

# THE OFFICES AT AVON VILLAGE

21-23 ARTS CENTER COURT • AVON, CONNECTICUT



## LOCATION



Situated at the junction of Route 44 (Albany Turnpike) and Route 10/202,. Only about 10 miles from Downtown Hartford and the I-84/I-91 interchange.



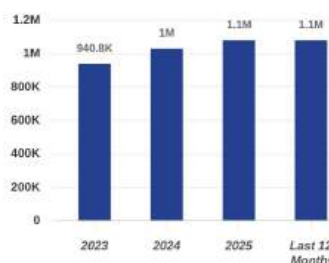
## NEARBY



Wal-Mart Supercenter, Big Y, CVS, Starbucks, Ulta, Homegoods, Stop & Shop, Walgreens, Barnes & Noble, Dick's Sporting Goods, Kohl's, Old Navy, Shop Rite, Michaels, Marshalls, The Fresh Market

## FOOT TRAFFIC TREND

Visits YoY: **+4.4%**  
Visits Yo2Y: **+13.4%**  
Visits Yo3Y: **+37.7%**



## JOIN OUR RETAIL TENANTS



# THE OFFICES AT AVON VILLAGE CENTER

## LOCATION & DEMOGRAPHICS

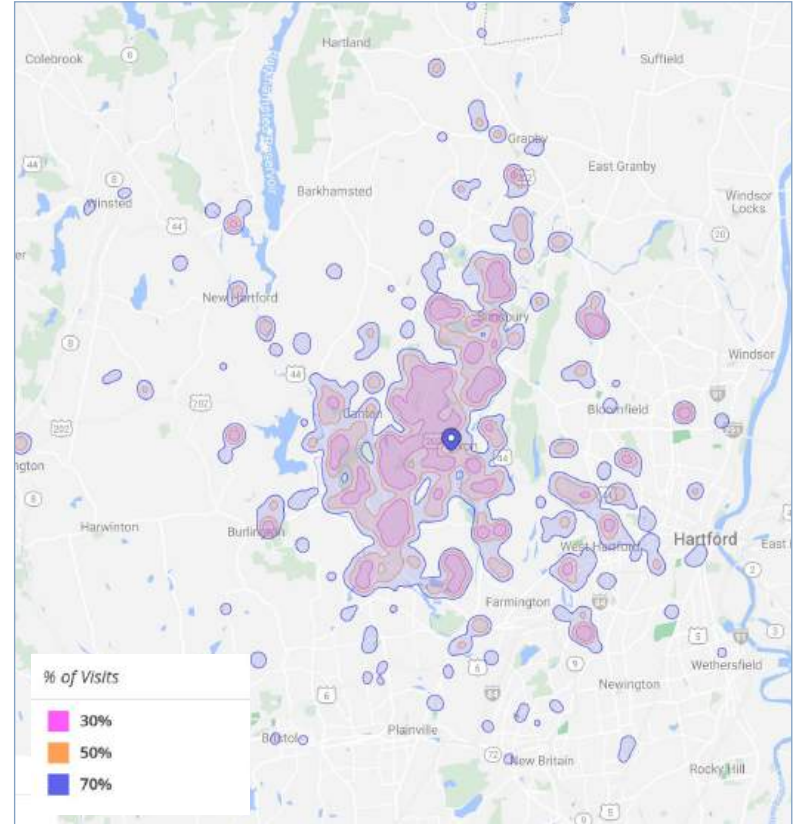
| LAT/LON          | PARKING |
|------------------|---------|
| 41.8180/-72.8356 | 314     |

| TRAFFIC COUNT | CARS/DAY |
|---------------|----------|
| Route 44      | 37,065   |
| Route 10      | 17,394   |

