



VILLAGE CENTER



# AVON VILLAGE CENTER *Video*



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# About AVON

Its name comes from the Avon River in England, the pristine acreage an assemblage under a land grant from the King himself. Presenting a generational opportunity, twenty plus years in the making to create a real and authentic live, work, shop and play mixed-use environment of 1.2 million square feet at the epicenter of the #1 place to live in the Capital Region of CT by Hartford Magazine- the Town of Avon.

Avon Village Center is uniquely positioned- front and center on Route 44, the gateway town to the Farmington Valley with Central Connecticut's most prosperous and highly educated demographic profile. It's said that Avon's past is present curating a unique "Community" by knitting together local artists at the Farmington Valley Arts Center with boutique Main Street retail and accentuating place-making the Farmington Valley Greenway and Nod Brook that meander throughout the exceptional acreage. Avon Village Center is meticulously designed to be that authentic destination, where inspired experiences are the norm not the exception. Avon Village Center will feature a mix of innovative first to market retail, farm to table restaurants and a diverse assortment of residential housing integrated into a development like no other in the Farmington Valley

# LOCATION

Avon Village Center is located on Ensign Drive in Avon, Connecticut, a town 10 miles west of Hartford. With roughly 875 businesses in operation, Avon has a vibrant commercial corridor, the heart of which runs east to west along Route 44 (West Main Street). Avon is home to several major industry headquarters: Old Castle, Coupons, Inc., Ironwood Capital Management, Magellan Health, RR Donnelly Inc, and Relexite Film Fibers Inc.

AVC is readily accessible, with Route 44 providing access from east to west and Route 10 providing access to the north and south. Avon is located about 10 miles west of Hartford and the I-91 and I-84 interchange.



Danbury

Hartford



**AVON**  
**TOWN CENTER**

Avon

Hartford

West Hartford

Bristol

New Britain

Waterbury

Meriden

INTERSTATE  
91

New Haven

INTERSTATE  
95

West Haven

Bridgeport



Avon Village Center is strategically located on the **PRIME RETAIL STRIP** in not only Avon, but the surrounding markets. Because West Main Street (Route 44) is so densely populated with strip centers, lifestyle centers, power centers and freestanding grocers, it attracts a **WIDE BASE OF CONSUMERS** from all over the area.

mons  
Goods  
Jill's & BAR  
DB'S  
RES  
yCity  
RE PARTY FOR LESS

**Avon Marketplace**

Bertucci's ITALIAN RESTAURANT  
LENSCRAFTERS You'll see. We're better.  
STARBUCKS COFFEE  
YANKEE CANDLE  
CVS pharmacy  
EASTERN MOUNTAIN SPORTS  
VICTORIA'S SECRET  
ORVIS SPORTING TRADESHOWS  
GAP  
ULTRA BEAUTY  
verizon wireless



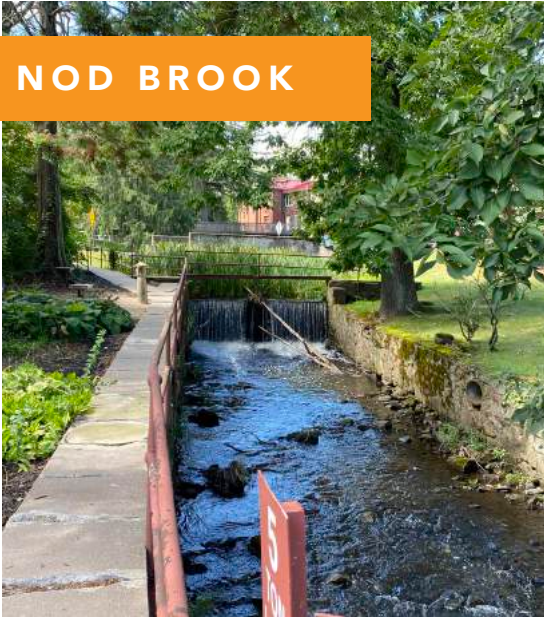
**Avon Town Center**

**Walmart Plaza**

FIVE GUYS BURGERS and FRIES  
Walmart Save money. Live better.  
Big Y

# Trade MAP

# 2020 DEMOGRAPHICS



**NOD BROOK**

LAT/LON	GLA	PARKING
41.8180/-72.8356	53,432 SF	314

TRAFFIC COUNT	CARS/DAY
Route 44	32,400
Route 10	24,800

2020 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Estimated Population	2,570	19,827	62,003
Estimated Average HH Income	\$144,355	\$182,522	\$107,227



**FARMINGTON VALLEY ARTS CENTER**



*Avon Village Center*



# SITE PLAN



Avon Village Center



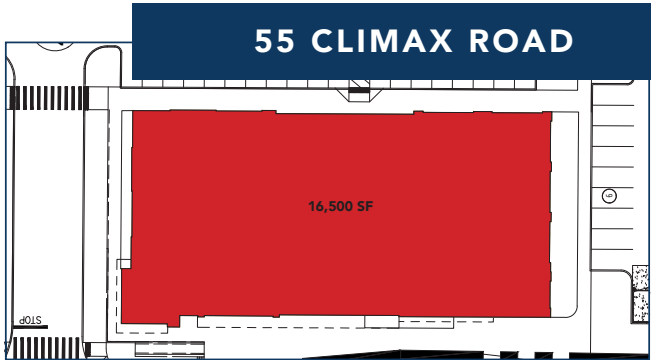
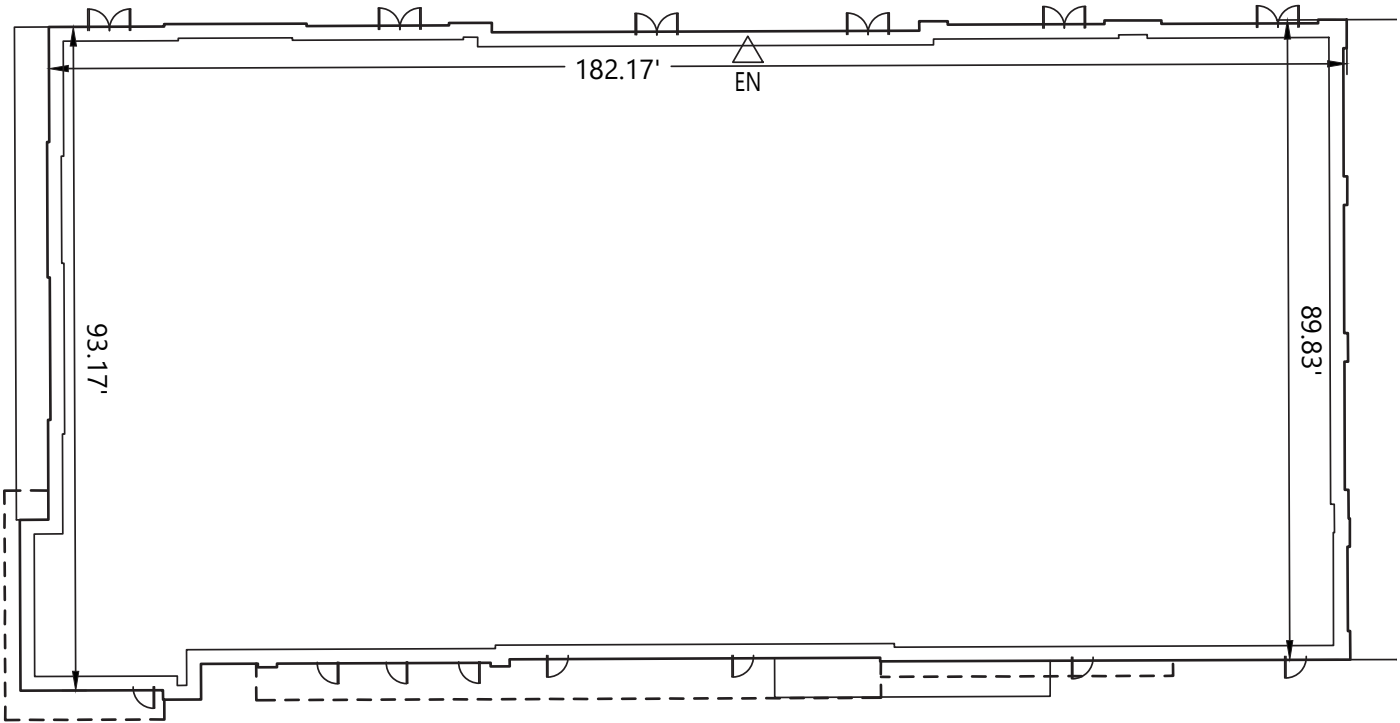
55 *Climax Road*



RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO BE CHANGED.

