



VILLAGE CENTER



# AVON VILLAGE CENTER *Video*



SCAN TO VIEW  
ON YOUTUBE



# About AVON

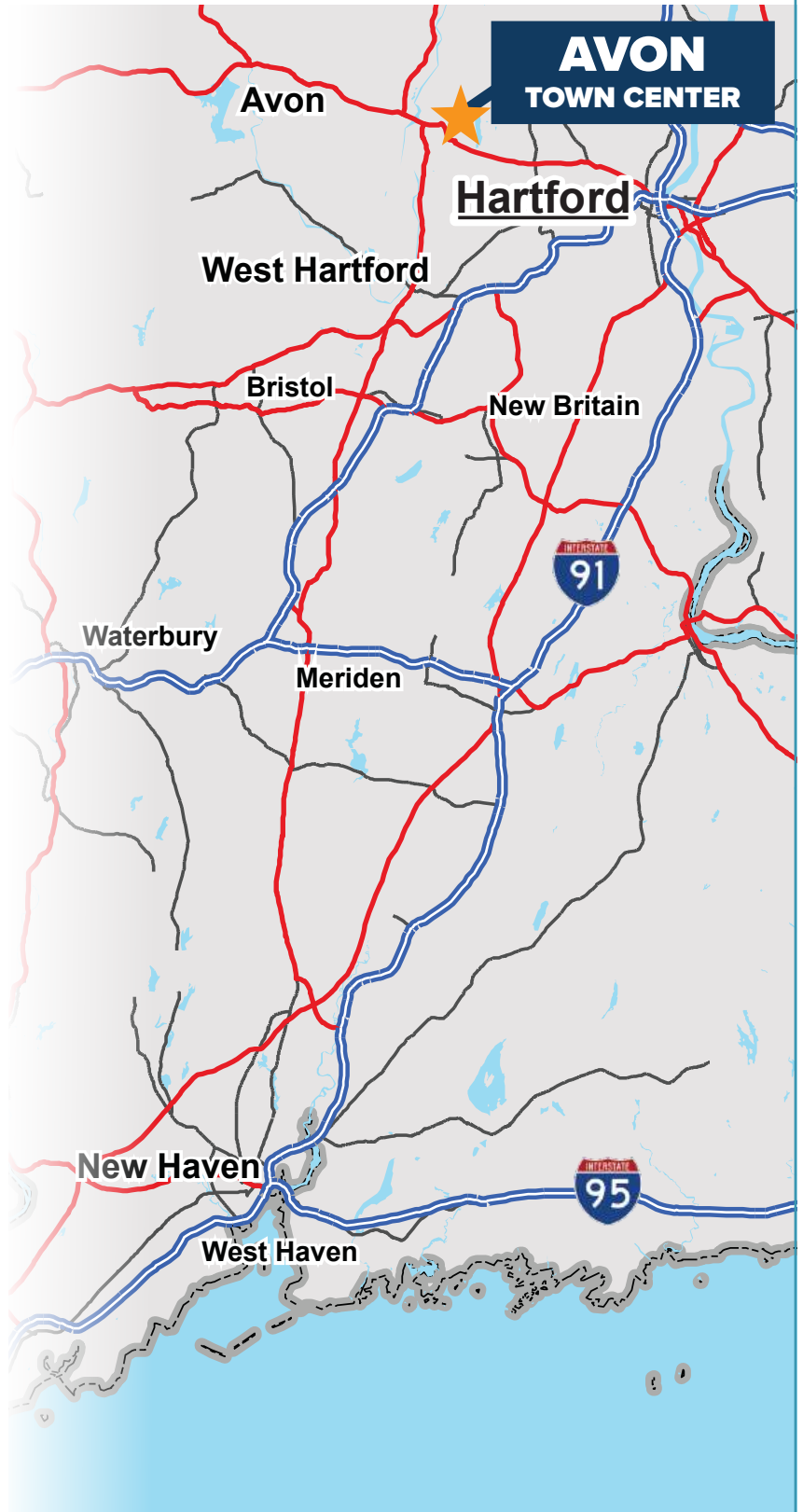
Its name comes from the Avon River in England, the pristine acreage an assemblage under a land grant from the King himself. Presenting a generational opportunity, twenty plus years in the making to create a real and authentic live, work, shop and play mixed-use environment of 1.2 million square feet at the epicenter of the #1 place to live in the Capital Region of CT by Hartford Magazine- the Town of Avon.

Avon Village Center is uniquely positioned- front and center on Route 44, the gateway town to the Farmington Valley with Central Connecticut's most prosperous and highly educated demographic profile. It's said that Avon's past is present curating a unique "Community" by knitting together local artists at the Farmington Valley Arts Center with boutique Main Street retail and accentuating place-making the Farmington Valley Greenway and Nod Brook that meander throughout the exceptional acreage. Avon Village Center is meticulously designed to be that authentic destination, where inspired experiences are the norm not the exception. Avon Village Center will feature a mix of innovative first to market retail, farm to table restaurants and a diverse assortment of residential housing integrated into a development like no other in the Farmington Valley

# LOCATION

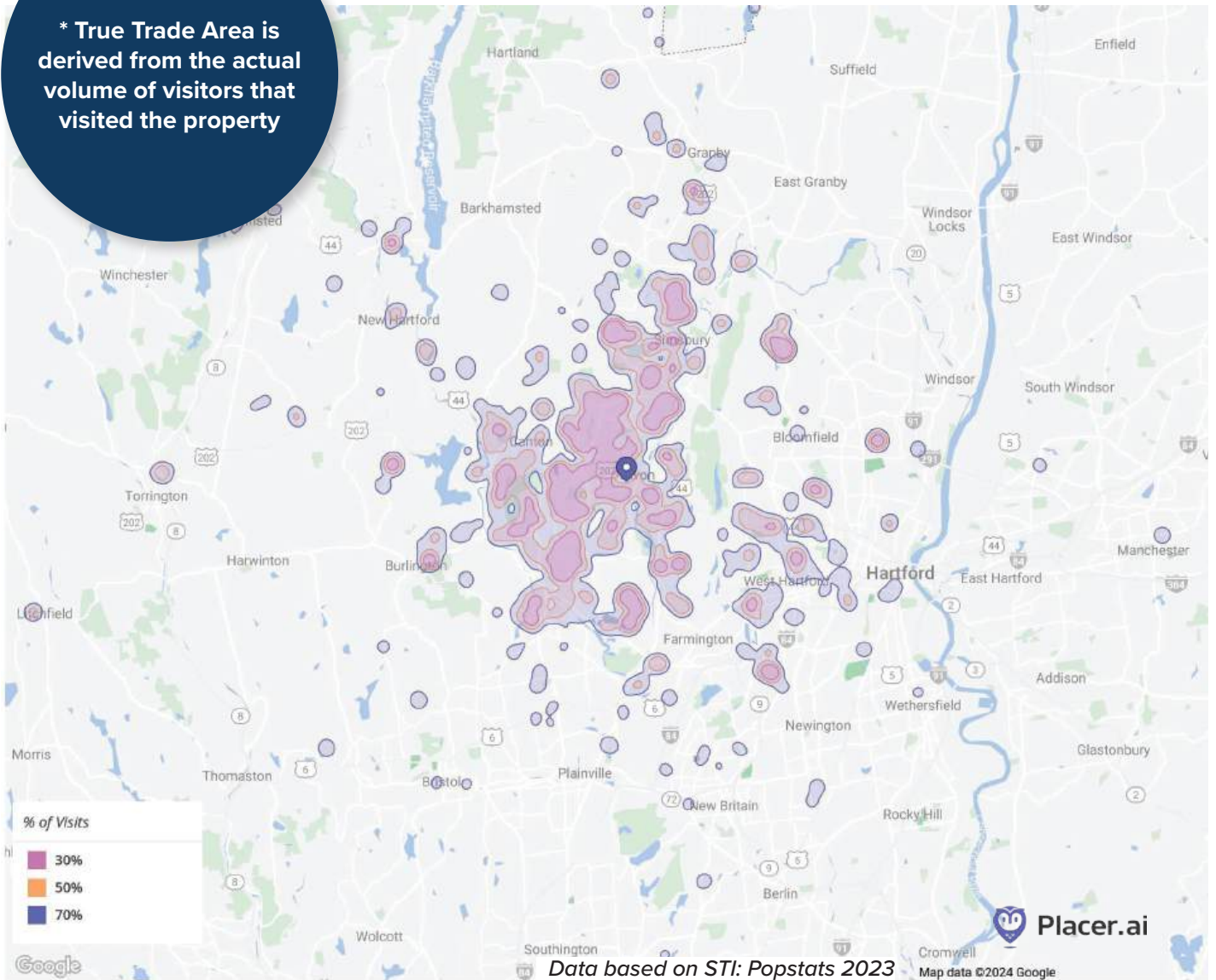
Avon Village Center is located along Route 44 in Avon, Connecticut, a town 10 miles west of Hartford. With roughly 875 businesses in operation, Avon has a vibrant commercial/retail corridor, the heart of which runs east to west along Route 44 (West Main Street). **Avon is home to several major industry headquarters: Old Castle, Coupons, Inc., Ironwood Capital Management, Magellan Health, RR Donnelly Inc, and Relexite Film Fibers Inc.**