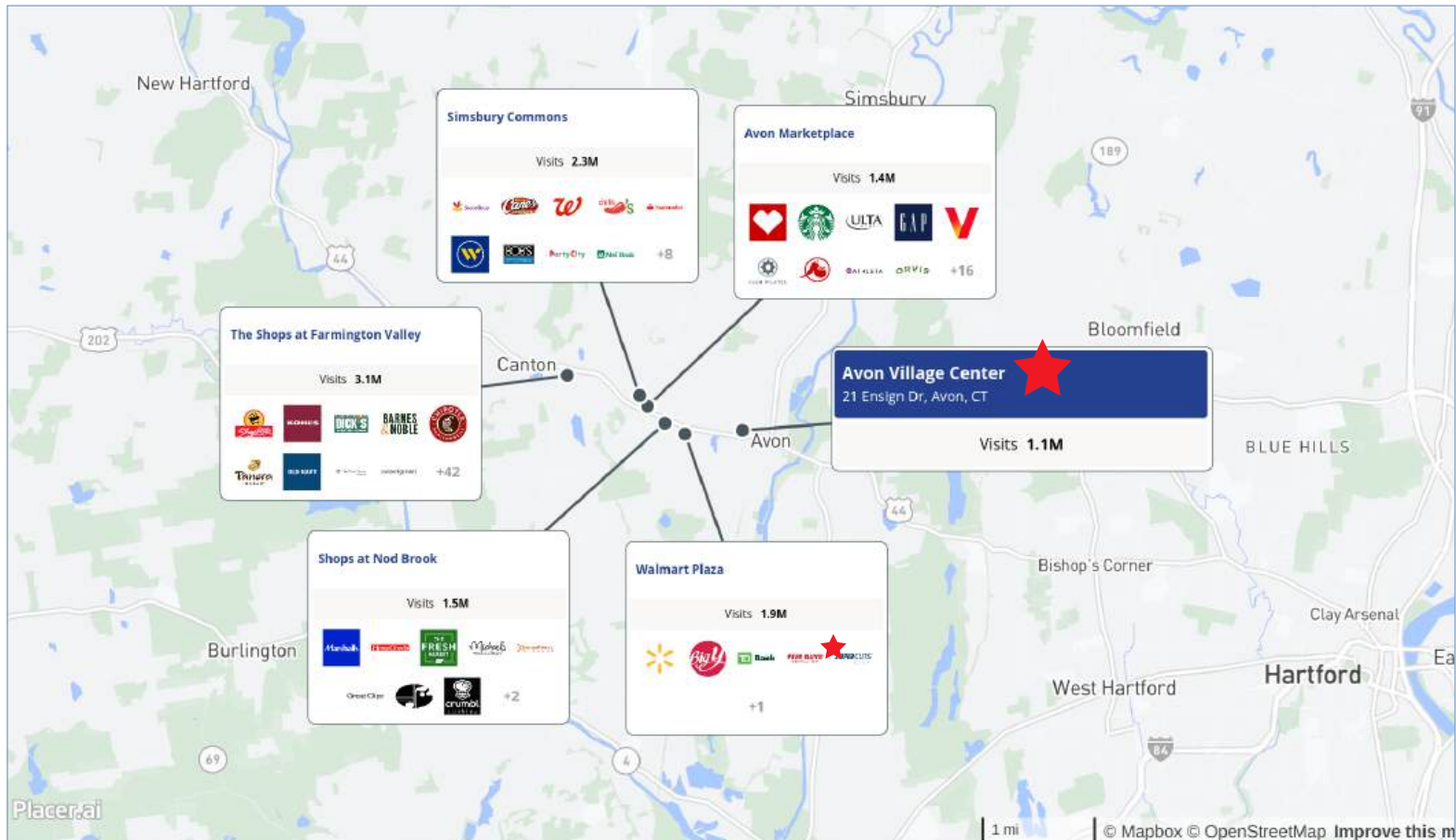
| 2024                            | 1-MILE    | 3-MILE    | 5-MILE    |
|---------------------------------|-----------|-----------|-----------|
| <i>Estimated Population</i>     | 3,758     | 20,328    | 59,577    |
| <i>Estimated Avg. HH Income</i> | \$126,192 | \$197,122 | \$203,255 |

| WORKPLACE               | 1-MILE | 3-MILE | 5-MILE |
|-------------------------|--------|--------|--------|
| <b>Total Businesses</b> | 650    | 983    | 2,032  |
| <b>Total Employees</b>  | 4,433  | 9,132  | 19,175 |

