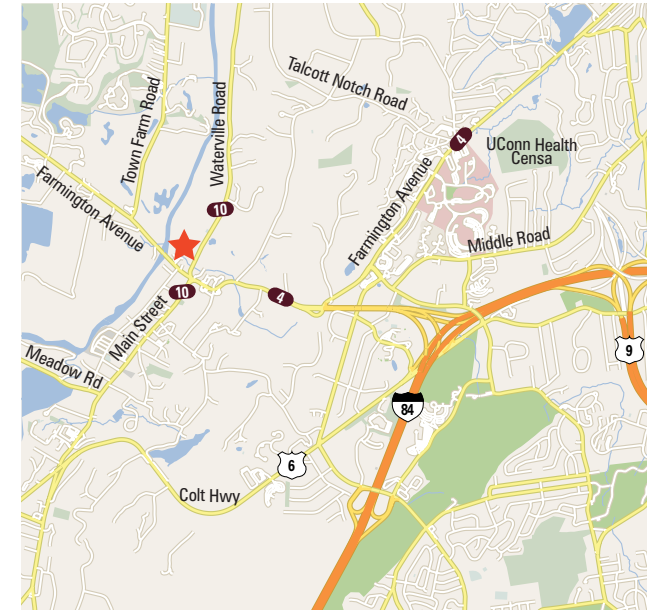


# Epicure Shopping Center

838-850 Farmington Avenue (Route 4)



- Well-established neighborhood shopping center located in Hartford County, 9 miles west of downtown Hartford
- Signalized entrance at Farmington Avenue featuring 24,200 VPD
- Easy access from I-84 and Waterville Road (Route 10)
- Exceptional average HH income of \$172,693 (1-mile radius)
- 23,950 SF property consists of 19,350 SF retail and 4,600 SF office space

<b>TOTAL GLA:</b>	<b>23,950 SF</b>		
<b>DEMOGRAPHICS</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
<b>Population</b>	1,621	24,873	137,993
<b>Average HH Income</b>	\$172,693	\$127,089	\$101,450

**KEY TENANTS:**



**AREA RETAILERS:**



# Epicure Shopping Center



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