



Avon, Connecticut

FREESTANDING BUILDING WITH DRIVE-THRU

Highly visible 4,000 sf former bank branch available on busy Rt 44 in Avon.

Convenient access at light provides for easy ingress & egress from both directions on West Main St (Rt 44).

The site is in a well positioned shopping center in the prime retail corridor of the Farmington Valley.

The site also benefits from very strong demographics and high vehicle counts.

Location 205 W Main St (Rt 44), Avon

Size 4,000 sf

Area Retail Walmart, Big Y, Stop & Shop, The Fresh Market, Michaels, Marshalls, Home Goods, Petco, Staples, Best Buy, Gap, EMS, Victoria's Secret

Lease Rate Call for details

Traffic Counts 24,800 +/- cars per day on Rt 44 / Rt 202 (W Main St)

Demographics	1 mile	3 miles	5 miles	7 miles
Population	2,891	21,740	54,603	123,652
Households	1,286	8,371	21,630	48,898
Avg. HH Income	\$112,980	\$146,167	\$144,848	\$136,252
Daytime Pop.	6,074	23,068	57,963	123,673

Contact

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SIMSBURY COMMONS
 Stop & Shop HomeGoods
 BOBS STORES
 BED BATH & BEYOND
 Home Depot

AVON MARKETPLACE
 VICTORIA'S SECRET
 ULTA
 ORVIS
 ENE

CVS

Sovereign Bank
 BERTUCCIS
 WebsterBank

Pier 1 Imports
 RITE AID
 COST

BEST BUY

Walmart
 McDonald's

SUBWAY
 DUNKIN' DONUTS

STAPLES
PETCO

Simsbury Bank

Freemantle's

167

W Avon Rd

W Main St

Busty Hill Rd
167

167

Albany Tpke

W Main St

44
202

SITE

Bank of America

FIRST NIAGARA

LOWN FAIR TYRE

TD Bank

Walmart

FIVE GUYS
 BURGERS and FRIES

Biggys

Michaels

Marshalls

FARMINGTON BANK