## TRUE TRADE AREA



## TRADE MAP



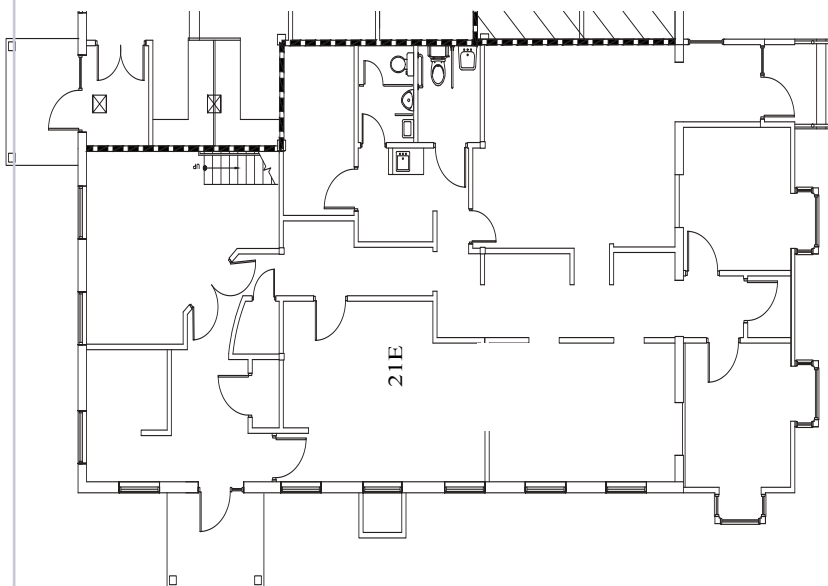
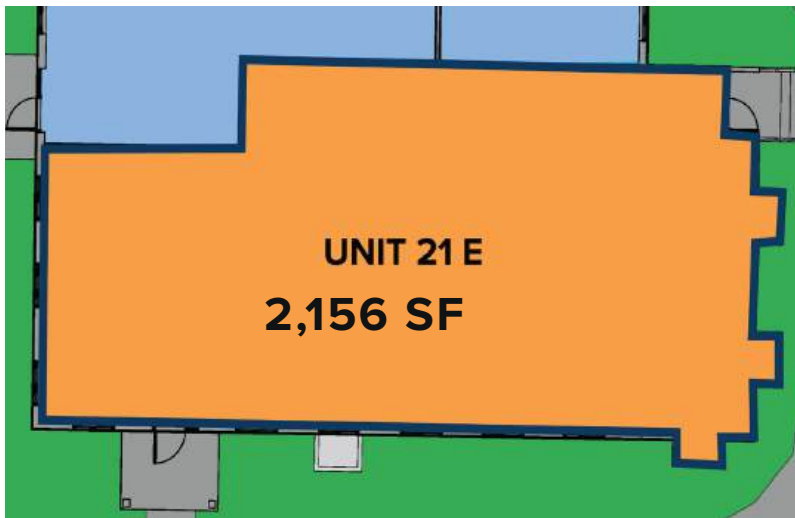
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## SITE PLAN

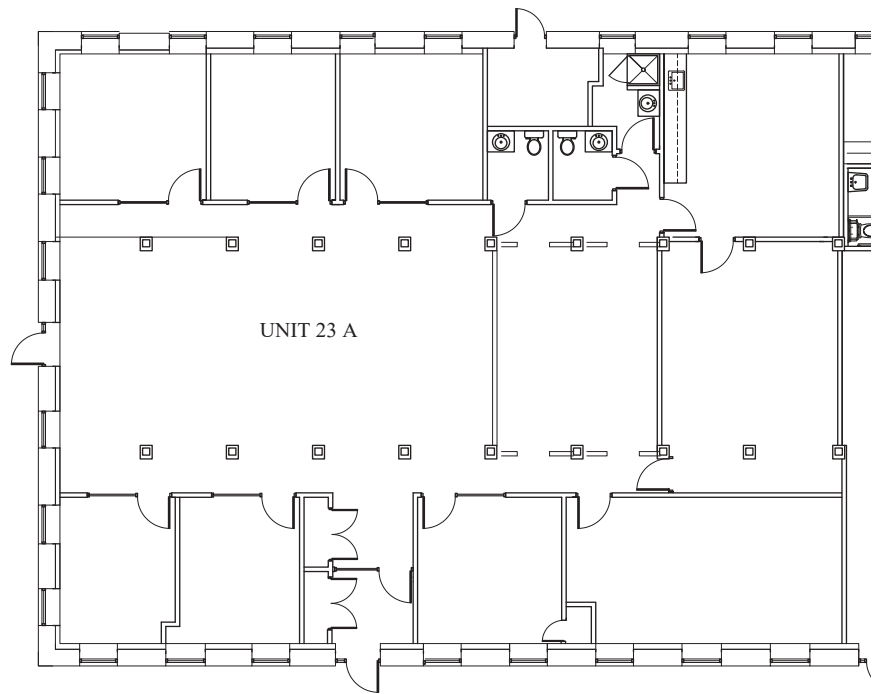


| TENANTS                  |             |
|--------------------------|-------------|
|                          | SQUARE FEET |
| UNIT 21 E                | 2,156       |
| UNIT 23 A                | 4,000       |
| UNIT 23 B                | 2,000       |
| DW Financial             | 3,813       |
| Hartford Area Pediatrics | 4,049 SF    |
| Lustre Salon             | 1,371 SF    |
| Straight 2 The Core      | 1,181 SF    |
| Odyssey Group            | 3,672 SF    |
| Avon Center Dentistry    | 3,544 SF    |