55 Climax Road

# 55 CLIMAX ROAD



*Avon Village Center*

# 55 CLIMAX ROAD



**16,500 SF | 182'-2" x 93'-2"**

## **FEATURES:**

HIGH CEILINGS

FLOOR TO CEILING WINDOWS

OPEN SPACE WITH LITTLE TO NO BEAMS

**FREE PARKING** FOR EMPLOYEES AND PATRONS



*Avon Village Center*



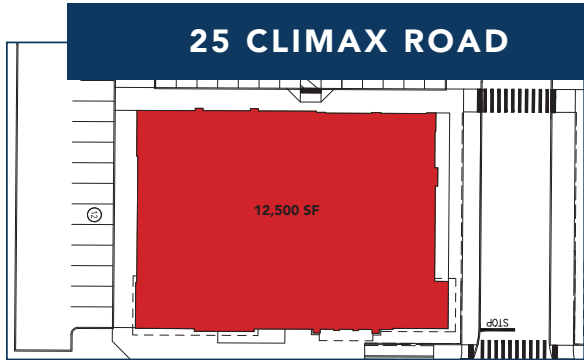
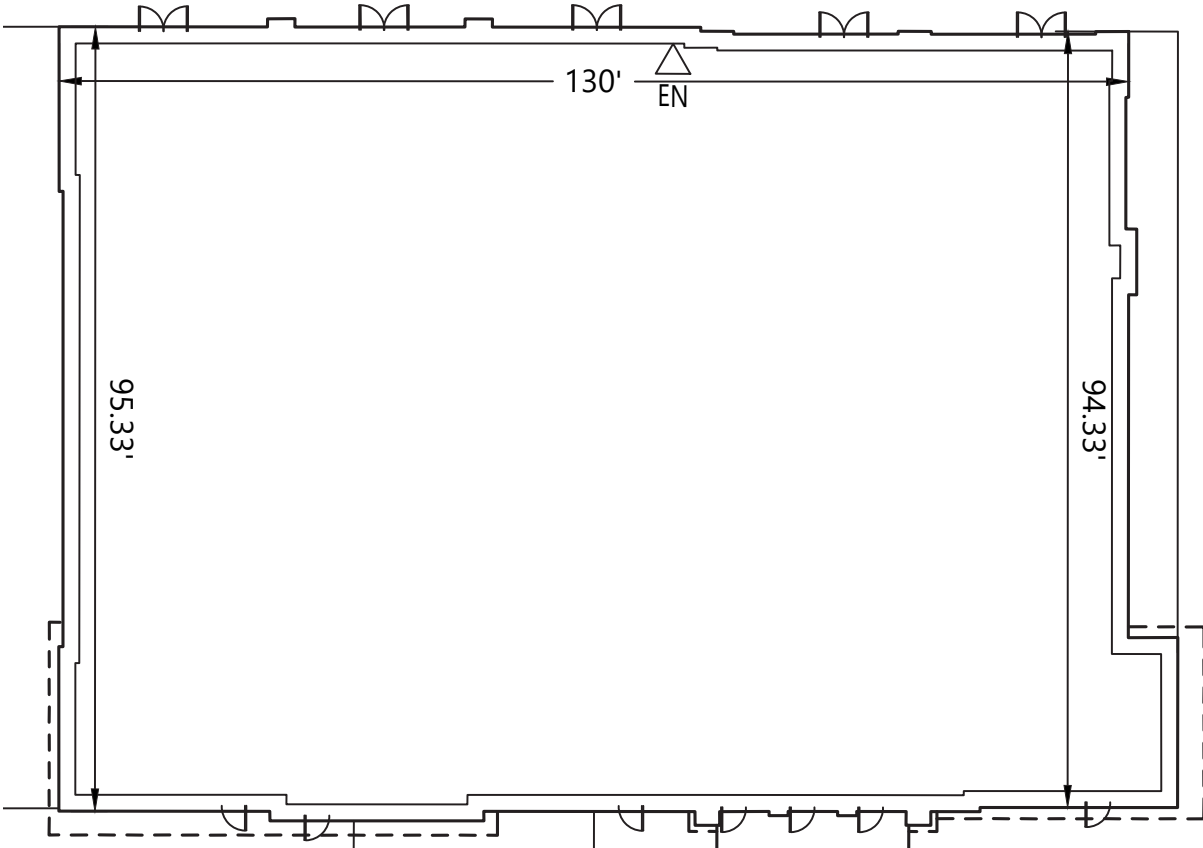
25 Climax Road



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25 Climax Road

# 25 CLIMAX ROAD



*Avon Village Center*



# 25 CLIMAX ROAD



**12,500 SF | 130' x 95'-4"**

## **FEATURES:**

HIGH CEILINGS

FLOOR TO CEILING WINDOWS

OPEN SPACE WITH LITTLE TO NO BEAMS

**FREE PARKING** FOR EMPLOYEES AND PATRONS



*Avon Village Center*

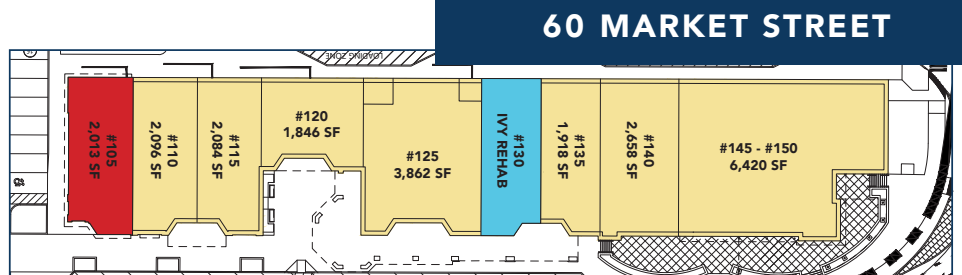
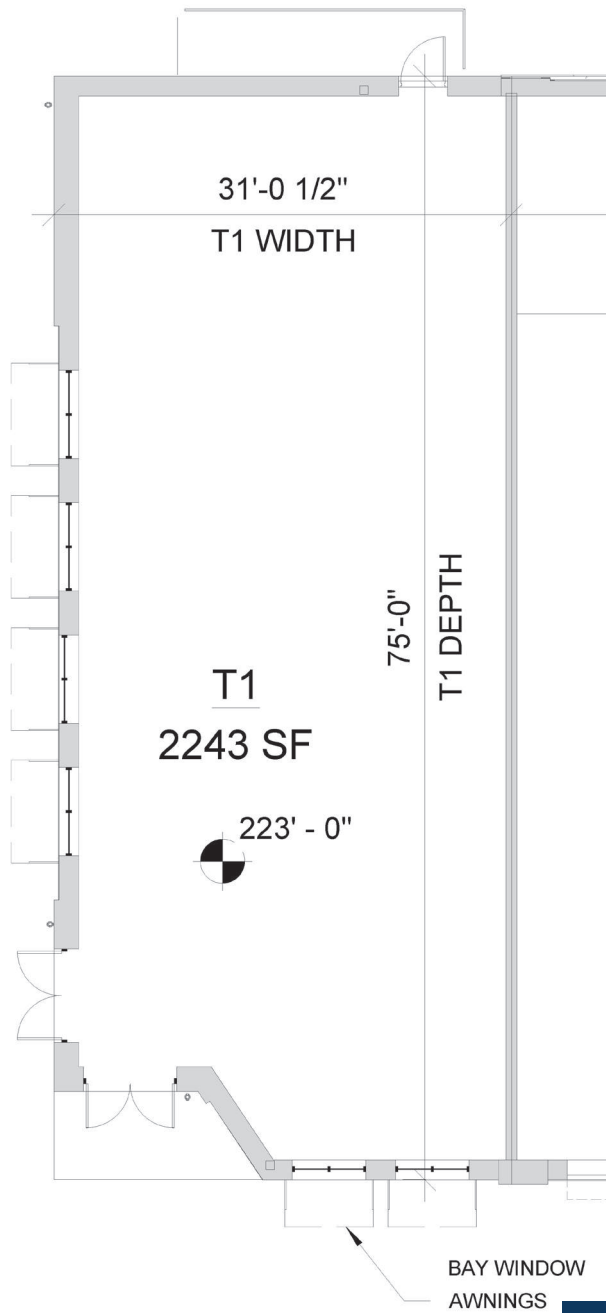


60 Market Street



RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO BE CHANGED.

