

Lease Availability Report

1-13 Sedgwick Rd

West Hartford, CT 06107 - West Hartford Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Year Built:	1981
GLA:	11,148 SF
Floors:	1
Typical Floor:	11,148 SF

AVAILABILITY

Min Divisible:	1,586 SF
Max Contig:	1,586 SF
Total Available:	1,586 SF
Asking Rent:	\$22.50/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	5	Retail	Direct	1,586	1,586	1,586	\$22.50/MG	Vacant	3 - 5 Yrs

RLM Co. - Mike Mahoney (860) 236-1253

LEASING AGENTS

Company:	RLM Co.
Contacts:	Mike Mahoney (860) 236-1253

KEY TENANTS

Mathnasium	1,500 SF	Vape N Cigar	1,033 SF
Advent Cat Risk Llc	500 SF		

TRAFFIC & FRONTAGE

Traffic Volume:	12,610 on Park Rd & Sedgwick Rd (2022)
	16,464 on South Main Street & Meadowbrook Rd (2020)

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TRANSPORTATION

Commuter Rail:	7 minute drive to Hartford (Hartford Line - Hartford Line)
Airport:	39 minute drive to Bradley International
Walk Score ®:	Very Walkable (76)
Transit Score ®:	Minimal Transit (0)