



## Tri-City Plaza

30-35 Talcottville Rd  
Vernon, CT 06066

Center Type: Regional Center  
GLA: 300,067  
Parking Spaces 1,144

Leasing Contact

**Josh Dreyer**

888-827-5021

[jdreyer@dlcmgmt.com](mailto:jdreyer@dlcmgmt.com)

### PROPERTY HIGHLIGHTS

- Co-tenants include Shop Rite, T.J.Maxx, HomeGoods, Harbor Freight Tools and Hartford Healthcare
- Situated Northeast of Hartford and easily accessible directly off Exit 65 on I-84
- High traffic count of 116,000 VPD

### DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	5,437	47,269	114,258
HOUSEHOLDS	2,410	20,263	48,520
AVG HH INCOME	\$107,081	\$107,022	\$98,013

### MAJOR TENANTS





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### AVAILABLE SPACES

15	3,750 SF
16	1,950 SF
18A	5,438 SF

### COMING AVAILABLE

12	2,100 SF
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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.



Available



Coming Available



### CURRENT TENANTS

1	Chase Bank	3,263 SF	10	ShopRite	73,762 SF	19B	Wingstop	2,000 SF
2	Hartford Healthcare	31,024 SF	11	Shah's Halal	3,623 SF	20	Cost Cutters	1,500 SF
3	HomeGoods	27,932 SF	12	GNC	2,100 SF	21	The UPS Store	1,500 SF
4	T.J. Maxx	27,932 SF	13	Dollar Tree	13,829 SF	22	Icon Kitchen & Bath	3,500 SF
5	Blue Fox Mobile	2,300 SF	14	Harbor Freight Tools	15,000 SF	23	H&R Block	2,400 SF
6	U.S. Nails	1,500 SF	14A	Dr. Dental	2,000 SF	24	Jersey Mike's Subs	2,000 SF
7	Moe's Southwest Grill	3,500 SF	17	Five Below	9,125 SF	25	Lens Crafters	2,130 SF
8	Birdcode	2,500 SF	18	Staples	20,438 SF	26	7 Brew	4,600 SF
9	HomeSense	27,595 SF	19A	Jefferson Fry Company	2,000 SF			