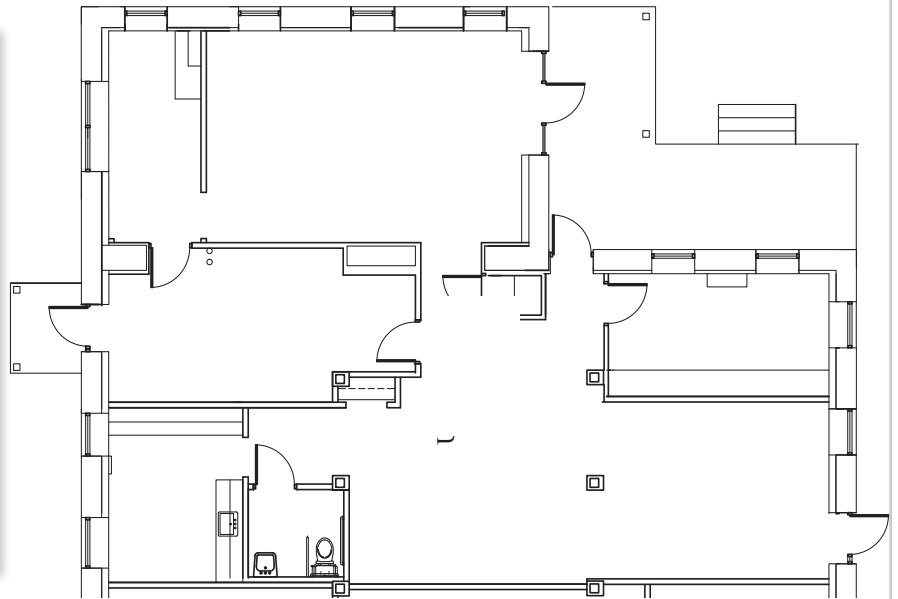
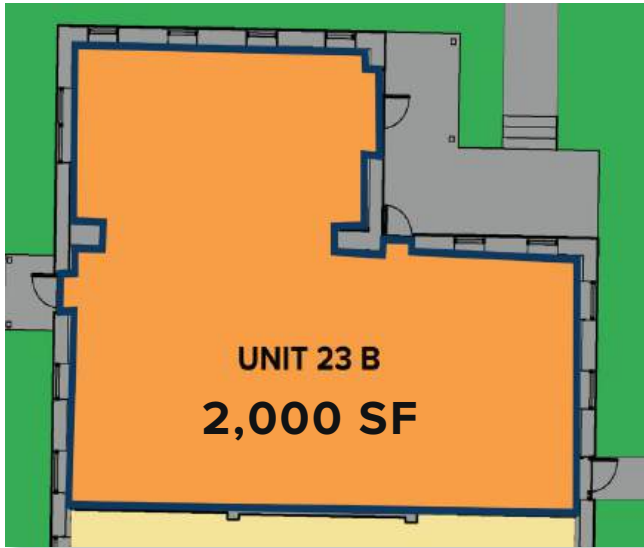
## UNIT 21 E



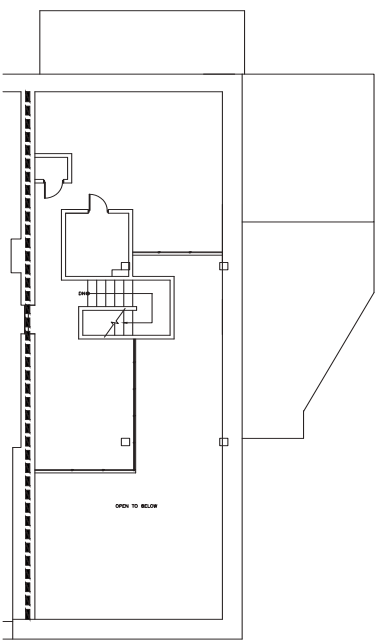
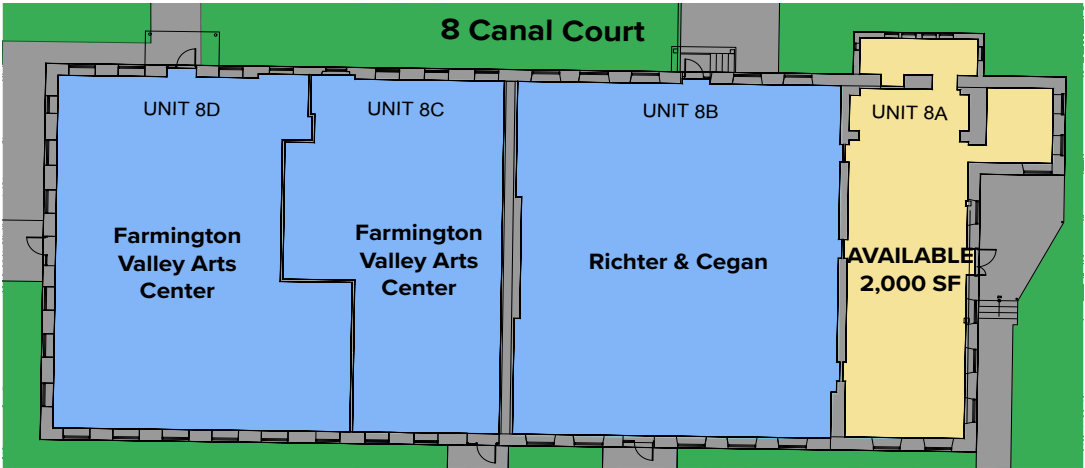
## UNIT 23 A