60 Market Street



Avon Village Center



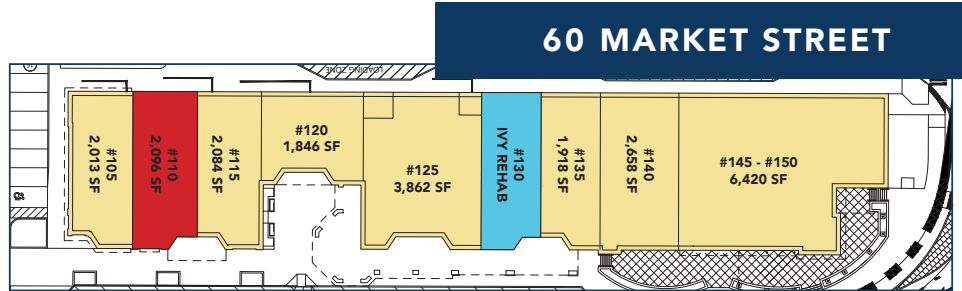
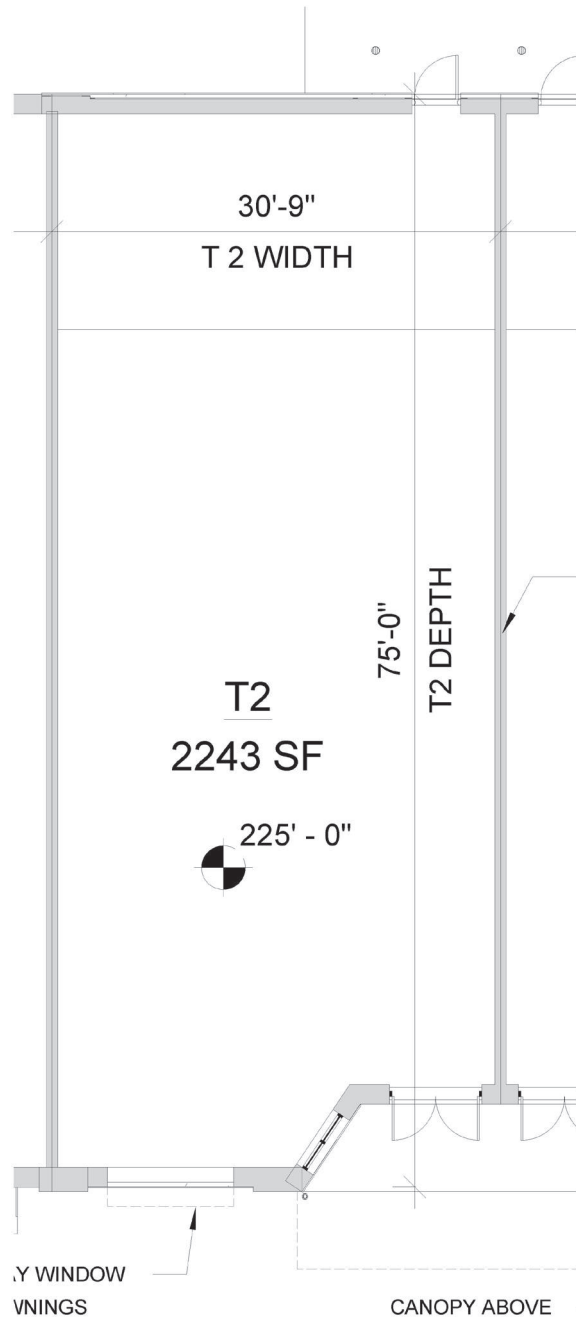
**2,243 SF | 31' x 75'**

## **FEATURES:**

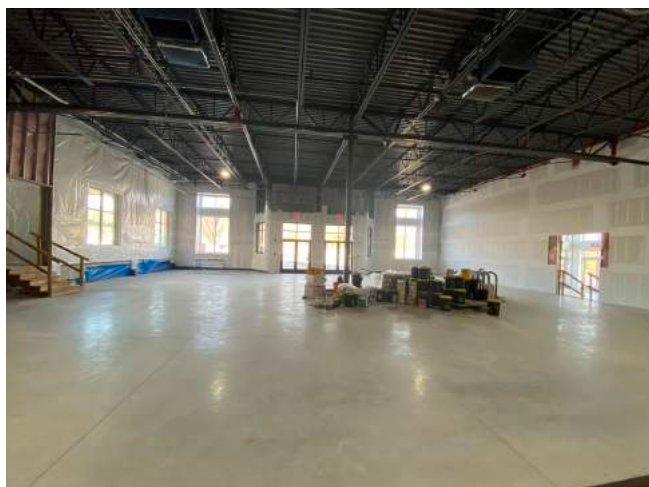
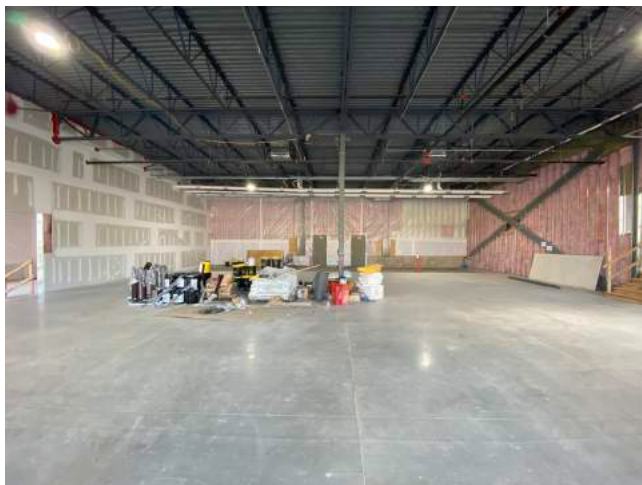
- HIGH CEILINGS
- FLOOR TO CEILING WINDOWS
- OPEN SPACE WITH LITTLE TO NO BEAMS
- PRIVATE PATIO SPACE
- FREE PARKING FOR EMPLOYEES AND PATRONS**



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**2,243 SF | 30'-9" x 75'**

## FEATURES:

HIGH CEILINGS

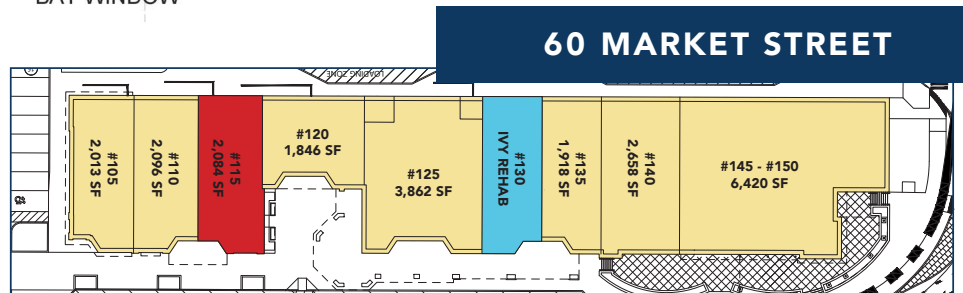
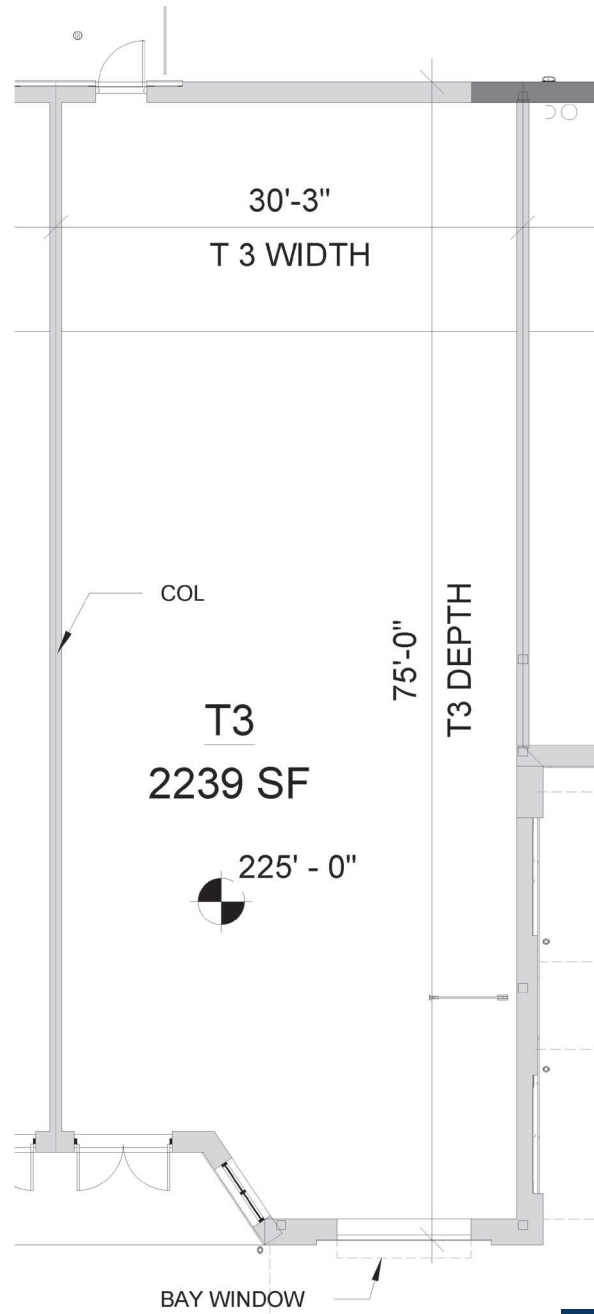
FLOOR TO CEILING WINDOWS