AVC is readily accessible, with Route 44 providing access from east to west and Route 10 providing access to the north and south. Avon is located about 10 miles west of Hartford and the I-91 and I-84 interchange.



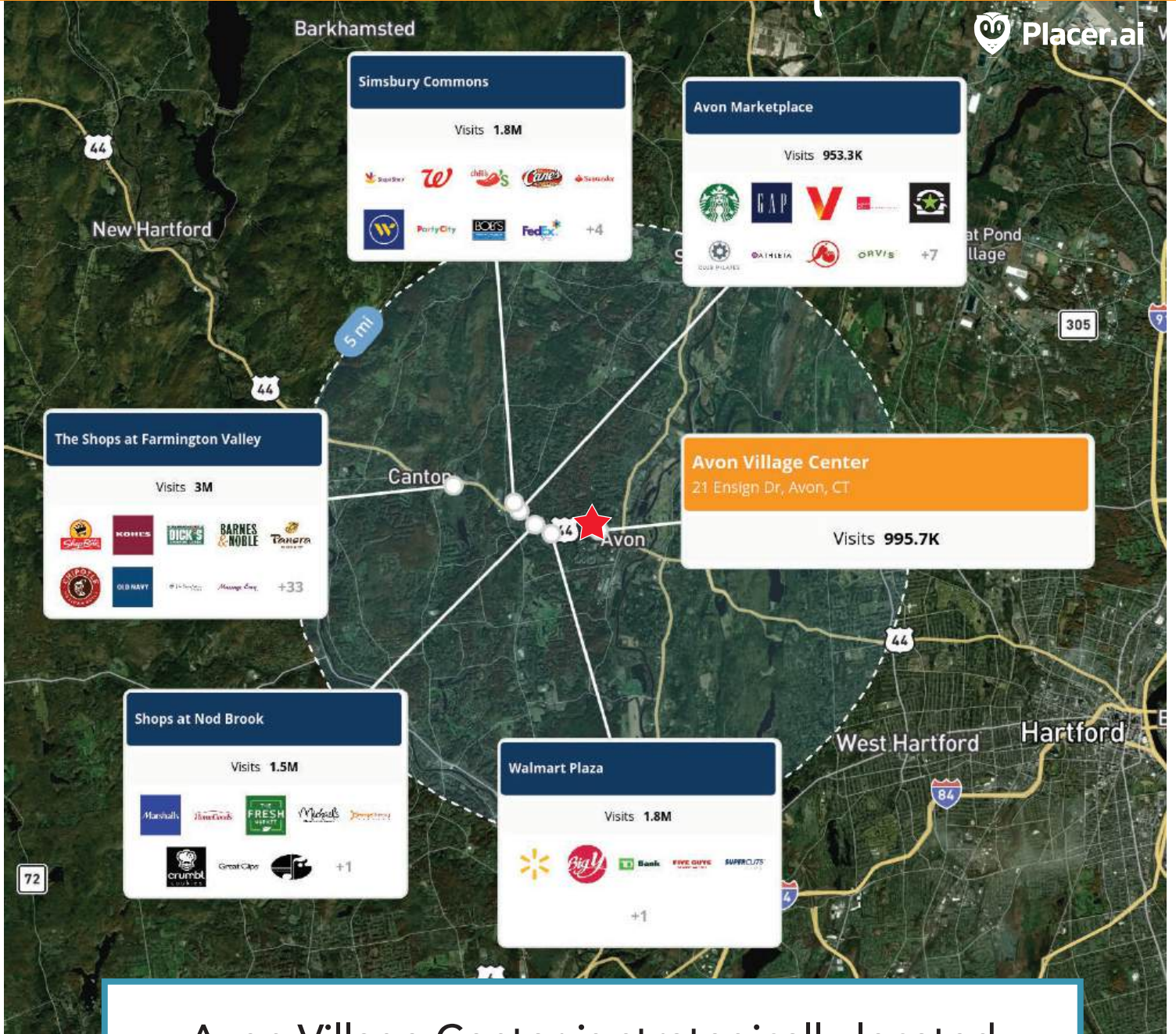
# True TRADE AREA

\* True Trade Area is derived from the actual volume of visitors that visited the property