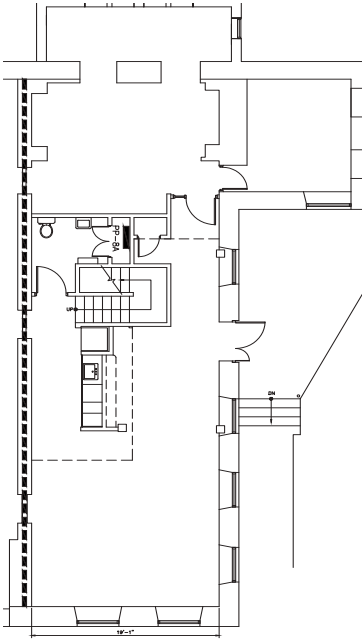
## UNIT 23 B



UNIT 8 A



8A UPPER FLOOR PLAN  
SCALE 1/8"=1'-0"



8A LOWER FLOOR PLAN  
SCALE 1/8"=1'-0"

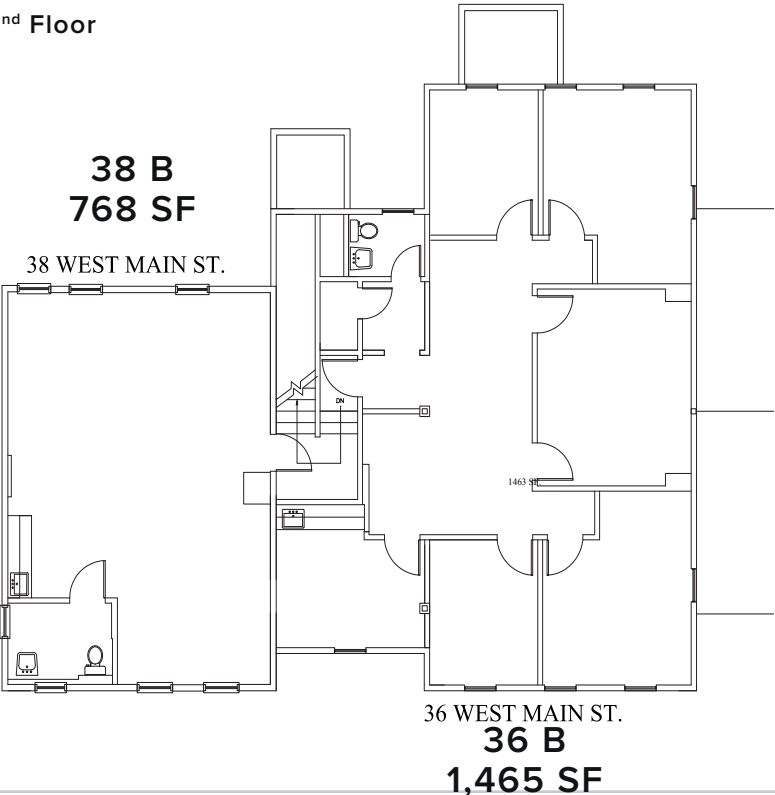
2,000 SF

UNITS 36 B and 38 B



| TENANTS                     |             |
|-----------------------------|-------------|
|                             | SQUARE FEET |
| UNIT 36 B                   | 1,465       |
| UNIT 38 B                   | 768         |
| The Friends Learning Center | 2,506 SF    |
| POSH Party Spa              | 900 SF      |
| Total Fitness Equipment     | 3,125 SF    |
| Century 21 AllPoints        | 1,704 SF    |

2<sup>nd</sup> Floor





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