



Tri-City Plaza

30-35 Talcottville Rd
Vernon, CT 06066

Metro Area: Hartford-East Hartford-
Middletown, CT

Center Type: Regional Center

GLA: 300,067

Parking Spaces 1144

LEASING CONTACT

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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

[VIRTUAL TOURS - EXPLORE AVAILABLE SPACES](#)

MAJOR TENANTS



DEMOGRAPHICS

| | 1 MI | 3 MI | 5 MI |
|---------------|-----------|-----------|----------|
| POPULATION | 5,456 | 47,627 | 114,814 |
| HOUSEHOLDS | 2,386 | 20,228 | 48,374 |
| AVG HH INCOME | \$104,963 | \$100,854 | \$91,860 |

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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 SPACES

| | |
|-----|----------|
| 8 | 2,500 SF |
| 11 | 4,152 SF |
| 15 | 3,750 SF |
| 16 | 3,750 SF |
| 17 | 7,325 SF |
| 18A | 5,438 SF |
| 19A | 2,000 SF |



CURRENT TENANTS

| | | | | | | | | |
|---|-----------------------|-----------|-----|----------------------|-----------|----|-----------------|----------|
| 1 | People's United Bank | 3,263 SF | 10 | ShopRite | 73,762 SF | 21 | The UPS Store | 1,500 SF |
| 2 | Hartford Healthcare | 31,024 SF | 12 | GNC | 2,100 SF | 22 | Animal City | 3,500 SF |
| 3 | HomeGoods | 27,932 SF | 13 | Dollar Tree | 13,829 SF | 23 | H&R Block | 2,400 SF |
| 4 | T.J. Maxx | 27,932 SF | 14 | Harbor Freight Tools | 15,000 SF | 24 | Weight Watchers | 2,000 SF |
| 5 | Sally Beauty Supply | 2,300 SF | 14A | Dr. Dental | 2,000 SF | 25 | Lens Crafters | 2,130 SF |
| 6 | U.S. Nails | 1,500 SF | 18 | Staples | 20,438 SF | 26 | Denny's | |
| 7 | Moe's Southwest Grill | 3,500 SF | 19B | Wingstop | 2,000 SF | | | |
| 9 | HomeSense | 27,595 SF | 20 | Cost Cutters | 1,500 SF | | | |