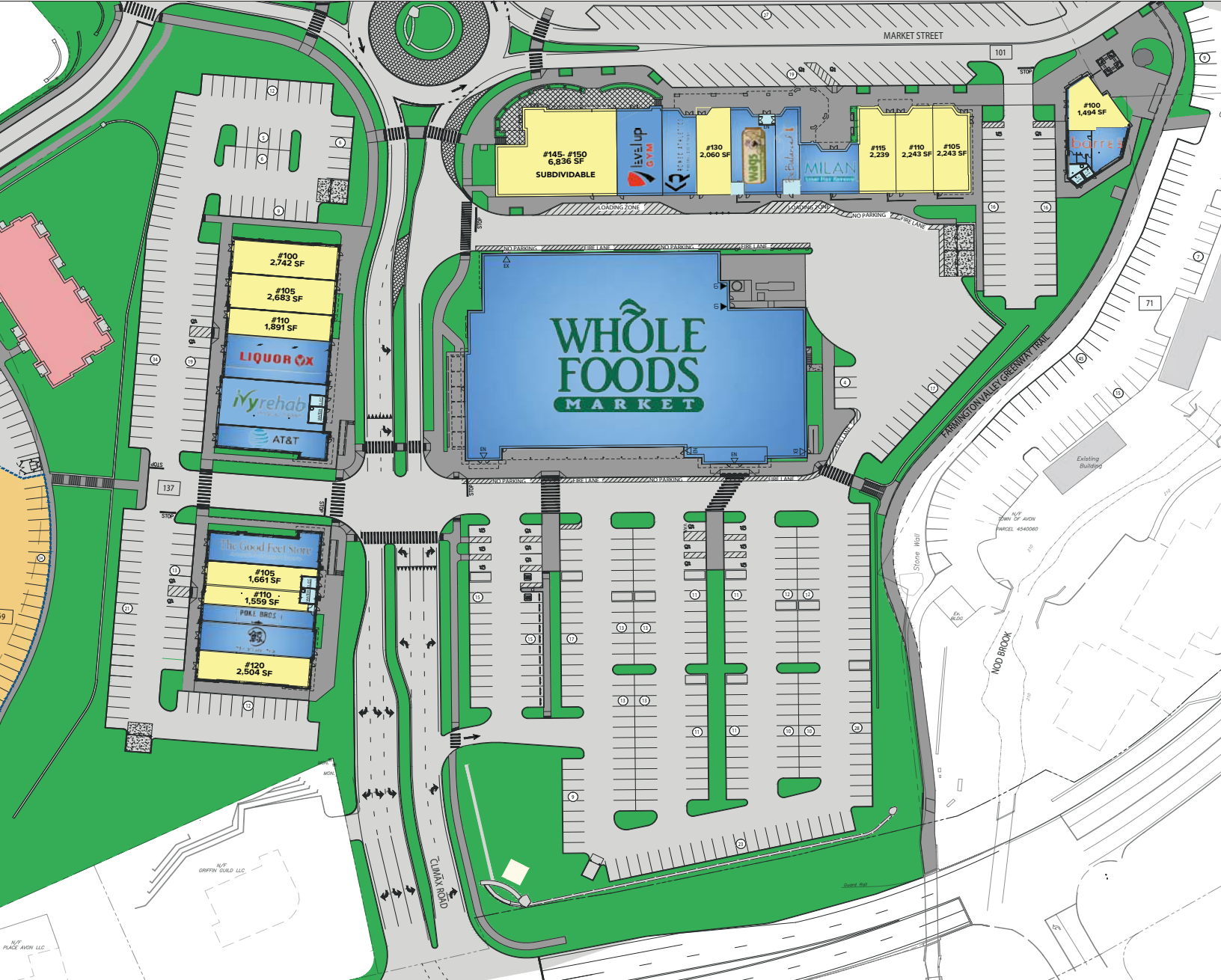
Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

# Trade MAP



Avon Village Center is strategically located on the **PRIME RETAIL STRIP** in not only Avon, but the surrounding markets. Because West Main Street (Route 44) is so densely populated with strip centers, lifestyle centers, power centers and freestanding grocers, it attracts a **WIDE BASE OF CONSUMERS** from all over the area.

# SITE PLAN



Avon Village Center

# AERIAL NORTH VIEW



*Avon Village Center*



# AERIAL EAST VIEW



*Avon Village Center*

# 2023 DEMOGRAPHICS

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

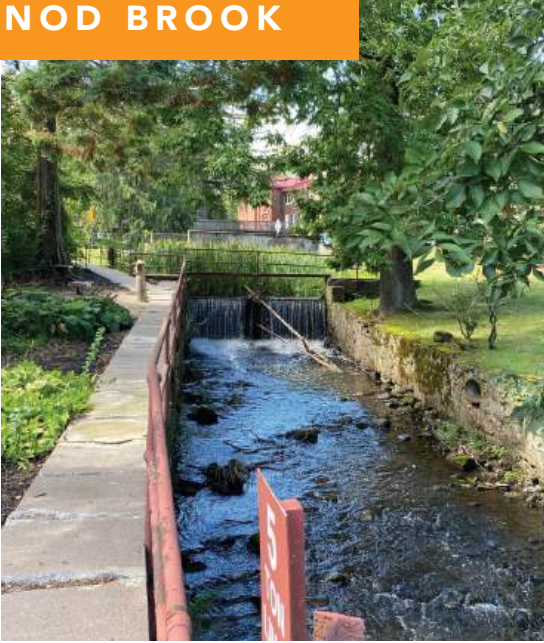
TRAFFIC COUNT	CARS/DAY
Route 44	37,065
Route 10	17,394

2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Estimated Population	3,011	21,439	63,515
Estimated Average HH Income	\$166,095	\$212,877	\$208,306



Avon Village Center

NOD BROOK



FARMINGTON VALLEY ARTS CENTER

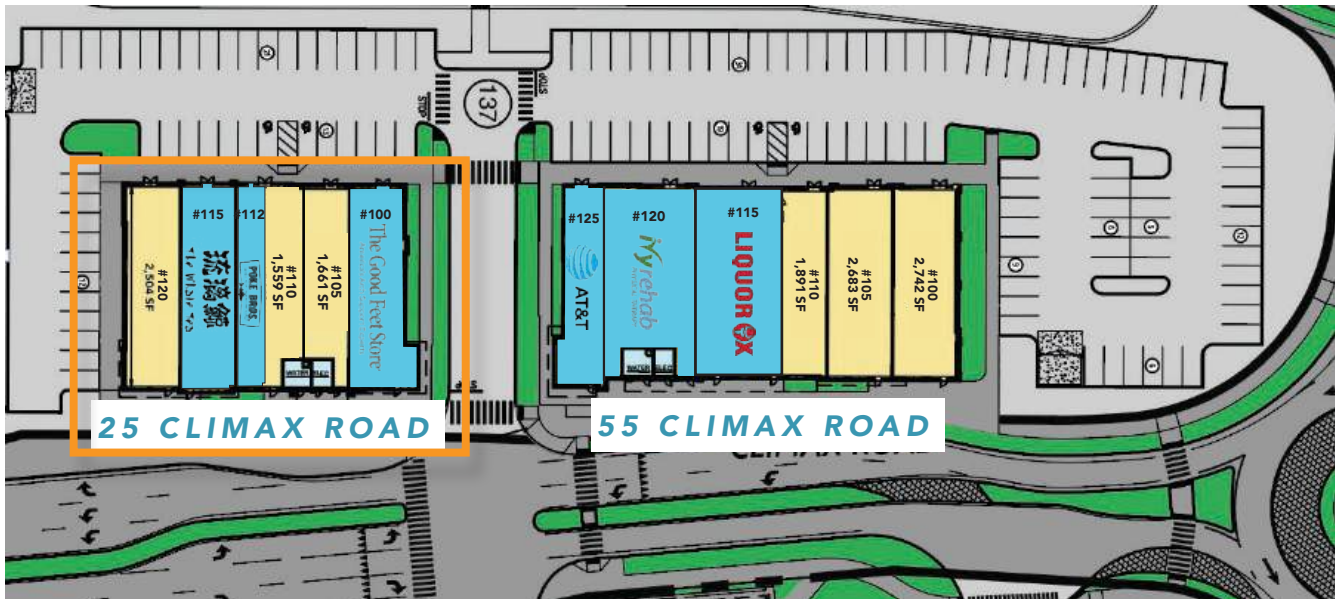
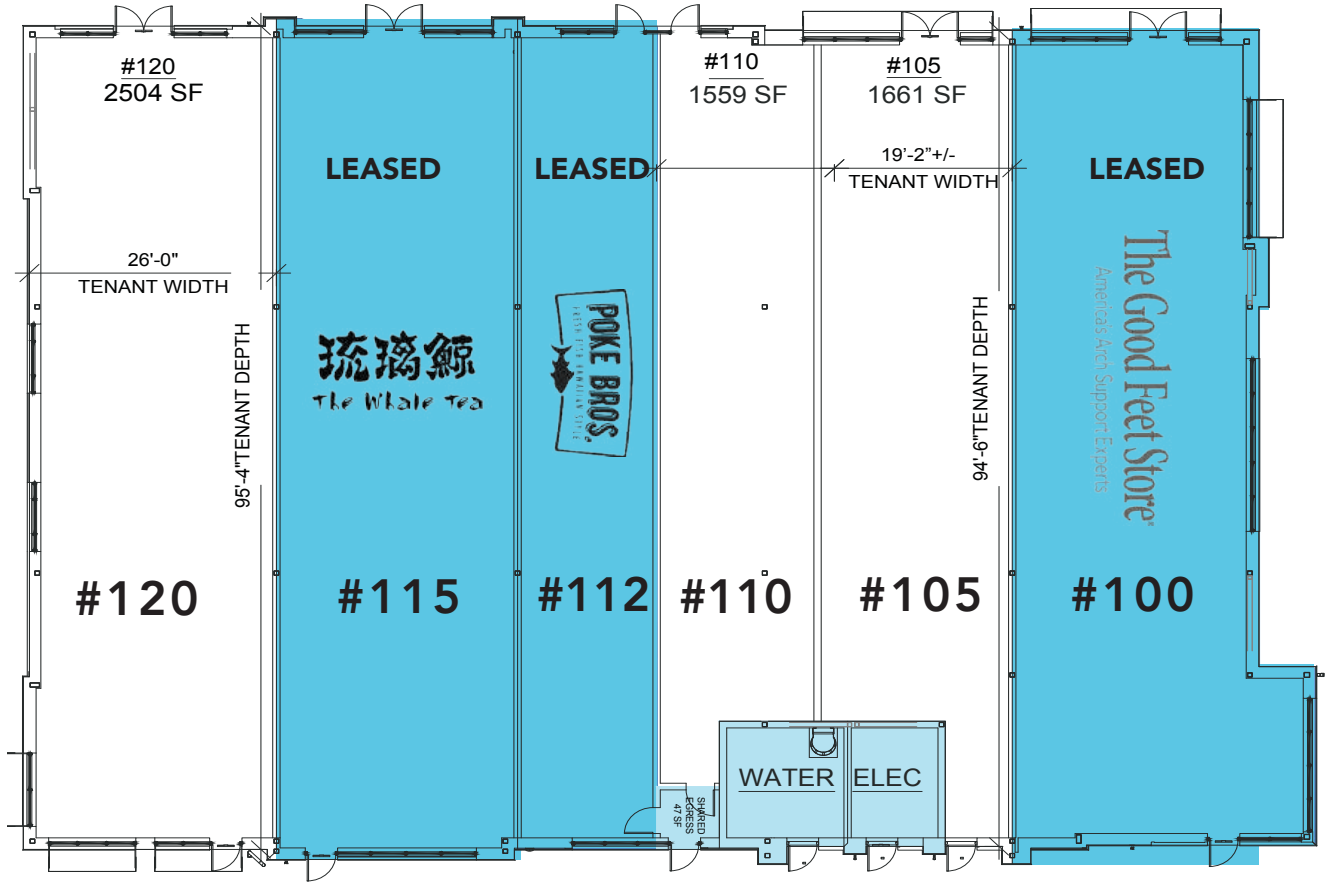


