

132-162 Shield St - Shield Street Plaza

West Hartford, CT 06110 (Hartford County) - West Hartford Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	74,000 SF (91.2%)
Built	1985
Tenancy	Multiple
Available	6,500 SF
Max Contiguous	6,500 SF
Asking Rent	\$10.00 SF/yr/NNN
Parking Spaces	361 (4.88/1,000 SF)
Frontage	106' on New Britain Ave
Frontage	279' on Shield St



Property Details

Land Area	10.00 AC (435,600 SF)	Building FAR	0.17
Zoning	IG	Parcel	WHAR-049712-000130-000001 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	140	Retail	Direct	6,500	6,500	6,500	\$10.00 NNN	Vacant	5 Years

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

Shield Street Plaza is a grocery-anchored shopping center located in the rapidly growing Elmwood section of West Hartford. This particular space is an in-line space that measures 65' x 100'. It is available immediately. Triple nets are \$6.50/sq. ft. Lease will call for annual step ups.

Amenities

- Pylon Sign

Transportation

Parking Details	361 Surface Spaces; Ratio of 4.88/1,000 SF
Traffic Volume	21,395 on South St (2022); 19,200 on South St (2022); 23,638 on South St (2022); 23,367 on South St (2022); 8,020 on Hurlbut St (2022); 6,683 on Sherman St (2020); 14,492 on Talcott Rd (2022); 22,184 on Woodlawn St (2022); 18,259 on Woodlawn St (2022); 18,338 on Abbotsford Ave (2022)
Frontage	106' on New Britain Ave; 279' on Shield St
Airport	Bradley International 25 min drive
Walk Score ®	Somewhat Walkable (63)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
A Dong Supermarket	1	34,698	20	Oct 2005	-
Vip Nails Supply	1	6,500	1	Jul 2016	-



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Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Visions Academy-Hair Dressing	1	5,663	2	Nov 2012	-
Super Laundromat	1	3,239	2	Jun 2007	-
Pho Boston	1	3,000	6	Aug 2010	-

Showing 5 of 10 Tenants

Property Notes

The property has access off both New Britain Avenue and Shield Street. The owners are about to undertake major renovations including new parking lot, landscaping, painting and pylon signage.