OPEN SPACE WITH LITTLE TO NO BEAMS

**FREE PARKING** FOR EMPLOYEES AND PATRONS



*Avon Village Center*



Avon Village Center





**2,239 SF | 30'-3" x 75'**

## FEATURES:

HIGH CEILINGS

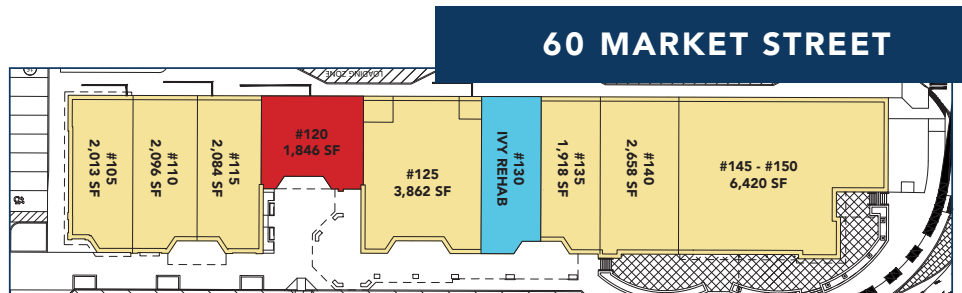
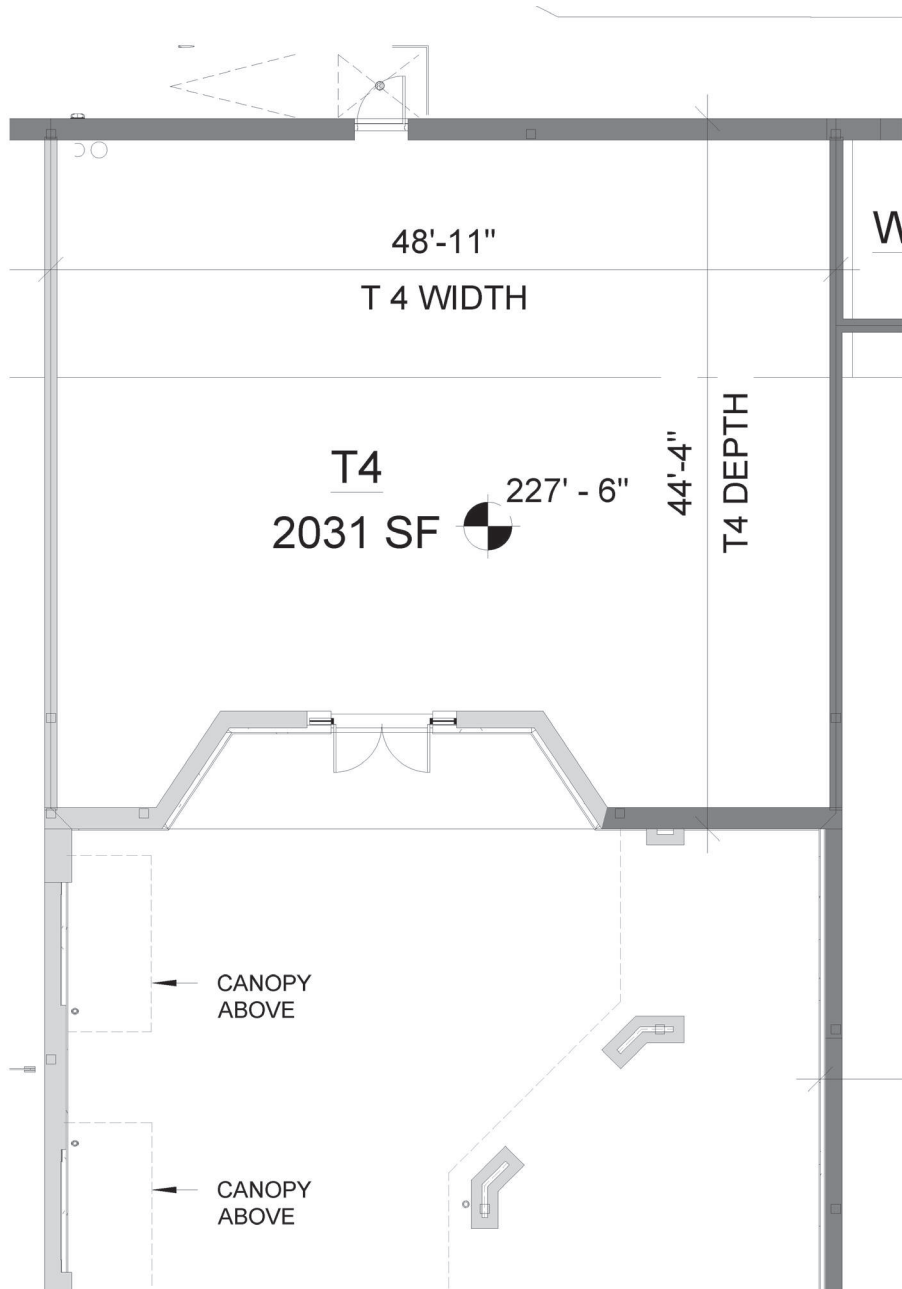
FLOOR TO CEILING WINDOWS