THE CLIMAX FUSE CO. HISTORIC BUILDINGS



Avon Village Center

# 25 CLIMAX ROAD



Avon Village Center

# 25 CLIMAX ROAD



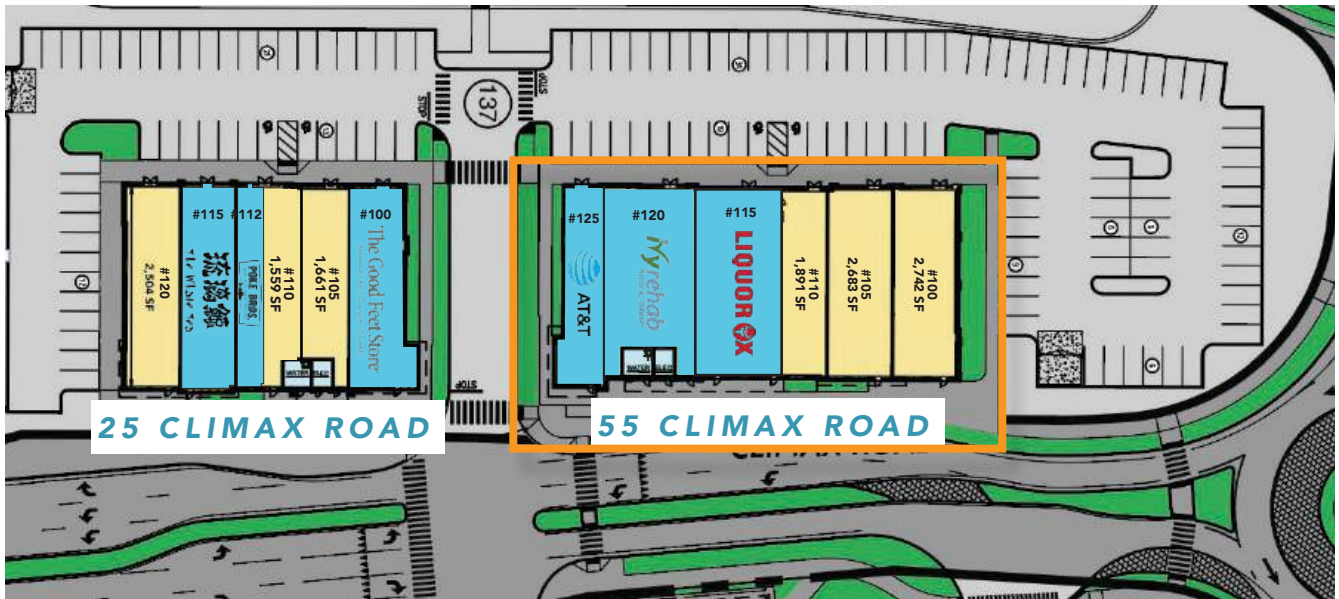
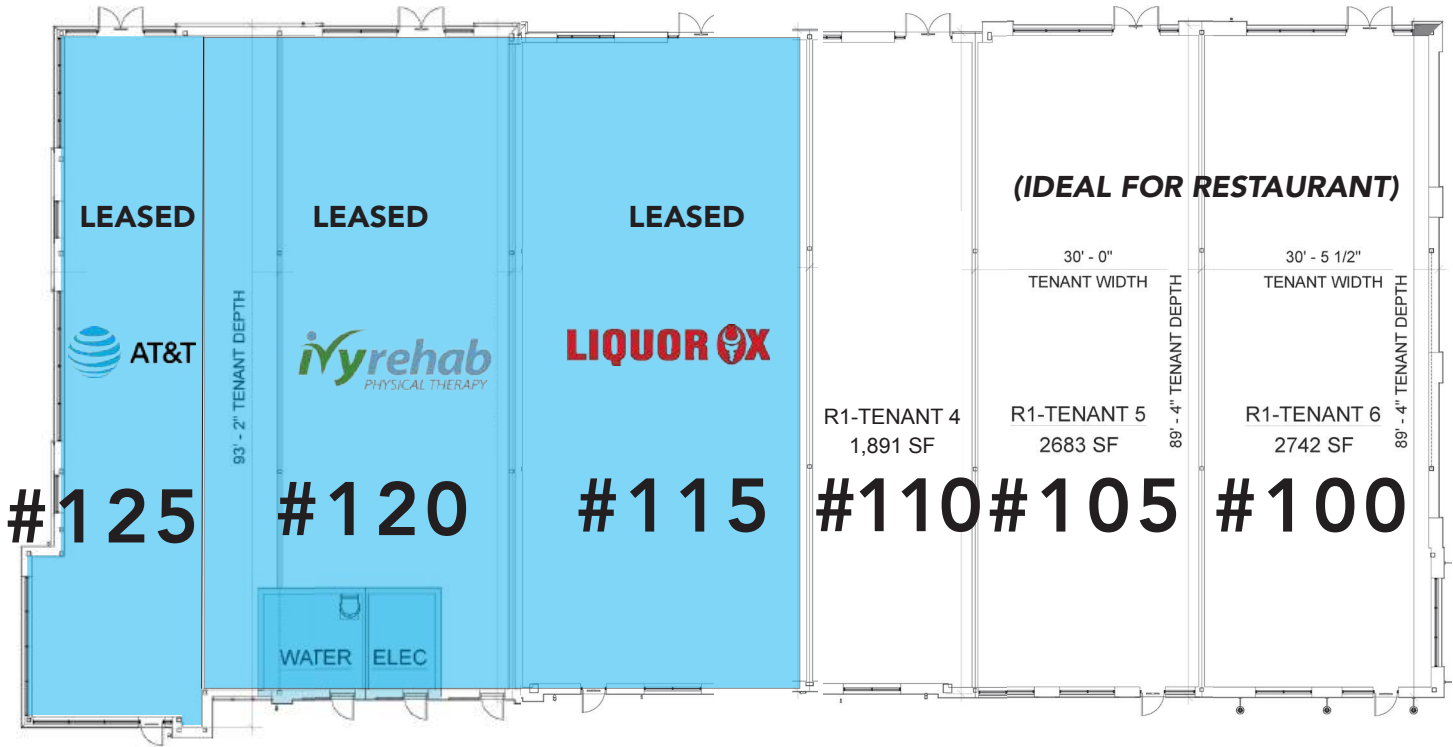
## FEATURES:

