



# 21 Brace Road

21 Brace Road, West Hartford, Connecticut 06107

## Property Features

- \$16 Per Sq Ft + Utilities
- Walk-able Area
- West Hartford Center
- Off-Street parking available
- Renovated firehouse with one-of-a-kind architectural features
- Brick Façade
- Natural Light from Windows and Alcove Skylights

| Demographics      | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|
| Total Population: | 17,069 | 117,577 | 235,915 |
| Total Households: | 7,450  | 51,975  | 103,685 |
| Traffic Count:    |        |         |         |



For more information:

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NAI Elite, LLC

901 Farmington Avenue, West Hartford, CT 06119

877 327 3755

[naielite.com](http://naielite.com)

For Lease

# Retail



## Property Summary

|                        |                                      |
|------------------------|--------------------------------------|
| <b>Available SF:</b>   | 1,800 SF                             |
| <b>Lease Rate:</b>     | \$16.00 SF/yr (Gross Plus Utilities) |
| <b>Lot Size:</b>       | 0.33 Acres                           |
| <b>Building Size:</b>  | 9,762 SF                             |
| <b>Ceiling Height:</b> | 9.0 FT                               |
| <b>Year Built:</b>     | 1924                                 |
| <b>Renovated:</b>      | 2018                                 |
| <b>Zoning:</b>         | BC                                   |
| <b>Cross Streets:</b>  | North Main Street                    |
| <b>Traffic Count:</b>  | 2,200                                |

## Property Overview

Ideal West Hartford Center retail setting with street frontage. The building is located within the West Hartford parking lot for easy client access. This space is lower level with good amount of natural light from atrium style windows. Open area with a kitchenette and two restrooms.

## Location Overview

West Hartford is located just 5 miles from downtown Hartford, and with a population of just over 60,000 claims itself as Connecticut's 11th most populous town. Many know West Hartford for the downtown area, West Hartford Center, which is home to many renowned restaurants and shops, as well as many small businesses. West Hartford Center attracts many people from neighboring cities and towns as an upscale downtown area, a truly one of a kind place. West Hartford is home to the Westfarms Mall as well as many other retail stores and restaurants. West Hartford has Interstate-84 run right by the town and also offers the CT Transit as public transportation.

For Lease

## Retail

|            |               |
|------------|---------------|
| Lease Rate | \$16.00 SF/YR |
|------------|---------------|

## LOCATION INFORMATION

|                     |                               |
|---------------------|-------------------------------|
| Building Name       | 21 Brace Road                 |
| Street Address      | 21 Brace Road                 |
| City, State, Zip    | West Hartford, CT 06107       |
| County              | Hartford                      |
| Cross-Streets       | North Main Street             |
| Side of the Street  | South                         |
| Signal Intersection | No                            |
| Road Type           | Paved                         |
| Market Type         | Medium                        |
| Nearest Highway     | I-84                          |
| Nearest Airport     | Bradley International Airport |

## BUILDING INFORMATION

|                        |          |
|------------------------|----------|
| Building Size          | 9,762 SF |
| Tenancy                | Multiple |
| Ceiling Height         | 9 ft     |
| Minimum Ceiling Height | 9 ft     |
| Number of Floors       | 4        |
| Average Floor Size     | 2,440 SF |
| Year Built             | 1924     |
| Year Last Renovated    | 2018     |
| Gross Leasable Area    | 4,935 SF |
| Construction Status    | Existing |
| Framing                | Wood     |
| Condition              | Good     |
| Roof                   | Gable    |
| Free Standing          | Yes      |
| Number of Buildings    | 0        |
| Walls                  | Drywall  |

## PROPERTY INFORMATION

|                        |                        |
|------------------------|------------------------|
| Property Type          | Retail                 |
| Property Subtype       | Free Standing Building |
| Zoning                 | BC                     |
| Lot Size               | 0.33 Acres             |
| APN #                  | 0551 1 21 0001         |
| Lot Frontage           | 130 ft                 |
| Lot Depth              | 101 ft                 |
| Corner Property        | No                     |
| Traffic Count          | 2200                   |
| Traffic Count Street   | Brace Road             |
| Traffic Count Frontage | 130                    |

|           |  |
|-----------|--|
| Amenities | Walk-able Area<br>West Hartford Center<br>Off-Street parking available<br>Renovated firehouse with one-of-a-kind architectural features<br>Brick Façade<br>Natural Light from Windows and Alcove Skylights |
|-----------|--|

|            |     |
|------------|-----|
| Waterfront | No  |
| Power      | Yes |

