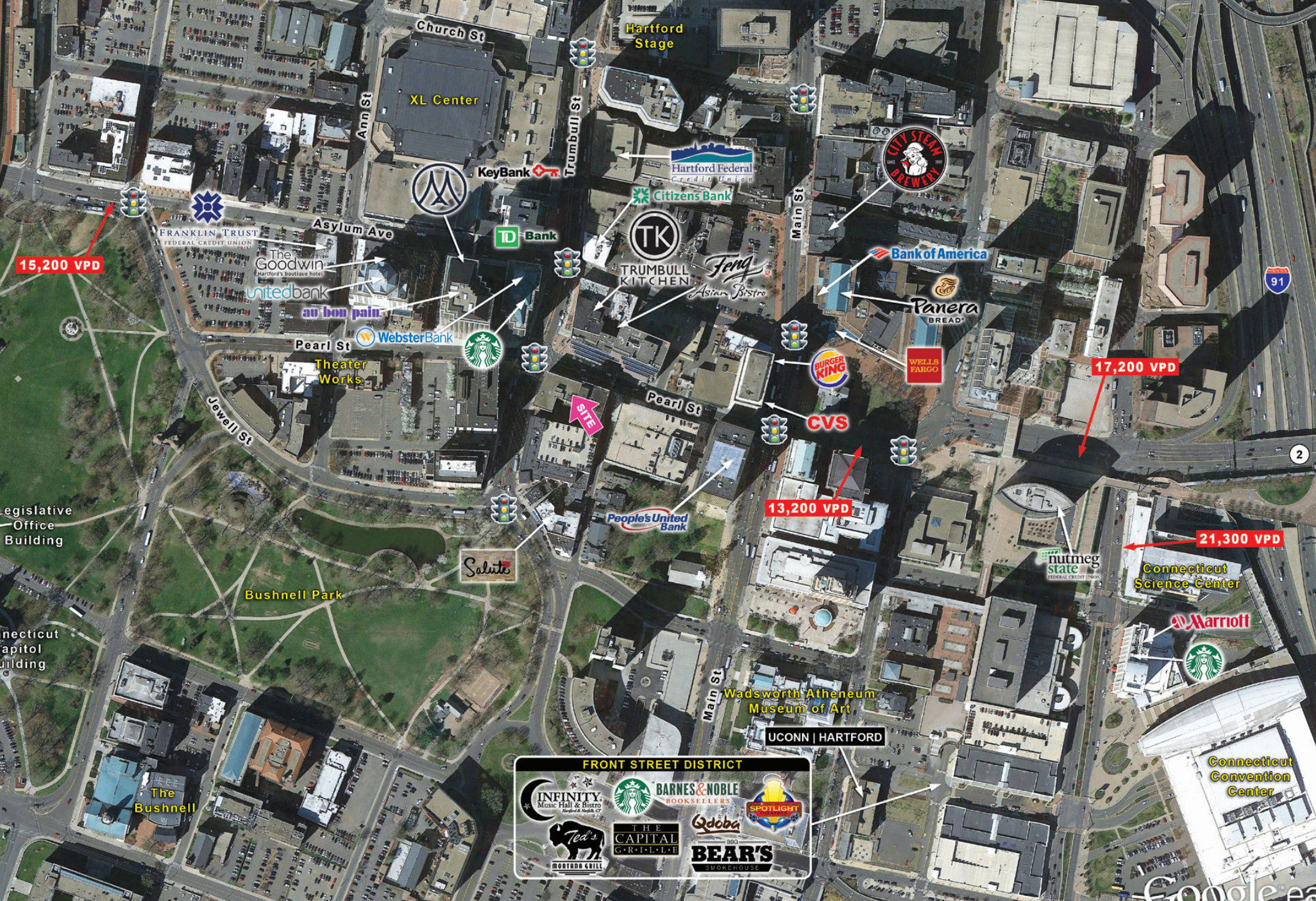
Demographics	1 mile	3 miles	5 miles	7 miles
Population	22,007	151,135	272,997	368,529
Households	9,316	59,287	108,249	149,319
Avg. HH Income	\$51,187	\$59,120	\$79,864	\$89,153
Daytime Pop.	94,197	225,757	332,993	452,624

