



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

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PROPERTY HIGHLIGHTS

- **Prominent Co-Tenants:** Includes ShopRite, TJ Maxx, HomeGoods, Harbor Freight Tools, and Hartford Healthcare.
- **Strategic Highway Access:** Directly accessible from Exit 65 on I-84, providing seamless regional connectivity.
- **High Traffic Exposure:** Positioned along a corridor with 116,000 VPD.
- **Northeast Hartford Market:** Serves a dense and growing suburban trade area northeast of Hartford.
- **Retail Destination Center:** Well-positioned to attract residents and regional shoppers with a strong tenant mix.

DEMOGRAPHICS

	1M	3M	5M
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

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	TJ 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			