## PARKING &amp; TRANSPORTATION

|                          |         |
|--------------------------|---------|
| Street Parking           | No      |
| Parking Type             | Surface |
| Parking Ratio            | 3.0     |
| Number of Parking Spaces | 30      |

## UTILITIES &amp; AMENITIES

|                      |     |
|----------------------|-----|
| Handicap Access      | Yes |
| Elevators            | N/A |
| Freight Elevator     | No  |
| Number of Elevators  | 0   |
| Number of Escalators | 0   |



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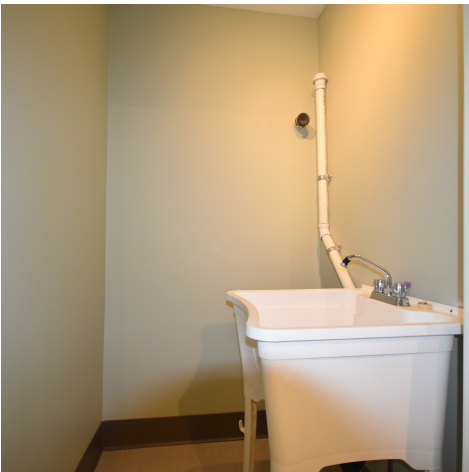
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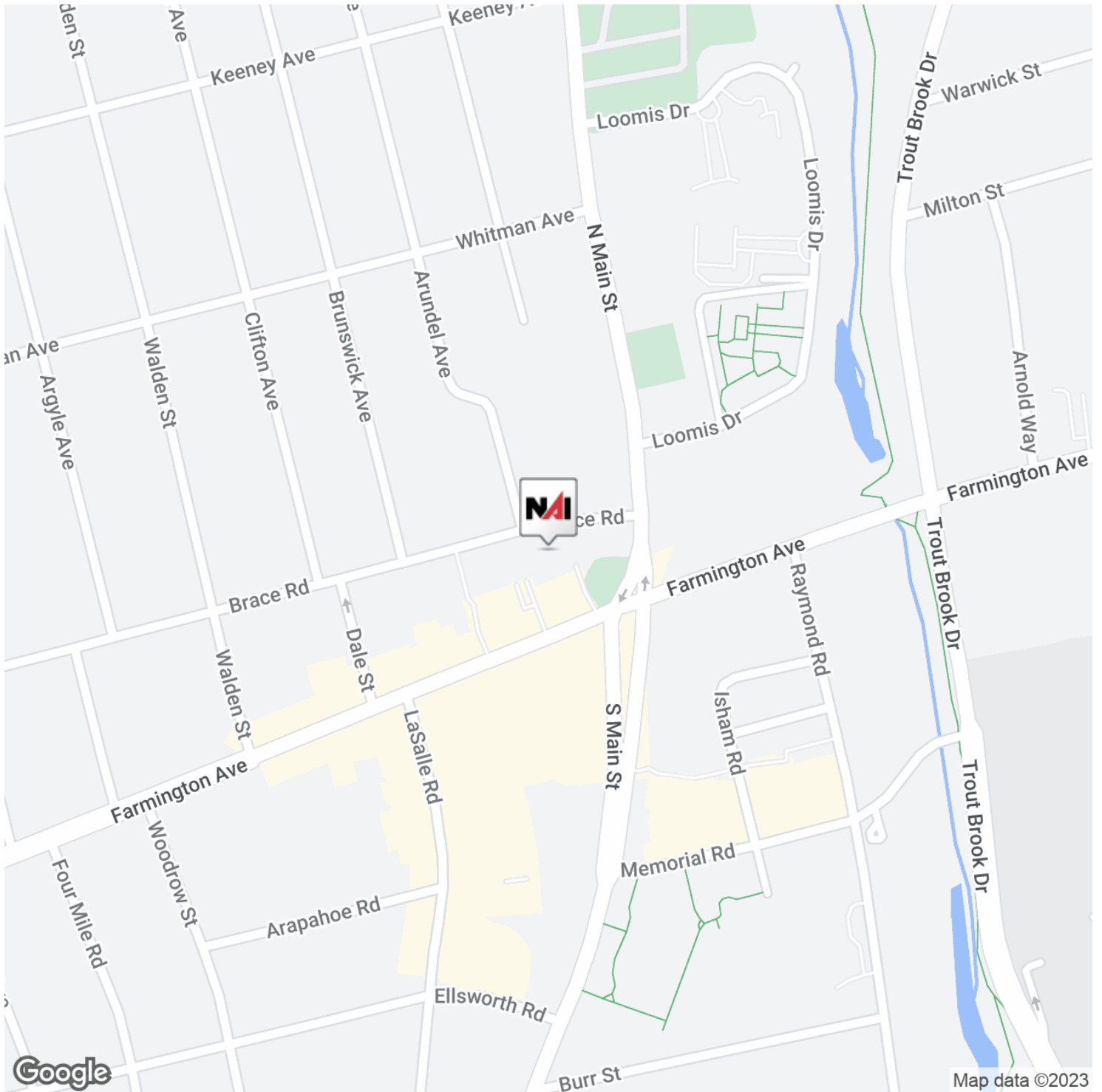
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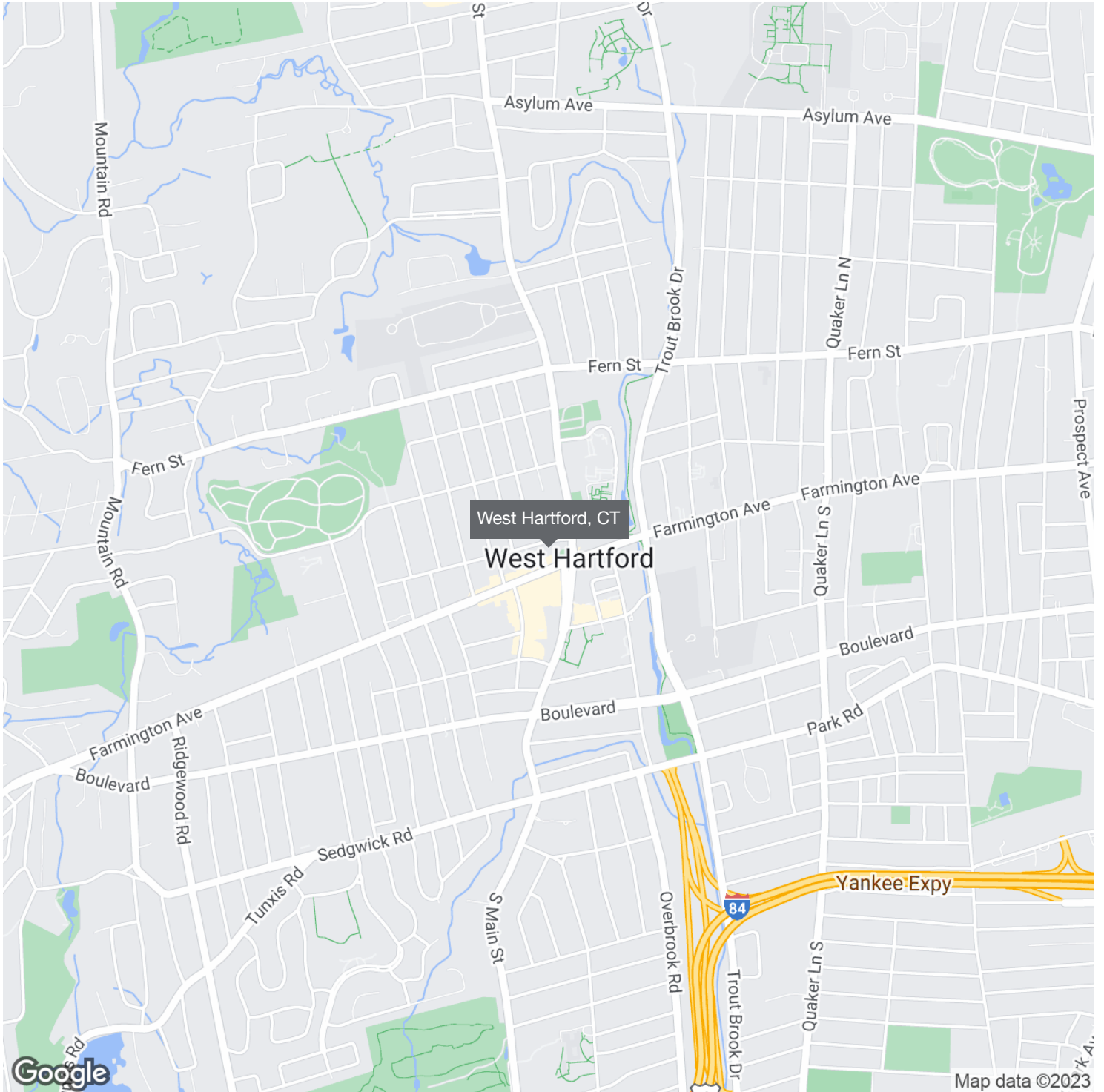
