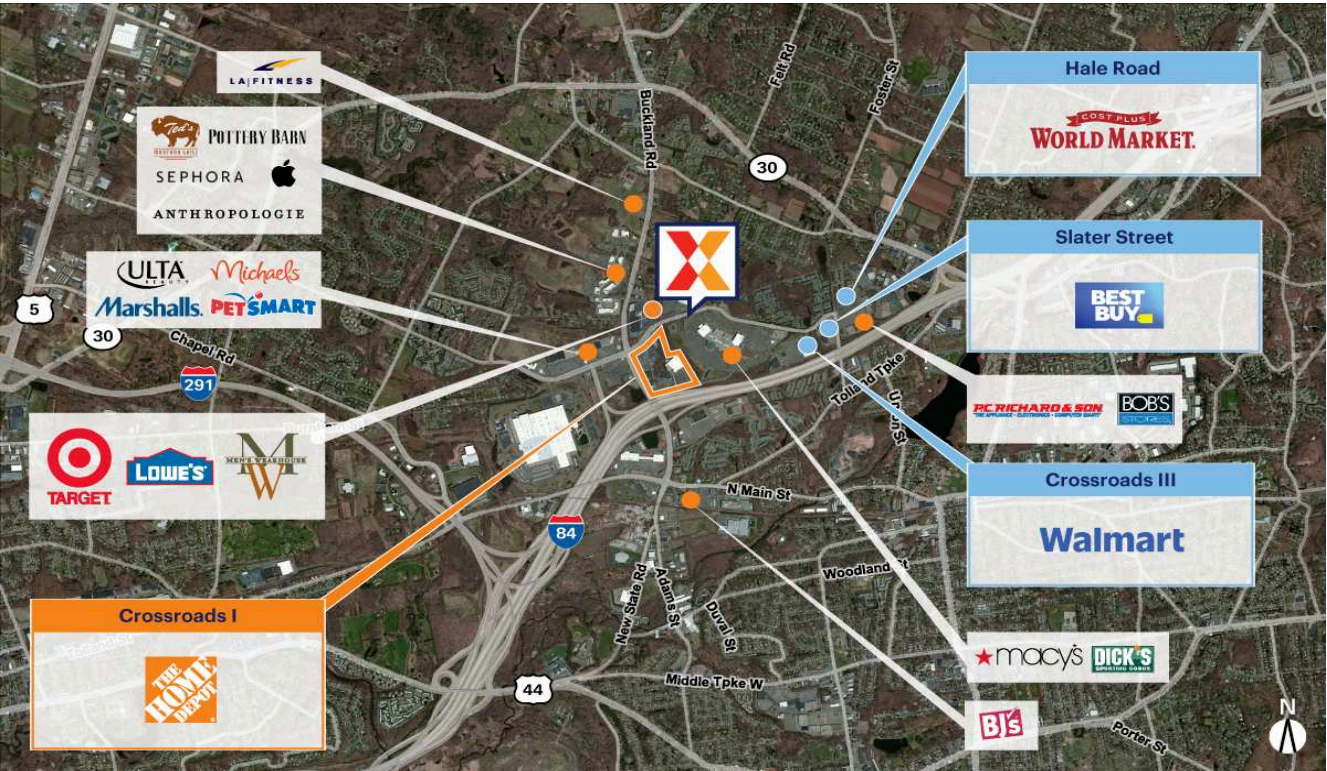


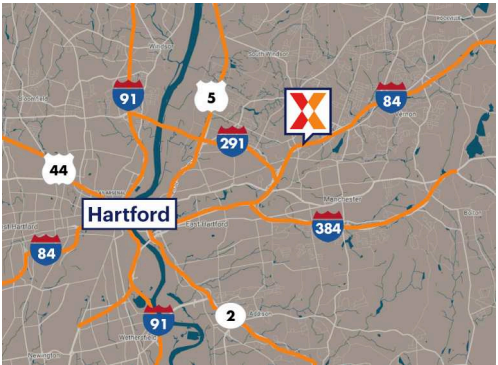
Crossroads I

Hartford-West Hartford-East Hartford, CT

41.8044, -72.5512
49 Pavilions Drive | Manchester, CT 06042-8755



Center Size: 312,908 SF



Demographics	1 Mile	3 Mile	5 Mile
Population	6,255	67,216	132,926
Households	2,908	28,196	53,976
Income	\$115,256	\$104,780	\$113,263

Anchored by the Home Depot with other retailers including The Edge Fitness & Town Fair Tire

Adjacent to the 1.1M Sq Ft Shoppes at Buckland Hills, anchored by Macy's, Macy's Furniture Gallery, JCPenney and Barnes & Noble (Center XY 2024)

Strong daytime population of 70,900+ within 3 miles, with employment centers including Manchester Memorial Hospital with 249 beds (Dept of Homeland Security)

High visibility from 23,000 vehicles daily on Buckland Street, with adjacent access to 130,000 vehicles daily on I-84 (Kalibrate 2022 & 2018)

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Available Space

100 42,295 SF

Current Retailers

N.A.P.	The Home Depot	0 SF
N.A.P.2	Town Fair Tire	0 SF
200	Occupied	1,553 SF
200A	KidStrong	3,000 SF
200B	Total Fitness Equipment	3,000 SF
250A	Edge Fitness	38,688 SF

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