OPEN SPACE WITH LITTLE TO NO BEAMS

**FREE PARKING** FOR EMPLOYEES AND PATRONS



*Avon Village Center*



Avon Village Center



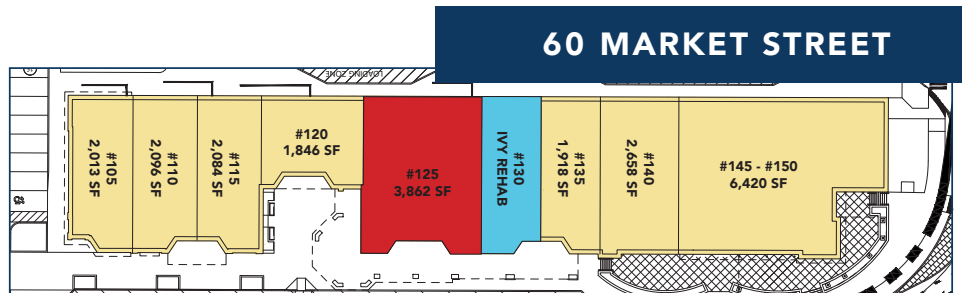
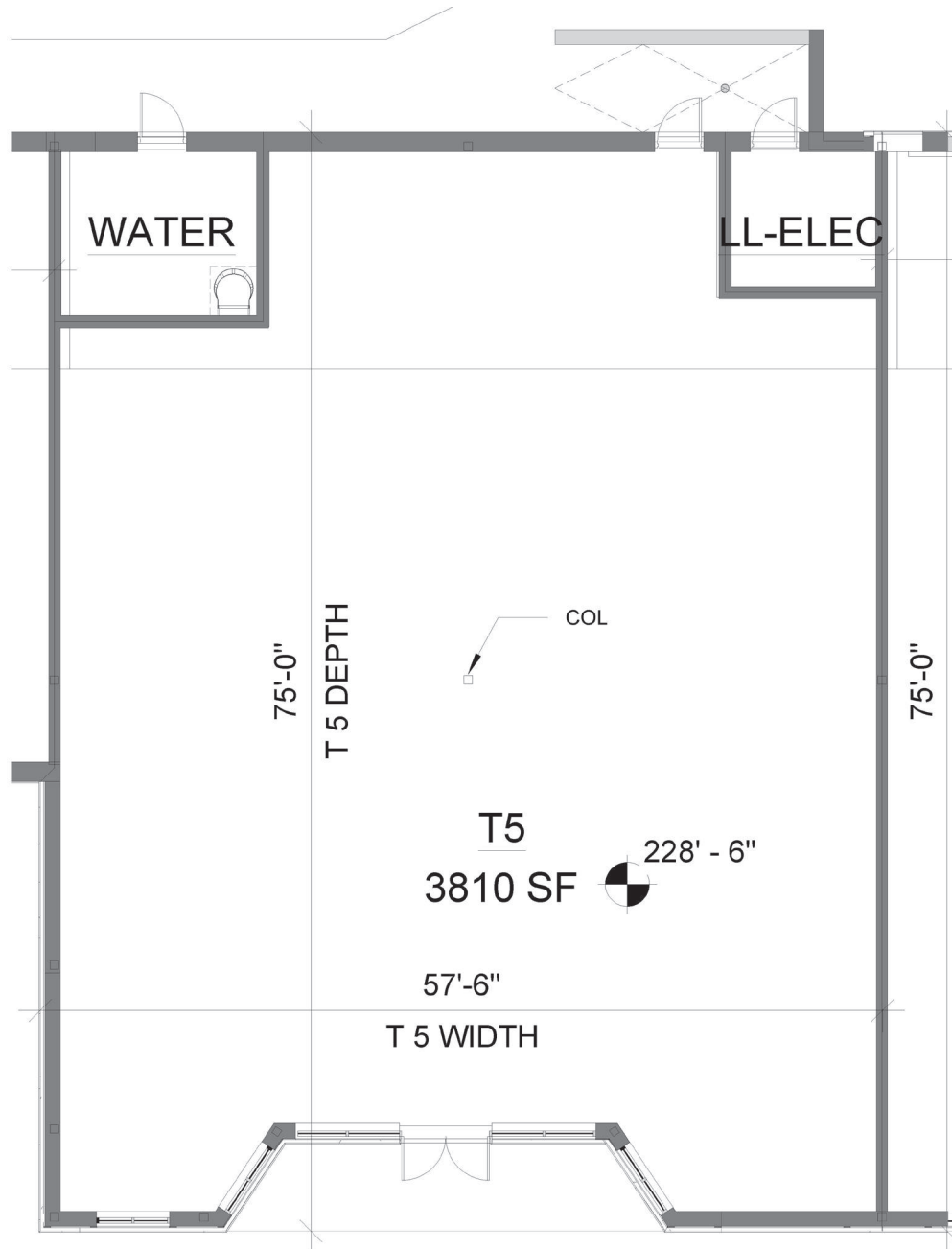
**2,031 SF | 48'-11" x 44'-4"**

## **FEATURES:**

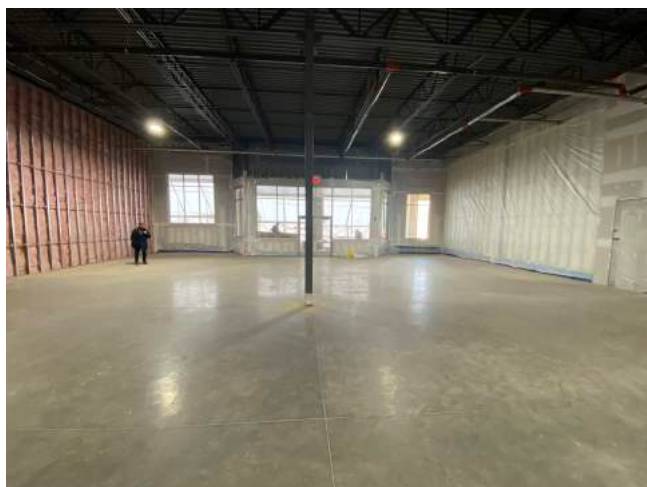
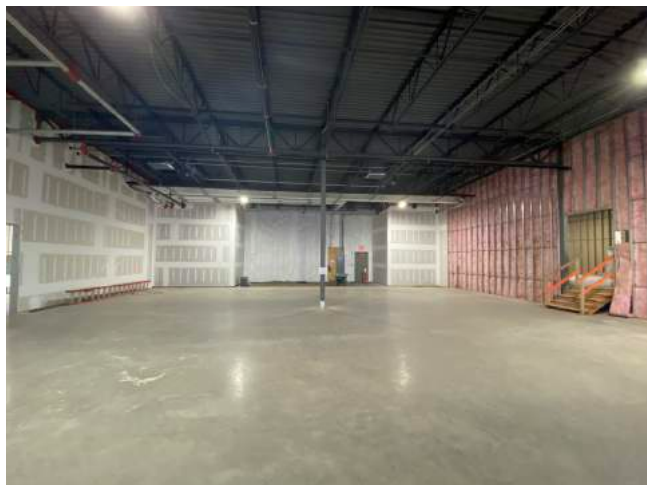
- HIGH CEILINGS
- FLOOR TO CEILING WINDOWS
- OPEN SPACE WITH LITTLE TO NO BEAMS
- SHARED PATIO WITH #125
- FREE PARKING FOR EMPLOYEES AND PATRONS**



*Avon Village Center*



Avon Village Center



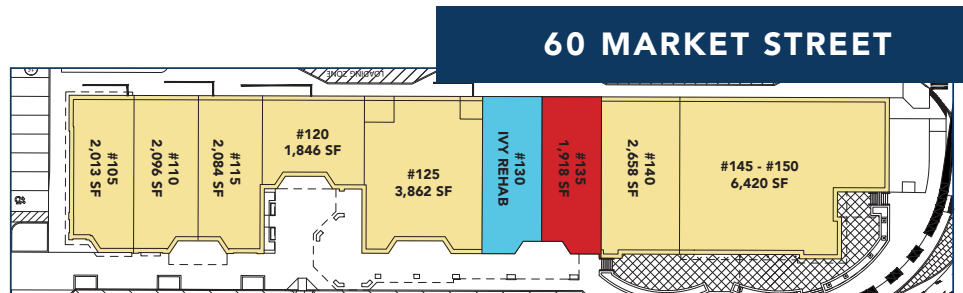
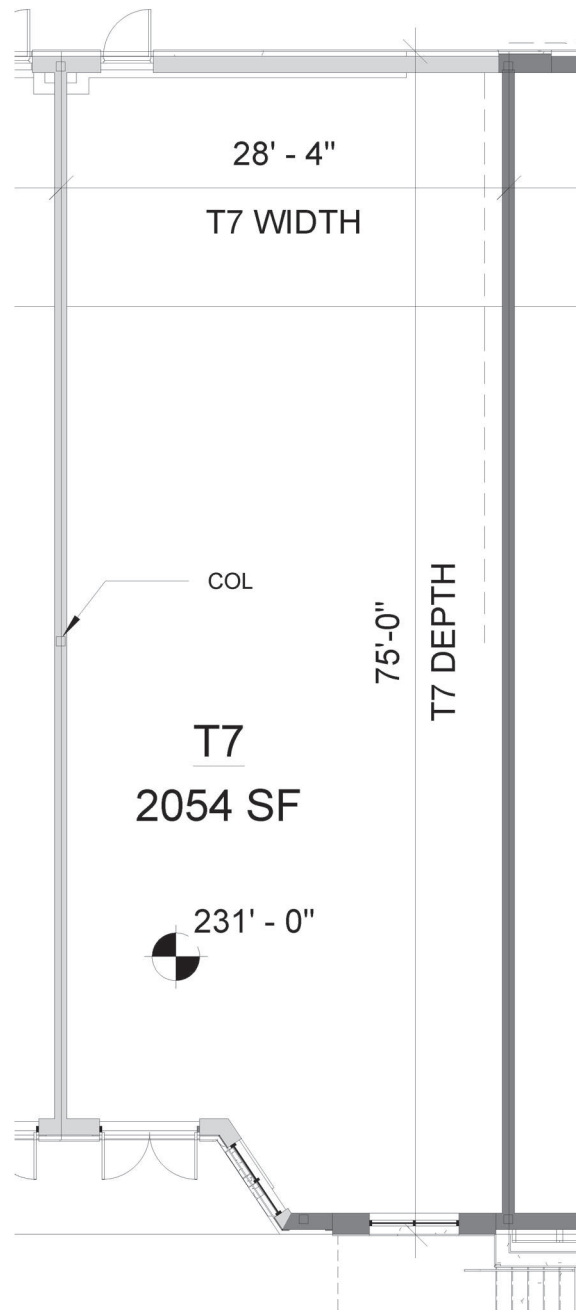
**3,810 SF | 57'-6" x 75'**

