



Lease rate  
**\$2,750**  
 per month nnn

## 200 Hartford Turnpike Vernon, CT 06066

**Ideal location just off I-84 with high traffic counts and strong demographics**

200 Hartford Turnpike is a ±6,446 sf retail building with ±1,425 sf available for lease. This space was formerly a Metro PCS store. With its ideal location just off I-84, high traffic counts and strong demographics, this is an ideal space for a small retail owner/user.

### Features

- ±1,425 sf foot retail space for lease
- Excellent visibility directly off I-84 on busy Route 83
- Anchor tenants: D'Angelo and Hair Cattery
- 12' ceiling height
- Prime retail location; former Metro PCS
- Parking ratio is 6/1,000

### Michael Matrone

860 616 4023

michael.matrone@colliers.com

### Nicholas Morizio, CRE, SIOR

860 616 4022

nicholas.morizio@colliers.com

864 Wethersfield Avenue  
 Hartford, CT 06114  
 860 249 6521 Main

[colliers.com/hartford](http://colliers.com/hartford)

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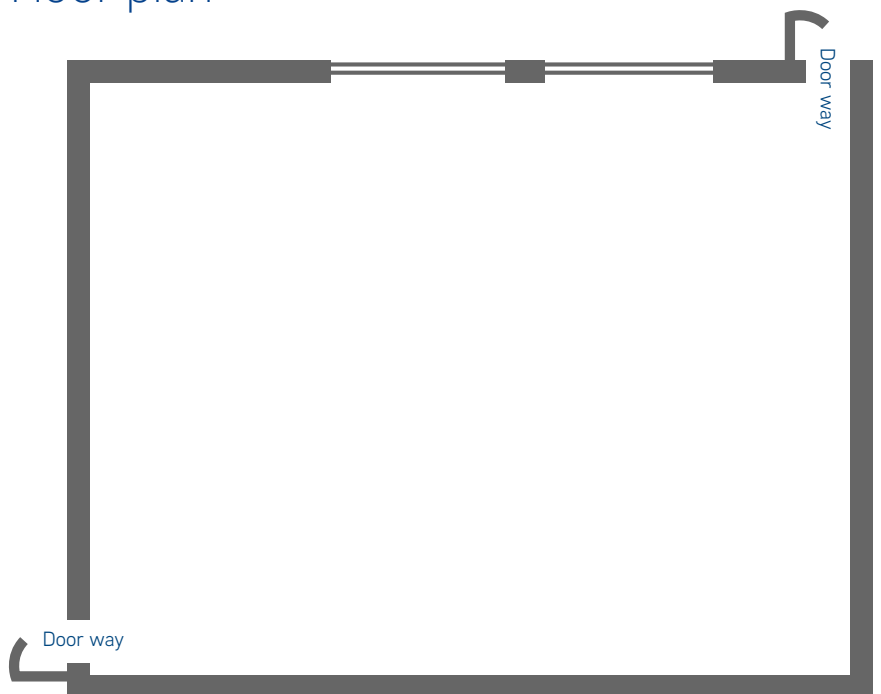
## Demographics

	Pop.	HH	Avg HH \$
1 mile	4,219	1,886	\$100,326
3 miles	48,662	20,498	\$113,716
5 miles	117,308	49,864	\$105,334

## Traffic counts

Hartford Tpke & Talcottville Rd NE	20,682 vpd
Talcottville Rd & Hartford Tpke SW	28,205 vpd
Hartford Turnpike & Kelly Rd NE	12,609 vpd

## Floor plan



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