



West Farm S.C.

Farmington, CT

Hartford-East Hartford-Middletown (CT)



Riley Merritt
Leasing Representative
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As of 12/06/24

AERIAL



GROSS LEASABLE AREA (GLA)	210,305 SF
PARKING SPACES	1,066
PARKING RATIO	5.07 per 1,000 SF

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DENSITY AERIAL



Property Overview

West Farm S.C. is located in the West Farms trade area of the Hartford, Connecticut MSA. The center boasts a quality tenant roster. The property neighbors Corbin's Corner and Westfarms Mall.

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Available Potentially Available Non-Controlled Curbside Pick-up



	TENANT	SQ FT
1	Michaels	24,273
2	Panera Bread	3,800
3	Vitamin Shoppe	3,750
4	Esporta Fitness	33,320
5	Burlington	51,240
6	Sally Beauty Supply	2,000
7	Available (Former Dental)	3,750
8	TJ Maxx	23,160
9	Chef Jiang	3,500
10	America's Best Contacts & [...]	3,195
11	Massage Envy	4,131
12	Nordstrom Rack	35,834
13	Five Below	9,526
13A	Sola Salon Studios	5,961
14	European Wax Center	1,665
15	Nail Pro	1,200

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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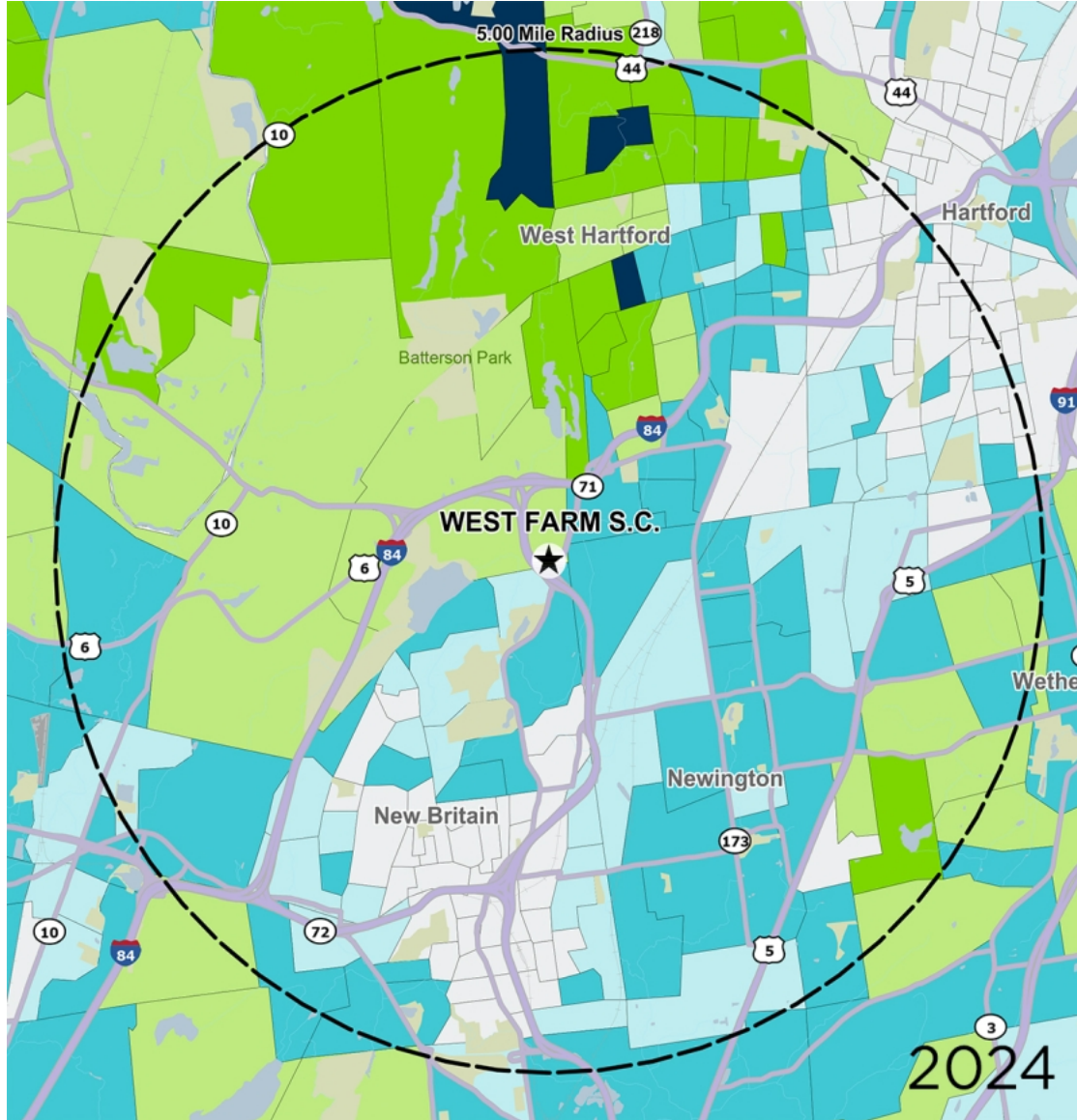
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COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	6,535	78,700	245,602
Daytime Pop	4,829	99,755	272,661
Households	2,815	31,479	98,609
Average HH Income	\$118,558	\$115,825	\$108,500
Median HH Income	\$99,736	\$85,257	\$77,723
Per Capita Income	\$52,641	\$46,792	\$44,091

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

■ \$300K and up	■ \$100K - \$150K
■ \$200K - \$300K	■ \$75K - \$100K
■ \$150K - \$200K	■ < \$75K



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Rte. 9 & Southeast Rd. (Rte. 71), Farmington, CT



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