



TRADE MAP

AVON VILLAGE CENTER

25 CLIMAX RD. + 30-60 MARKET ST., AVON, CT



AVAILABLE RESTAURANT + CAFE SPACES

THE Leasing TEAM



Joe Pierik
 401.273.6800 X 126
 JPierik@carpionatogroup.com



401.273.6800 | CarpionatoGroup.com

LOCATION Avon Village Center is uniquely positioned – front and center on Route 44, the gateway town to the Farmington Valley with Central CT's most prosperous and highly educated demographic profile.

NEARBY With roughly 875 businesses in operation, Avon has a vibrant commercial corridor, the heart of which runs east to west along Route 44 (West Main Street). Avon is home to several major industry headquarters: Old Castle, Coupons, Inc., Ironwood Capital Management, Magellan Health, RR Donnelly Inc, and Relexite Film Fibers Inc.

JOIN OUR TENANTS



Avon Village Center

2023 DEMOGRAPHICS

LAT/LON	GLA	PARKING
41.8180/-72.8356	53,432 SF	314

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

2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Estimated Population	3,011	19,827	62,003
Estimated Average HH Income	\$166,095	\$212,877	\$208,306



30 MARKET STREET #100 | 1,497 SF
FREESTANDING BUILDING
DEDICATED ADJACENT PARKING
INCLUDES PRIVATE PATIO SPACE
DIRECTLY ON FARMINGTON VALLEY GREENWAY TRAIL

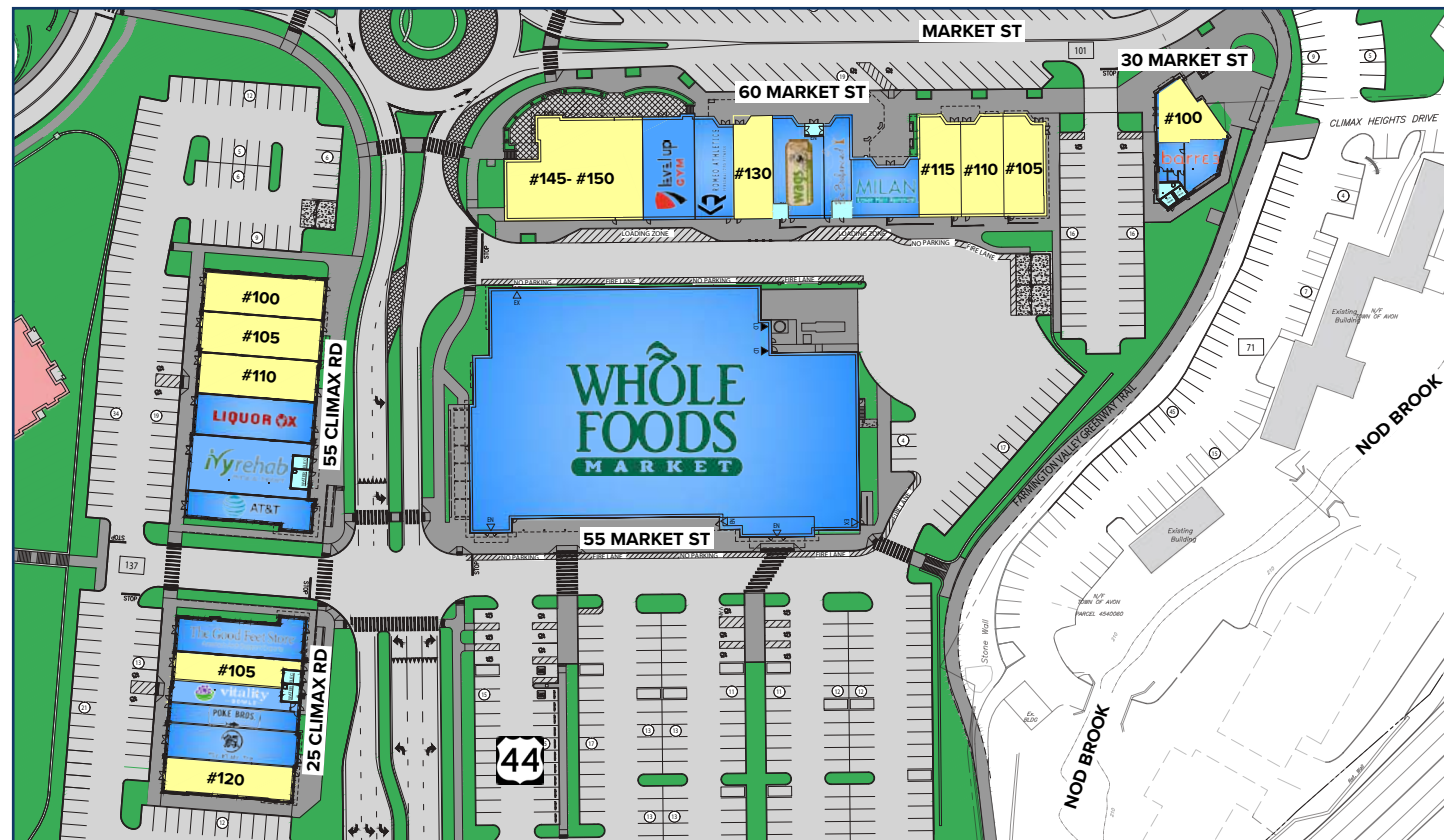
60 MARKET STREET #105 | 2,243 SF
END-CAP LOCATION
INCLUDES PRIVATE PATIO SPACE
DEDICATED ADJACENT PARKING
GREAT NATURAL LIGHTING FROM PLENTY OF WINDOWS
CAN BE COMBINED WITH UNITS #110 & #115 UP TO 6,700 SF



60 MARKET STREET #145-150 | 6,836 SF (subdividable)
END-CAP LOCATION
INCLUDES DEDICATED OUTSIDE PATIO SPACE



25 CLIMAX ROAD #120 | 2,504 SF
END-CAP LOCATION
IDEAL SPACE FOR A RESTAURANT
HIGHLY VISIBLE FROM ROUTE 44
ADJACENT TO WHOLE FOODS
DIRECT ACCESS TO ADJACENT PARKING LOT



Avon Village Center