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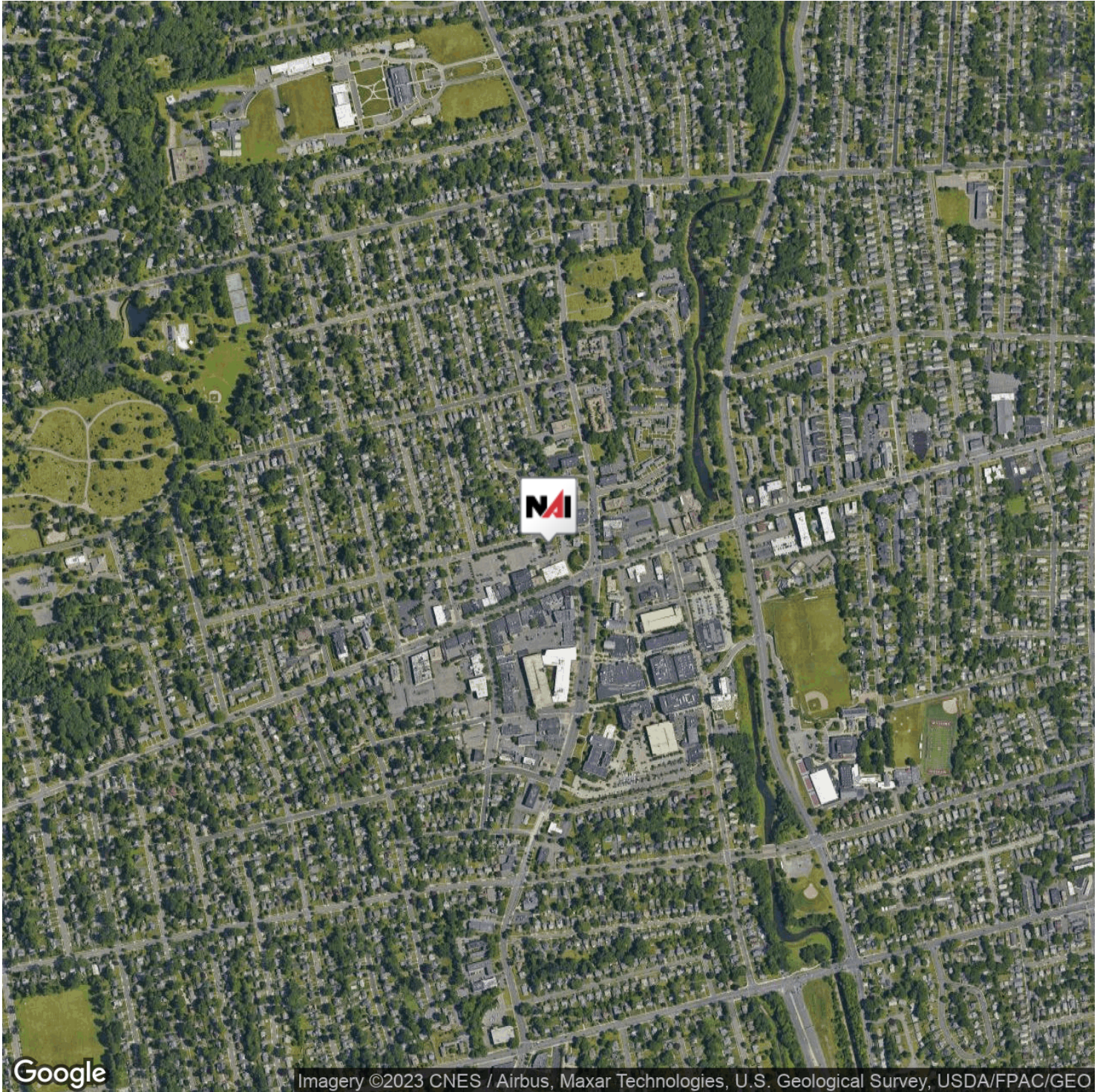
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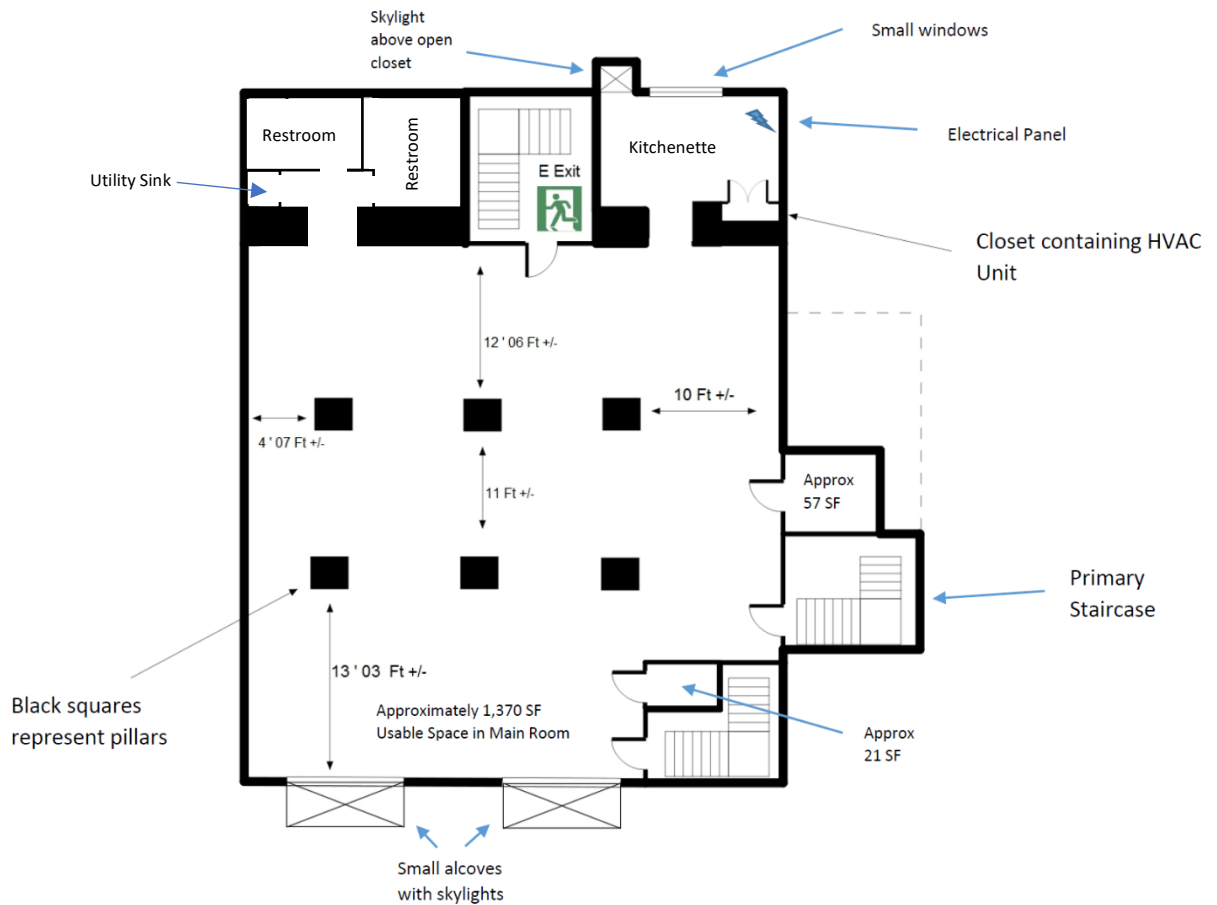
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## Floorplan: 21 Brace Rd, West Hartford, CT