## FEATURES:

- HIGH CEILINGS
- FLOOR TO CEILING WINDOWS
- OPEN SPACE WITH LITTLE TO NO BEAMS
- SHARED PATIO WITH #120
- FREE PARKING FOR EMPLOYEES AND PATRONS**



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Avon Village Center



**2,054 SF | 28'-4" x 75'**

## **FEATURES:**

HIGH CEILINGS

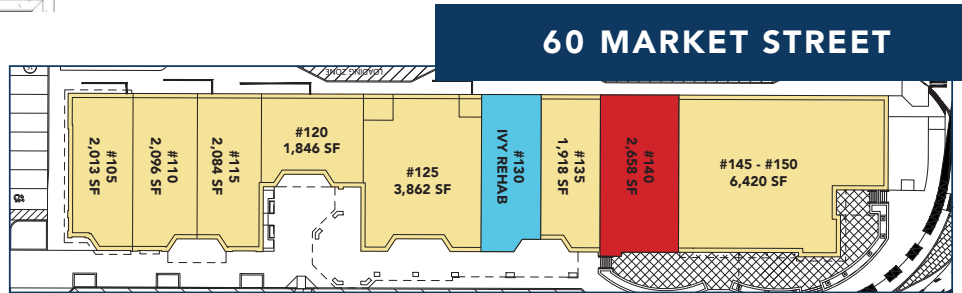
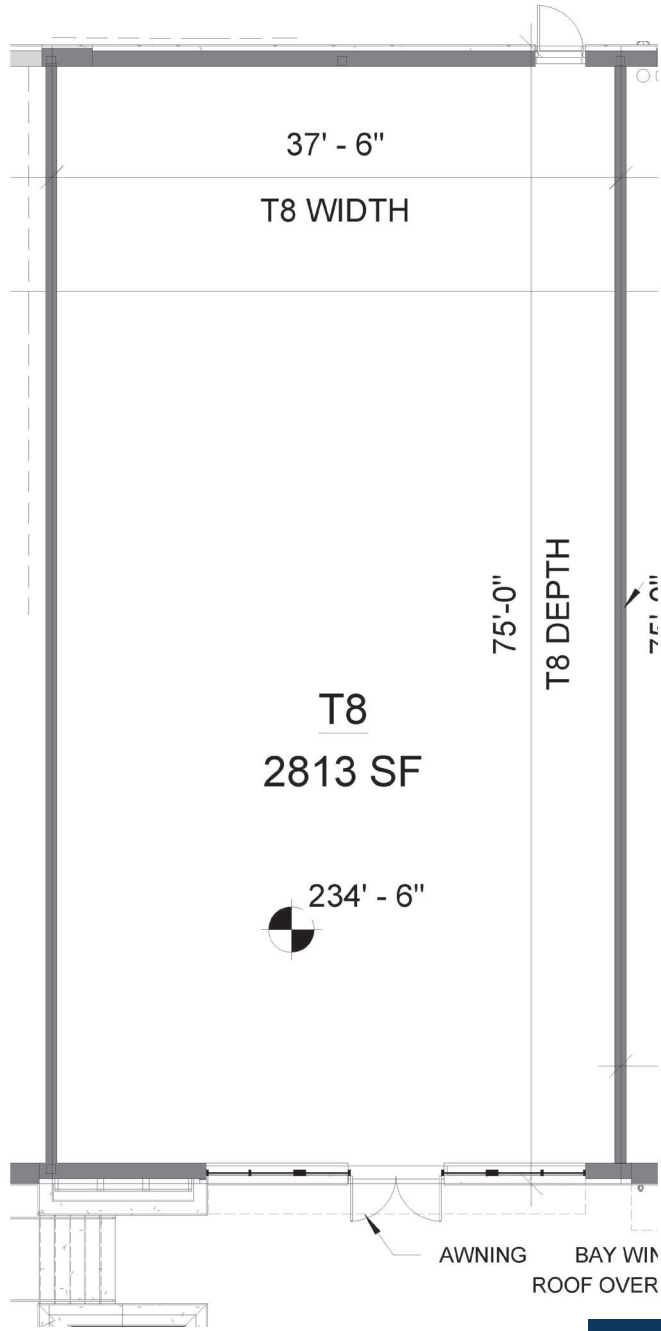
FLOOR TO CEILING WINDOWS

OPEN SPACE WITH LITTLE TO NO BEAMS

**FREE PARKING** FOR EMPLOYEES AND PATRONS

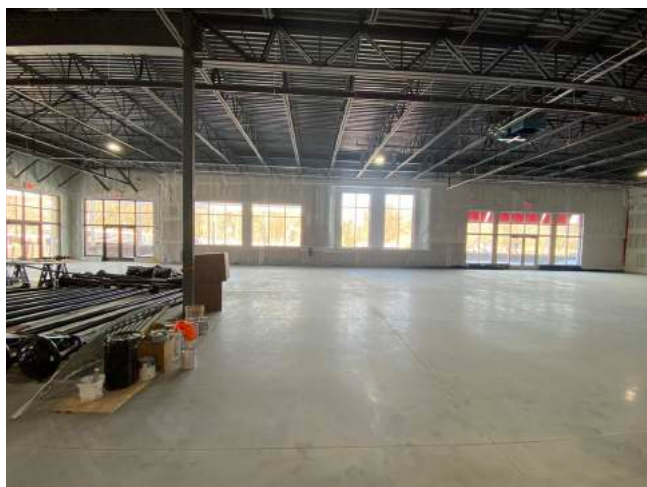
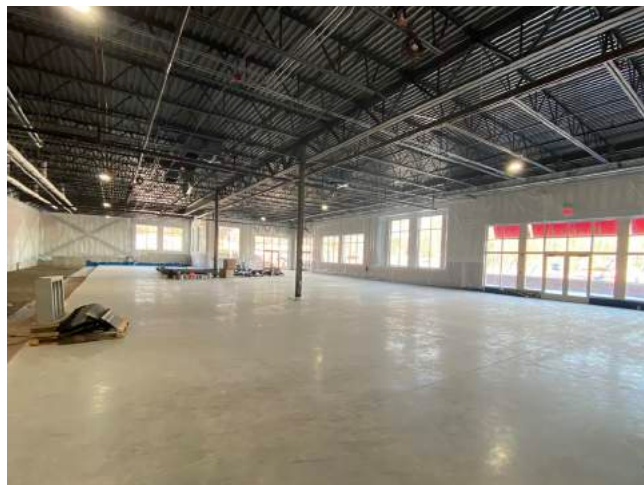