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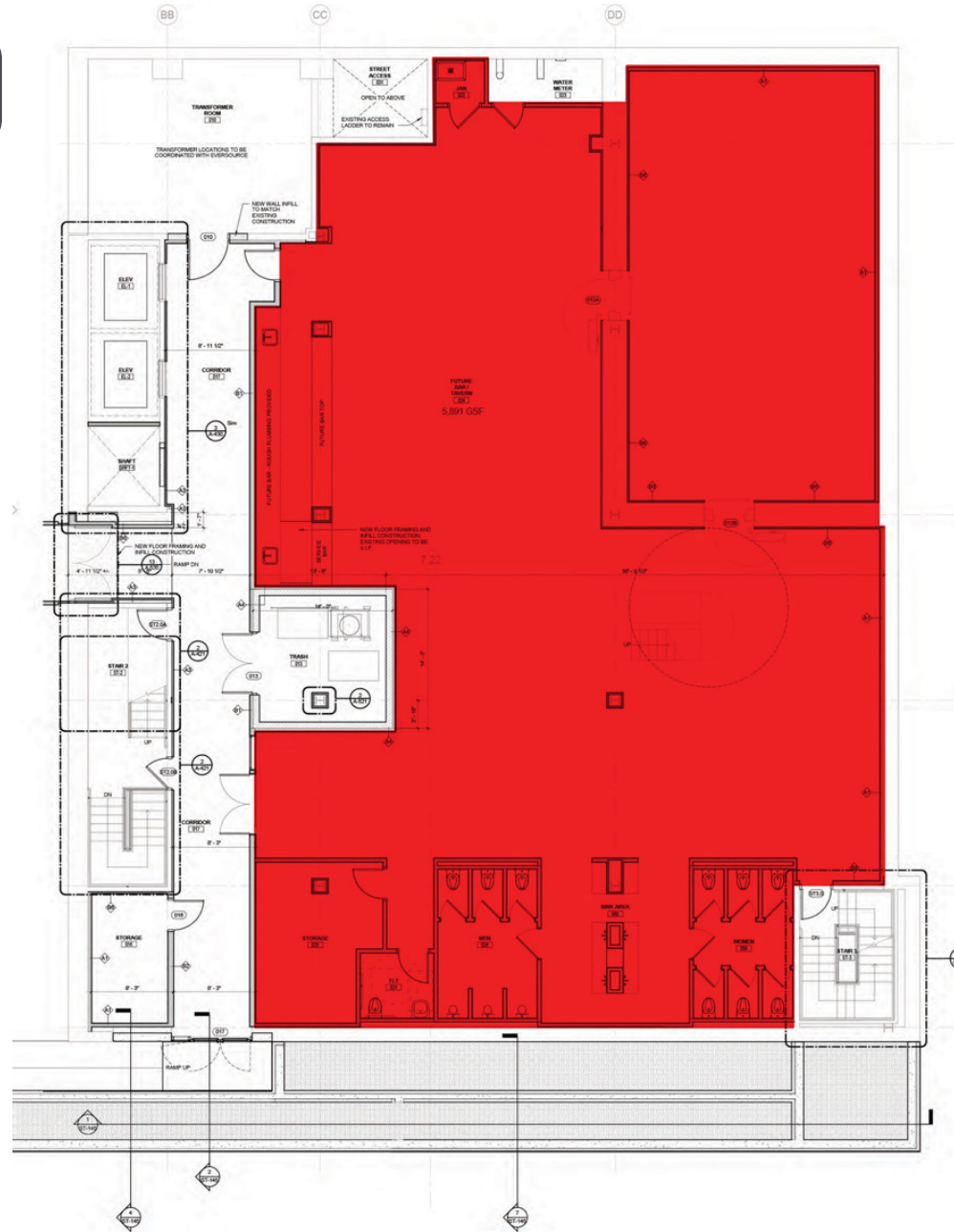