- HIGH CEILINGS
- FLOOR TO CEILING WINDOWS
- OPEN SPACE WITH LITTLE TO NO COLUMNS
- BRAND NEW ROOF AND HVAC UNITS
- ROUGH PLUMBED FOR SANITARY AND GREASE
- WATER AND GAS PROVIDED BASED ON CAPACITIES REQUIRED
- 200 AMP ELECTRICAL SERVICE PROVIDED
- CODE COMPLIANT FIRE PREVENTION AND PROTECTION REQUIREMENTS
- FREE PARKING** FOR EMPLOYEES AND PATRONS
- UNITS CAN BE COMBINED!



Avon Village Center

# 55 CLIMAX ROAD



Avon Village Center

# 55 CLIMAX ROAD



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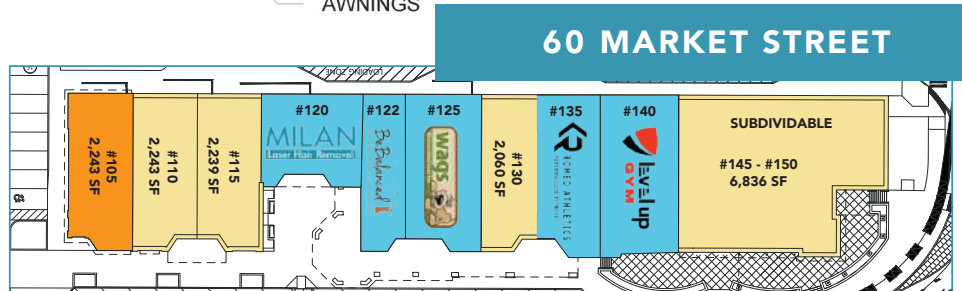
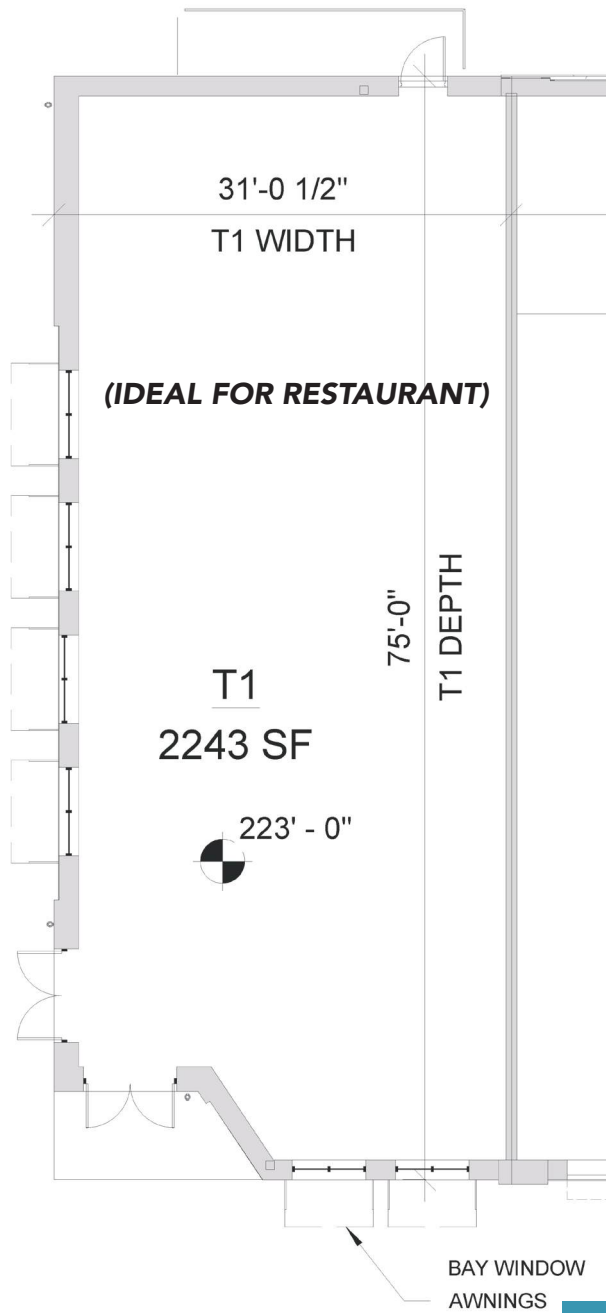
# 60 Market Street