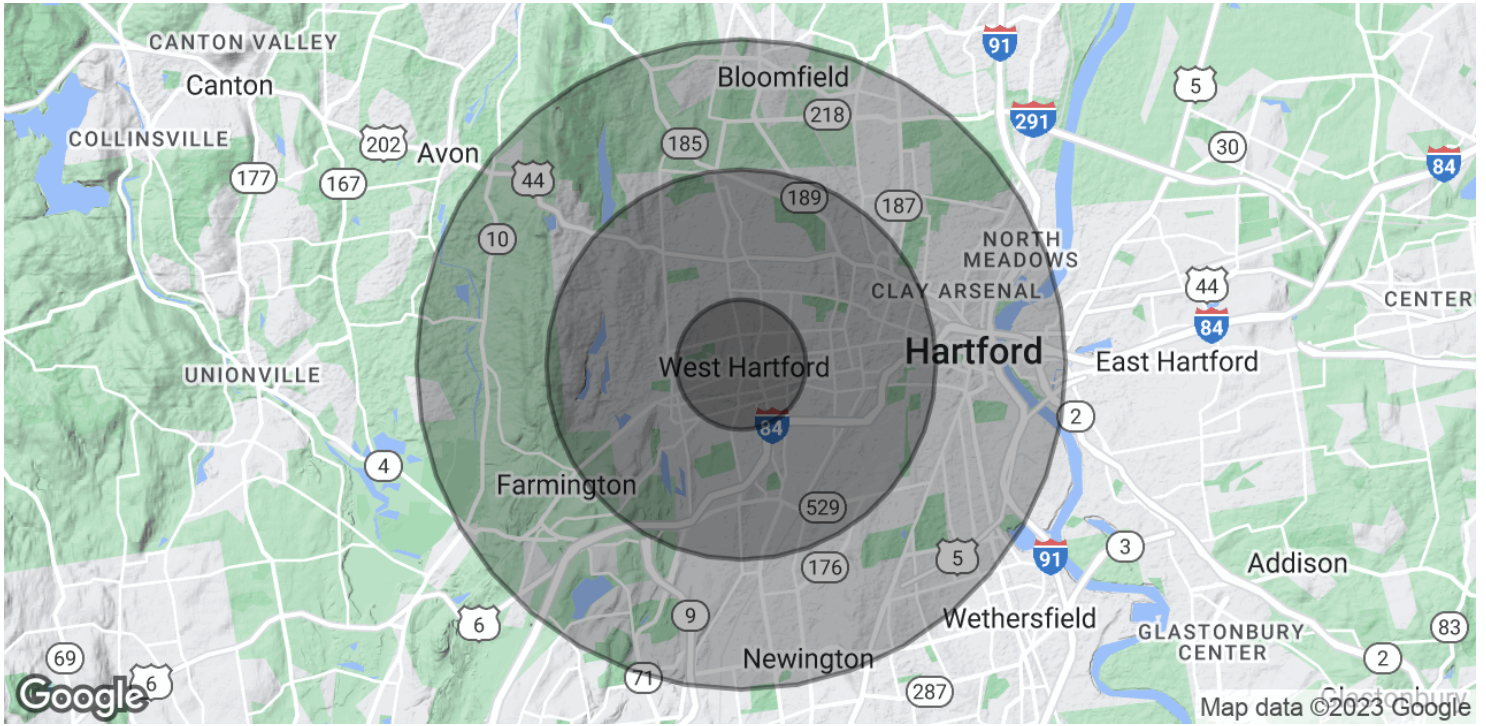
Approximately 1800 Sq Ft



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For Lease

# Retail



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 17,069 | 117,577 | 235,915 |
| Average Age          | 36.9   | 38.6    | 38.8    |
| Average Age (Male)   | 34.8   | 37.2    | 36.7    |
| Average Age (Female) | 39.0   | 40.0    | 40.5    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 7,450     | 51,975    | 103,685   |
| # of Persons per HH | 2.3       | 2.3       | 2.3       |
| Average HH Income   | \$137,370 | \$91,995  | \$82,021  |
| Average House Value | \$333,467 | \$244,170 | \$223,105 |

\* Demographic data derived from 2020 ACS - US Census