101 Pearl Street  
Street Level

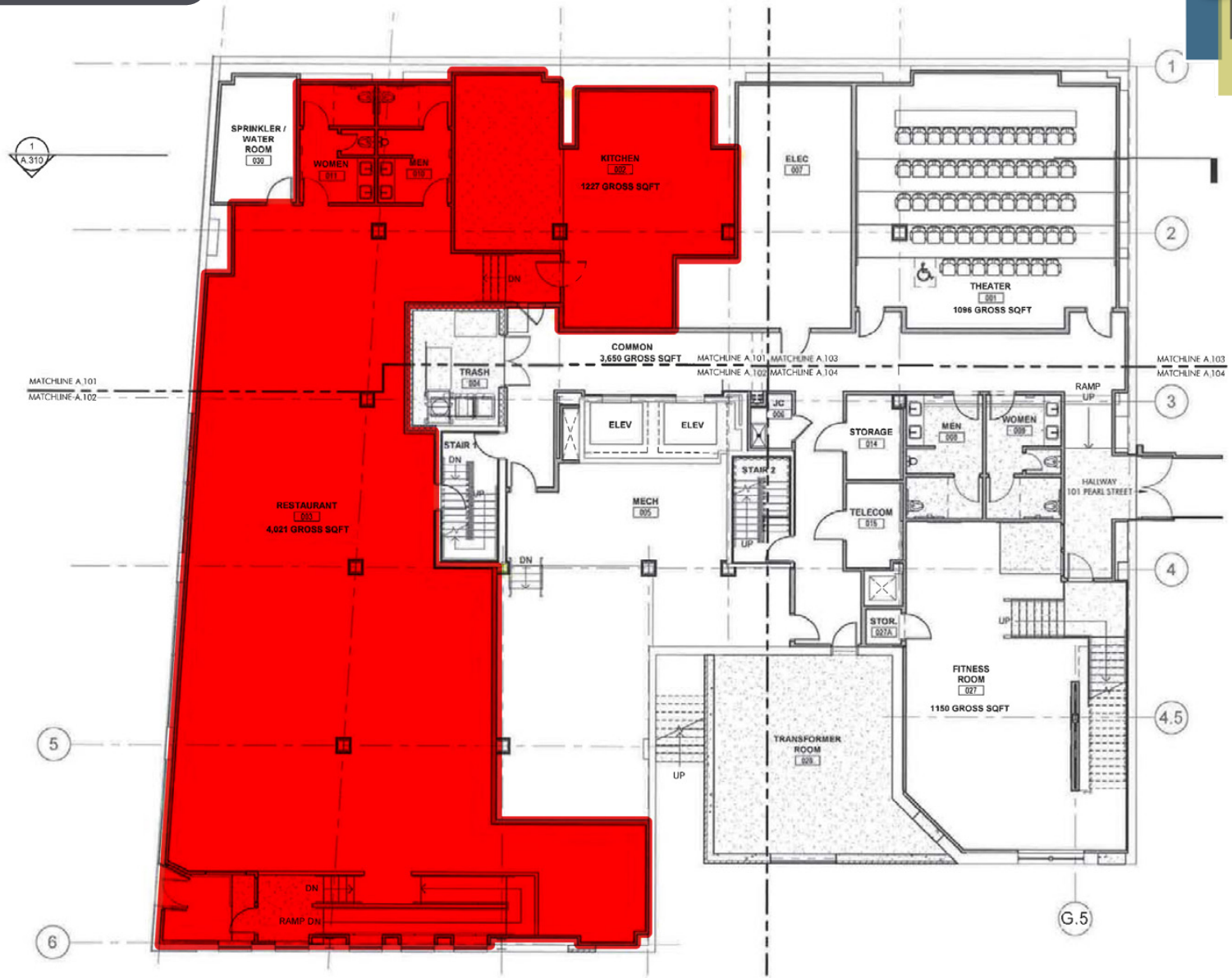




**101 Pearl Street  
Lower Level**



111 Pearl Street  
Trumbull Street Level



**111 Pearl Street  
Street Retail**