# 60 Market Street





Avon Village Center



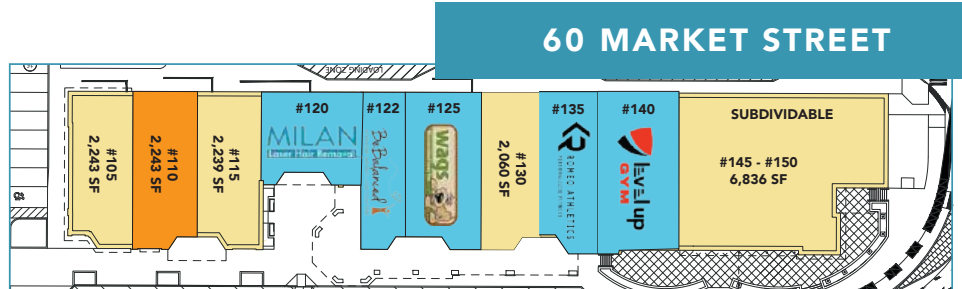
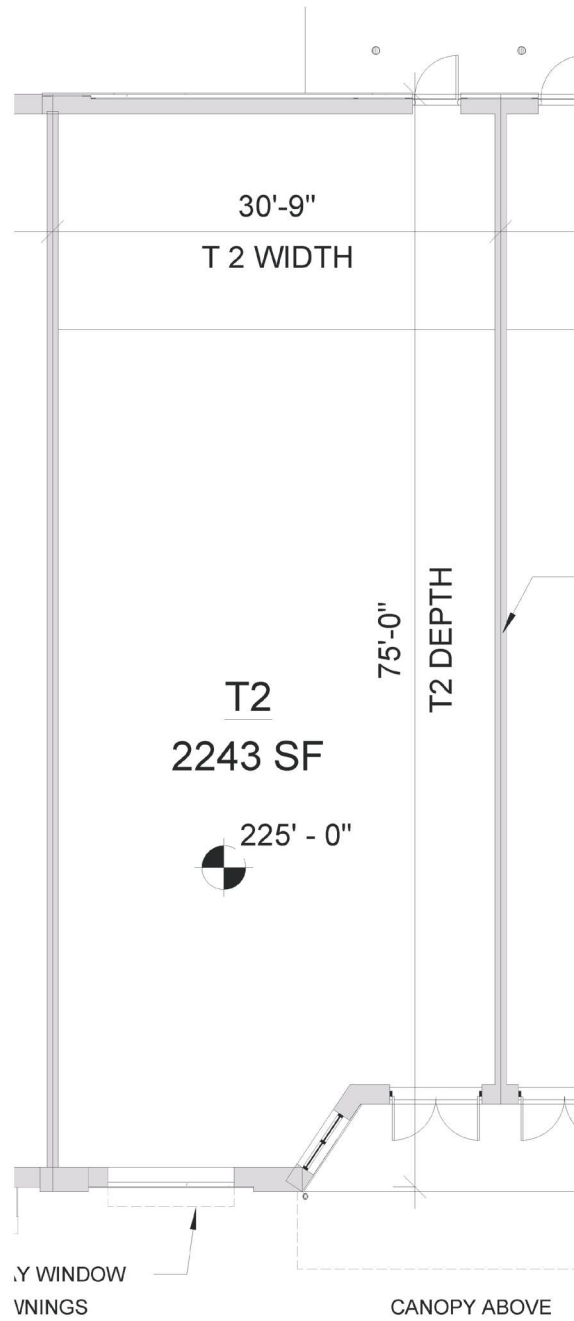
**2,243 SF | 31' x 75'**

## FEATURES:

- HIGH CEILINGS
- FLOOR TO CEILING WINDOWS
- OPEN SPACE WITH LITTLE TO NO COLUMNS
- PRIVATE PATIO SPACE
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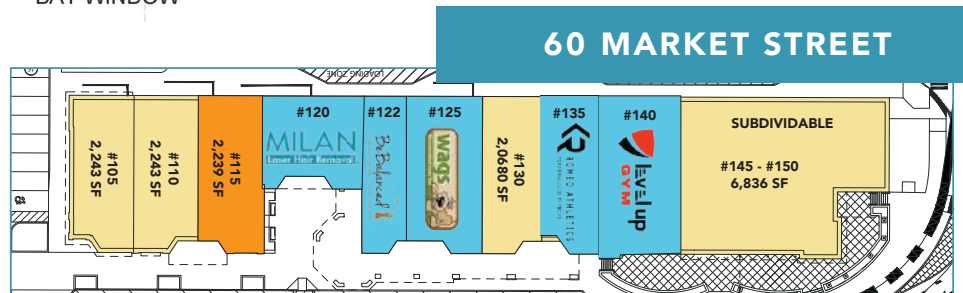
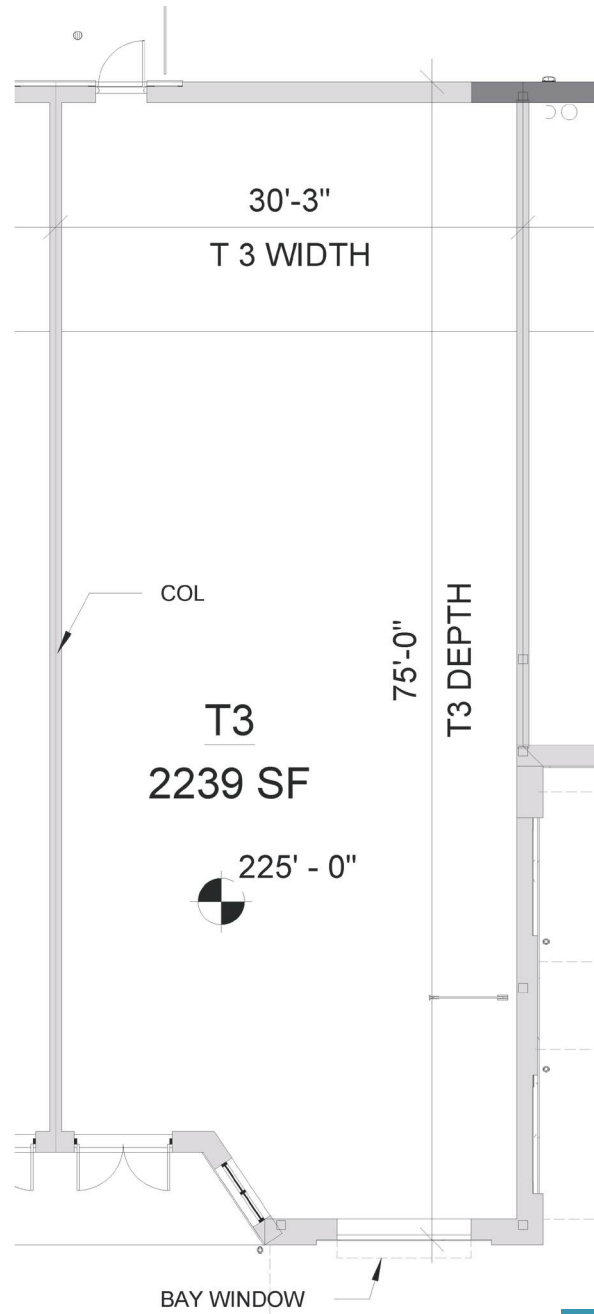
**2,243 SF | 30'-9" x 75'**

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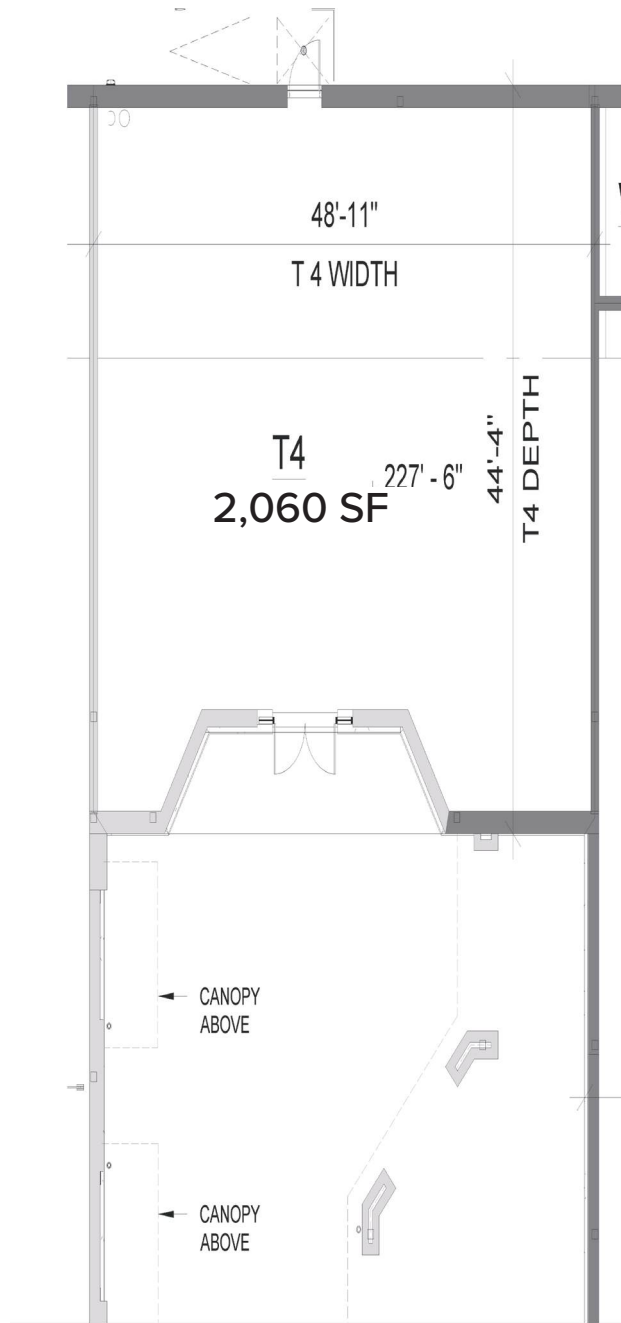
**2,239 SF | 30'-3" x 75'**

