

FOR LEASE | 632 Cromwell Avenue | Rocky Hill 06067

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FOR LEASE

632 CROMWELL AVENUE
ROCKY HILL, CT



632 Cromwell Avenue is a 20,000 square foot neighborhood retail center with 1,000 square feet for lease in Rocky Hill. Located along a highly traveled road in one of Connecticut's most desired destinations to live. Your business can grow and expand at this location.

NEIGHBORHOOD RETAIL CENTER

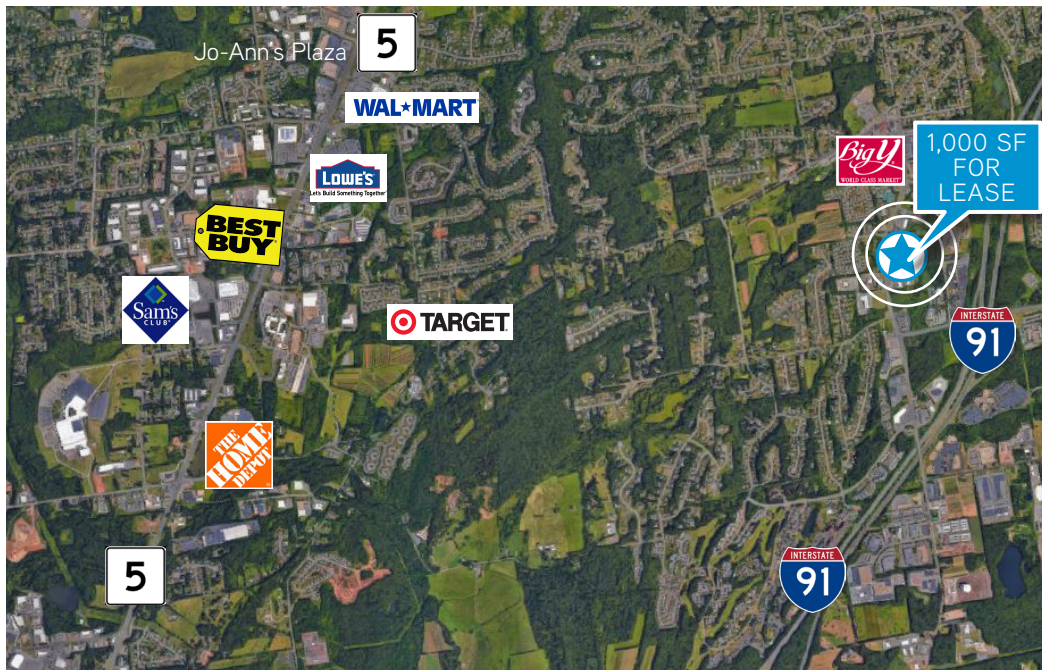
FOR LEASE
\$13.00
PSF/YEAR NNN

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DEMOGRAPHICS

	Population	HH	Av. HH \$
1 Mile	5,694	2,347	\$106,522
3 Miles	46,244	19,324	\$102,101
5 Miles	127,320	53,038	\$91,546

TRAFFIC COUNTS

Cromwell Avenue & France Street	16,851 VPD
Cromwell Avenue & West Street	18,173 VPD
West Street & Corporate Place	19,839 VPD

HIGHLIGHTS

- 20,000 SF retail center
- 1,000 SF available
- ADT 18,000
- Anchored by TD Bank and the Iconic Arch Pub
- Excellent monument signage on Rt 3
- Great parking ratio
- Competitive lease rates
- Excellent demographics
- Office space available