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**2,813 SF | 37'-6" x 75'**

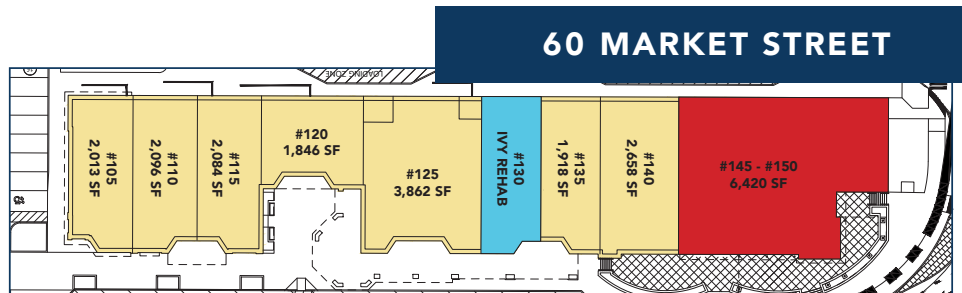
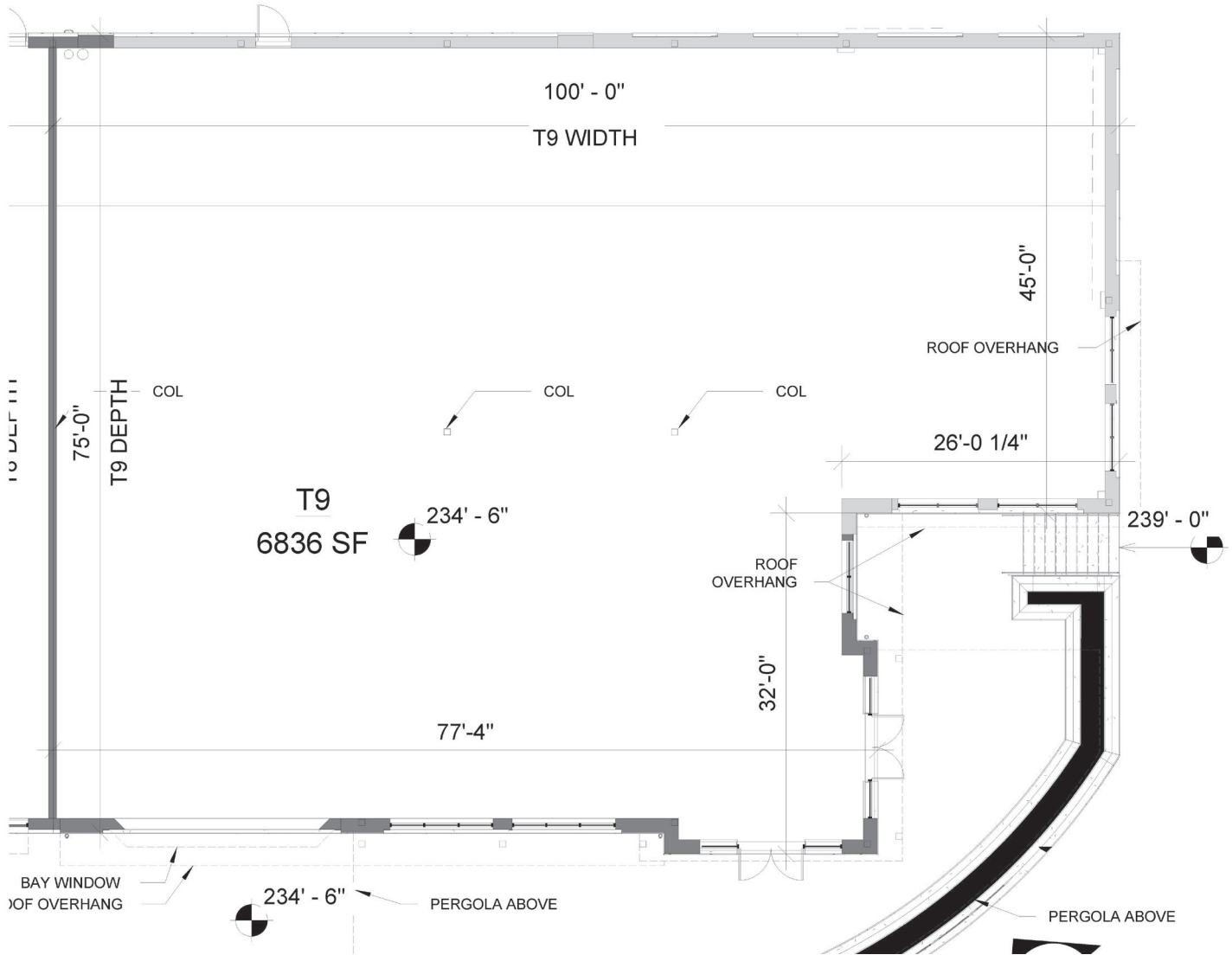
## FEATURES:

- HIGH CEILINGS
- FLOOR TO CEILING WINDOWS
- OPEN SPACE WITH LITTLE TO NO BEAMS
- SHARED PATIO WITH #145-#150
- FREE PARKING** FOR EMPLOYEES AND PATRONS



*Avon Village Center*

# 60 MARKET STREET #145-#150



Avon Village Center

# 60 MARKET STREET #145-#150



**6,836 SF | 100' x 75'**

## **FEATURES:**

- HIGH CEILINGS
- FLOOR TO CEILING WINDOWS
- OPEN SPACE WITH LITTLE TO NO BEAMS
- SHARED PATIO WITH #140
- FREE PARKING FOR EMPLOYEES AND PATRONS**