## FEATURES:

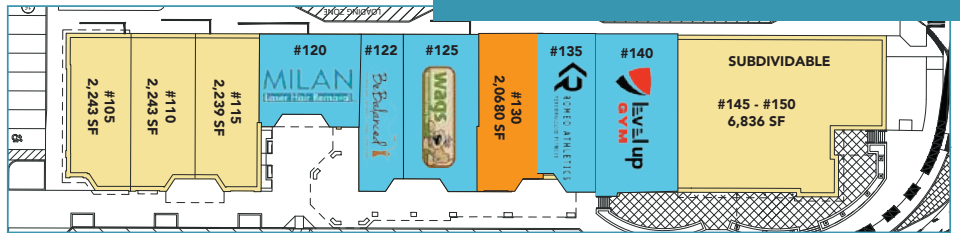
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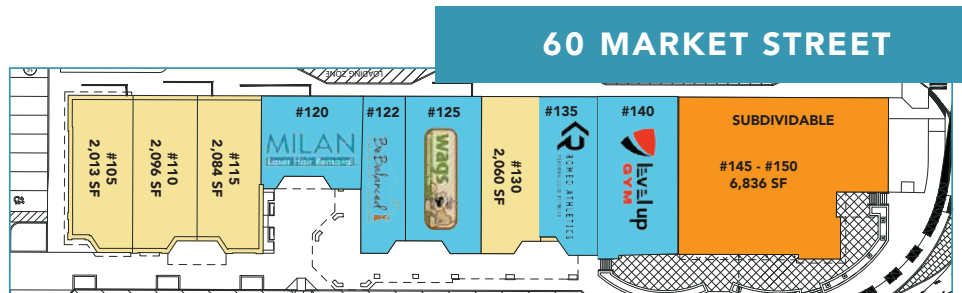
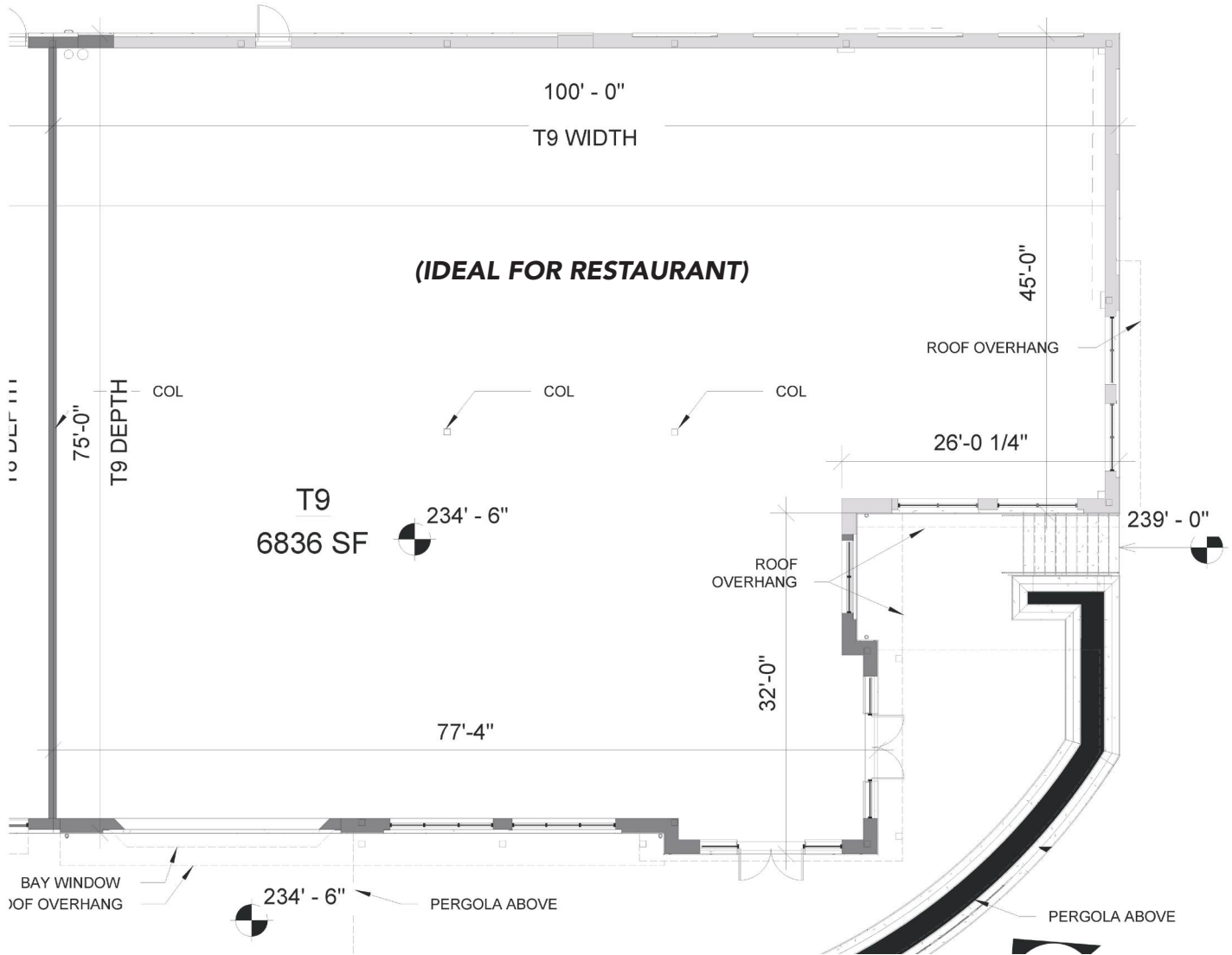
## 60 MARKET STREET



Avon Village Center



## SUBDIVIDABLE



Avon Village Center

60 MARKET STREET

#145-#150



6,836 SF | 100' x 75'

