

**FOR LEASE**  
1,250 - 3,050 SF

# Kennedy Marketplace

1035-1065 Kennedy Road  
Windsor, CT 06095



## AVAILABILITIES

- » 1,250 SF and 1,800 SF Inline Spaces  
Can be Combined for a total of 3,050 SF

## PROPERTY HIGHLIGHTS

- » Shopping Center Anchored by Target and shadow anchored by Stop & Shop
- » Join retailers such as Target, Petco, Home Goods, Anytime Fitness, and Chilis
- » Affluent Demographics; Average Household Incomes over \$112,000 in a 1-Mile Radius
- » Located right off Exit 39 of Interstate 91
- » Located less than 5-Miles away from Bradley International Airport; New England's second largest airport

## TRAFFIC COUNTS

- » 131,000 AADT on I-91
- » 11,000 AADT on Kennedy Rd

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	2,319	25,896	56,079
Households	984	11,034	22,049
Average HH Income	\$112,512	\$105,423	\$105,255
Daytime Population	2,587	27,959	66,482



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**JBL**  
ASSET MANAGEMENT



KENNEDY ROAD - 11,000 VPD



INTERSTATE 91 - 131,000 VPD

KENNEDY MARKETPLACE Windsor, CT (Hartford MSA)		
Suite	Tenant	SF
003	Petco	15,257
001	Chillis Bar & Grill (CAM Only)	6,069
004	Home Goods	20,000
005	Vacant	1,800
002	Vacant	1,250
007	Dollar Tree	9,160
008	GNC	1,900
009	Bank of America (CAM Only)	4,650
10-11	Anytime Fitness	6,840
OP1	TCC Wireless LLC	2,500
OP2	Mattress Firm	4,000
OP3	GoHealth	2,000
<div><div></div> Not a Part</div> <div><div></div> Available</div>		