*Avon Village Center*

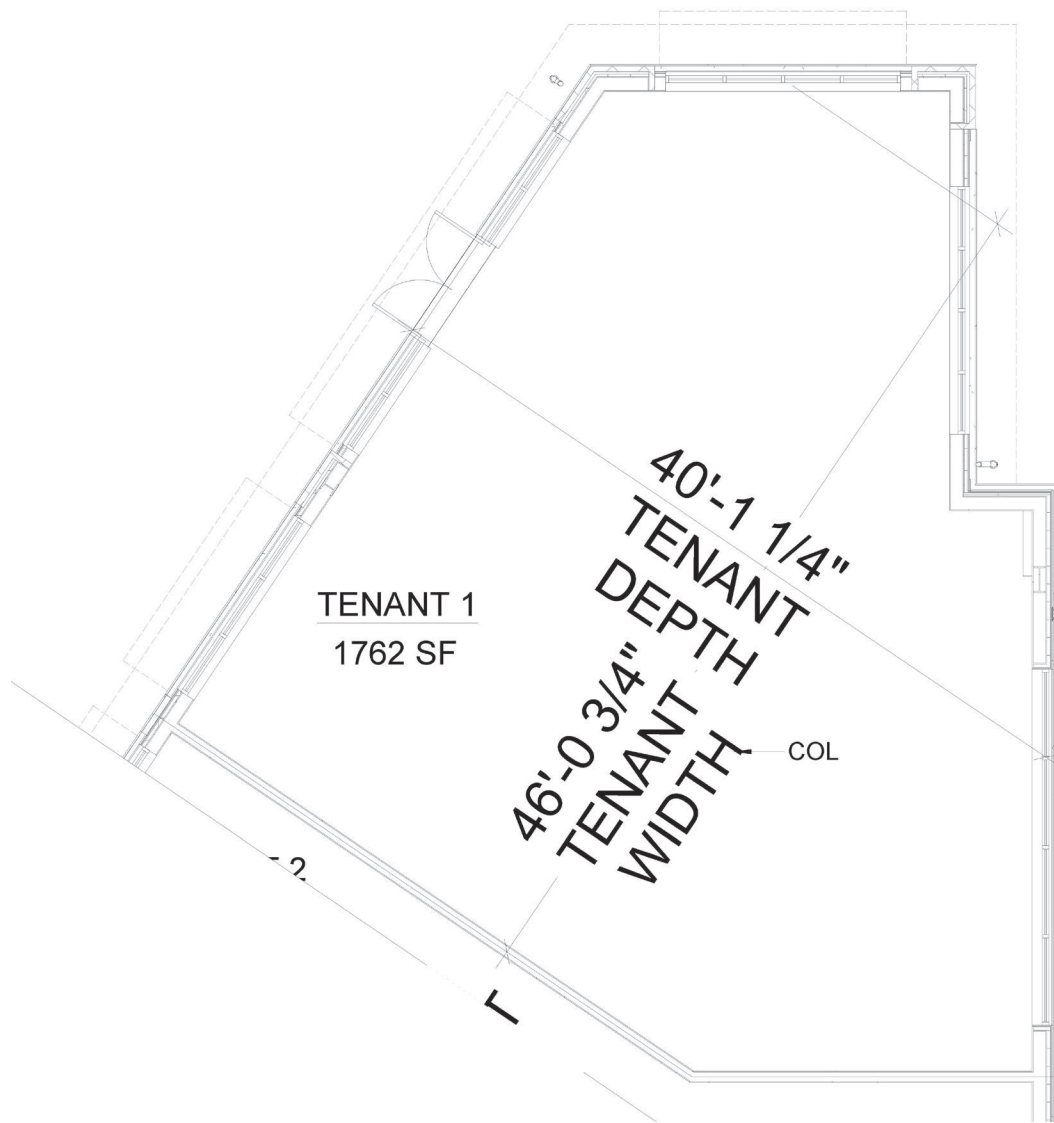


30 Market Street

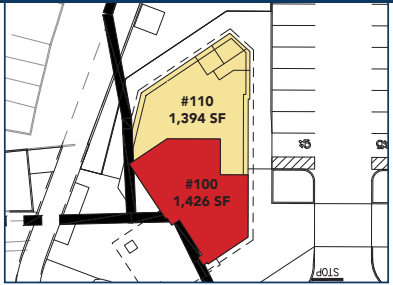


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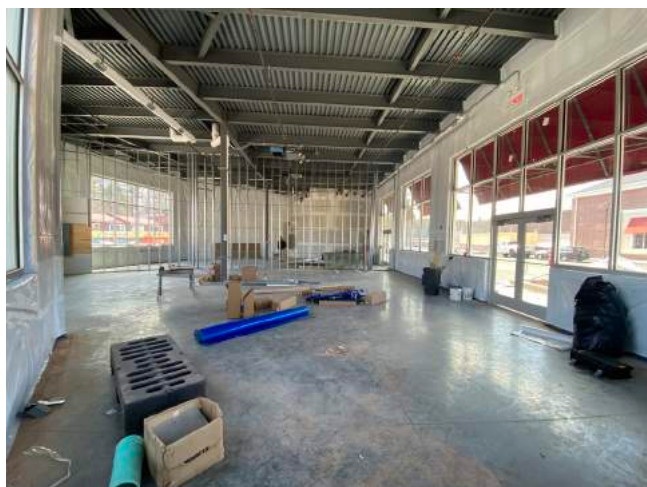
30 Market Street



## 30 MARKET STREET



*Avon Village Center*



**1,762 SF | 46' x 40'-1"**

## **FEATURES:**

HIGH CEILINGS

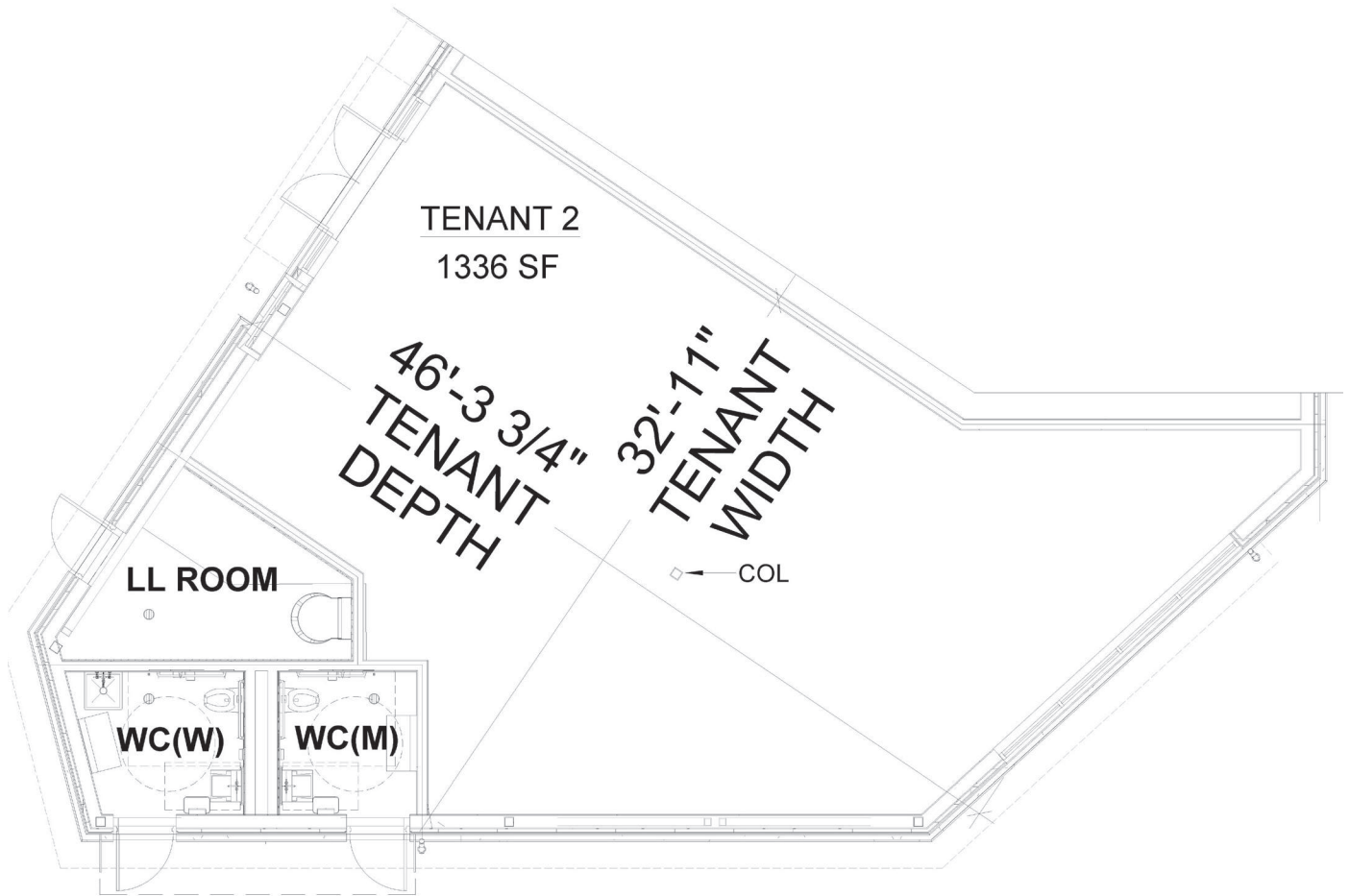
FLOOR TO CEILING WINDOWS

OPEN SPACE WITH LITTLE TO NO BEAMS

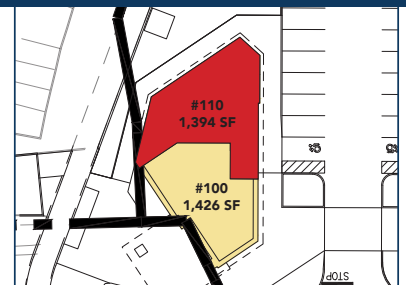
**FREE PARKING** FOR EMPLOYEES AND PATRONS



*Avon Village Center*

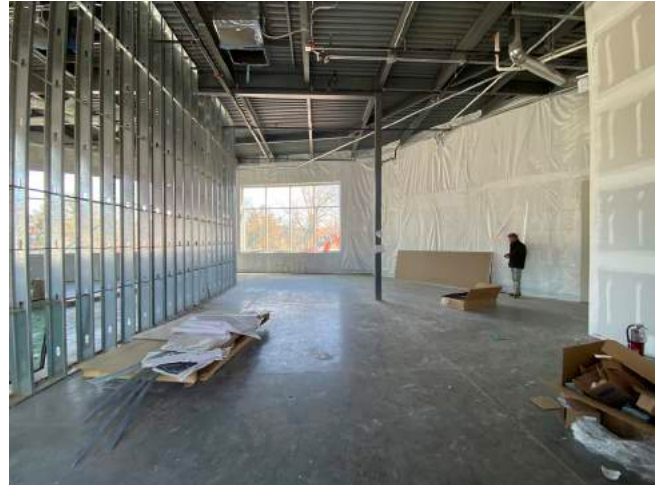


## 30 MARKET STREET



Avon Village Center





**1,336 SF | 32'-11" x 46'-3"**

## **FEATURES:**

HIGH CEILINGS

FLOOR TO CEILING WINDOWS

OPEN SPACE WITH LITTLE TO NO BEAMS

**FREE PARKING** FOR EMPLOYEES AND PATRONS



*Avon Village Center*

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