## FEATURES:

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- SHARED PATIO SPACE
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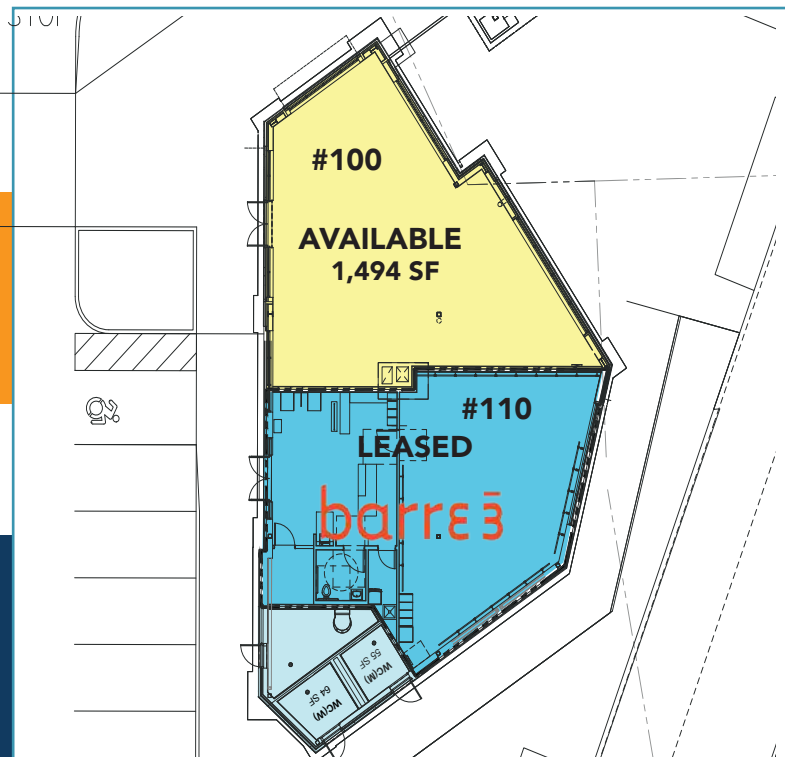


Avon Village Center

# 30 Market Street

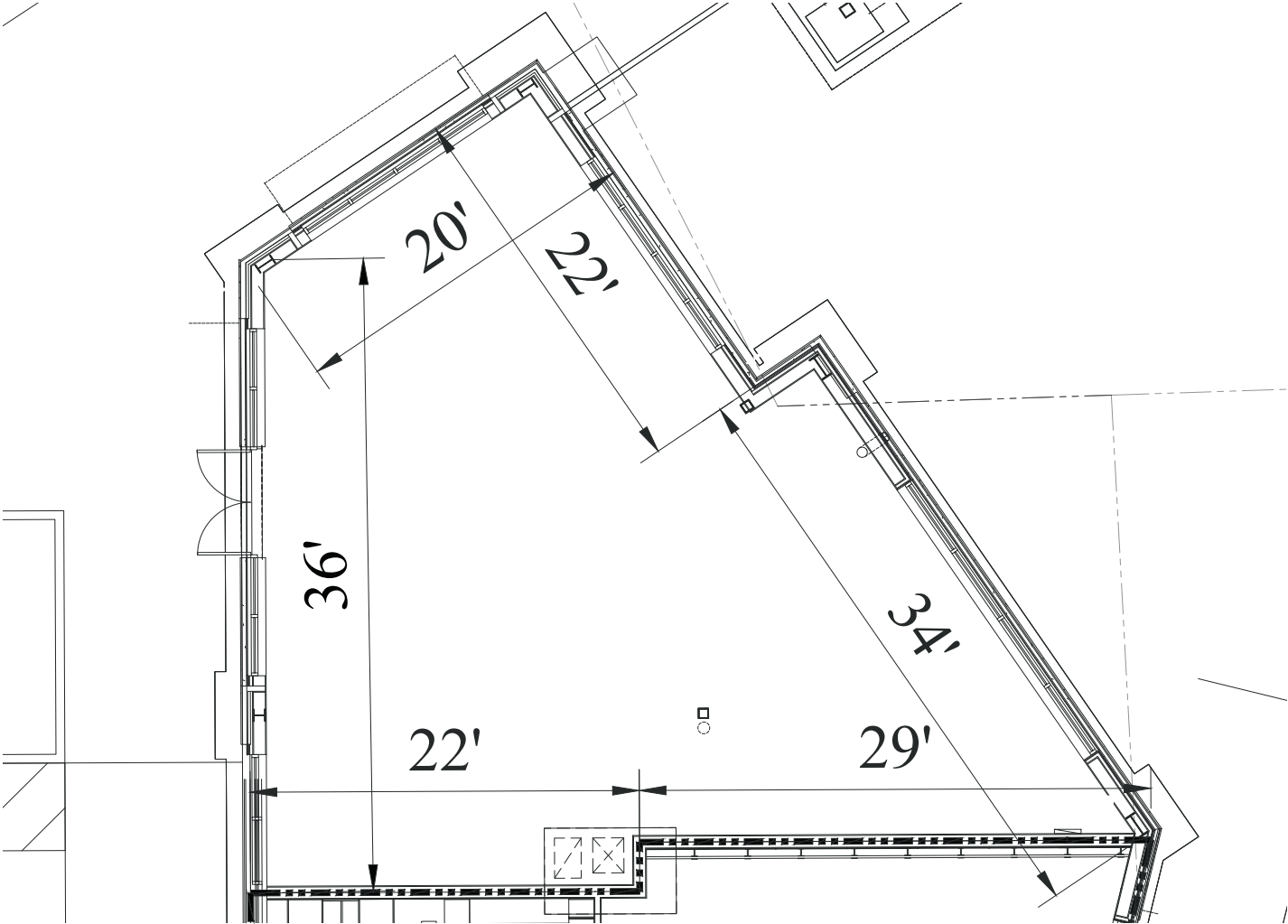


# 30 Market Street

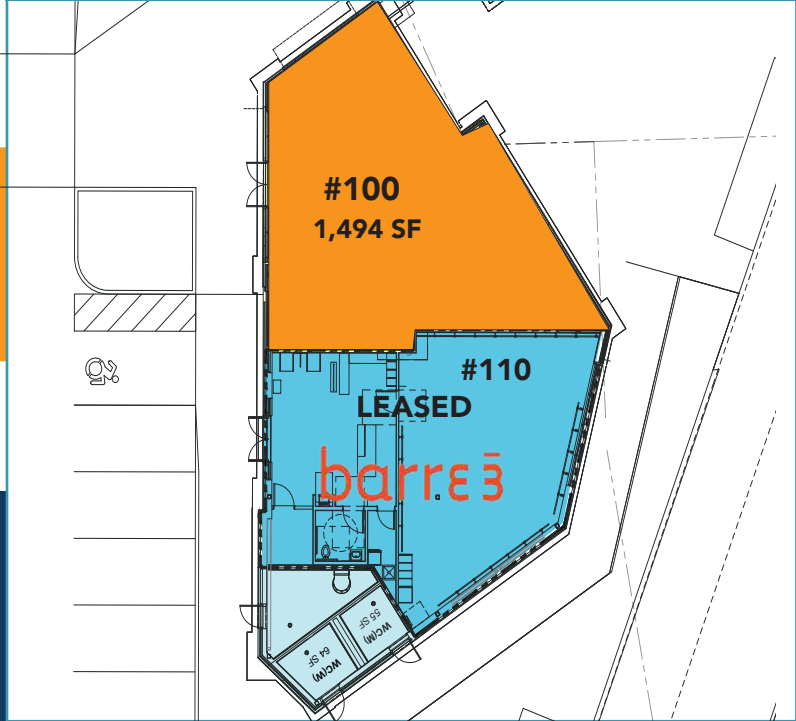


## 30 MARKET STREET TENANTS





## 30 MARKET STREET



# Leasing CONTACT



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