



SHOPS AT NOD BROOK

315 West Main Street (Route 44)
Avon, CT 06001

THE FRESH MARKET • MARSHALLS • MICHAELS





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The Shops at Nod Brook (formerly Nod Brook Mall), featuring The Fresh Market, Marshalls, Michaels, and a popular mix of small shops is part of a thriving 1.2 million square foot retail corridor in one of the most highly desirable trade areas in the country.

LOCATION

The center is ideally situated on busy Route 44/202 and is easily accessed from Route 10. It is in the Farmington Valley, just 10 miles west of downtown Hartford and the nearby I-91/I-84 interchange.

Route 44/202 has 24,600 cars/day.*

**(2020 SitesUSA)*

TRADE AREA

With its neighbors, Canton, Simsbury, and West Hartford, the Shops are well located in a very affluent area with a highly educated population; within a 5 mile radius of the center the average household income is greater than \$174,000 annually and over 64% of people have, at minimum, a bachelor's degree.

RETAIL HUB

This dominant retail corridor features today's most popular national names in one easy shopping strip. Within 2 miles of the center there are 1.2 million square feet of shops including J.Crew, Talbots, Dick's Sporting Goods, Bed Bath & Beyond, HomeGoods, Ulta, Orvis, Five Guys, Chili's, Starbucks, and more.

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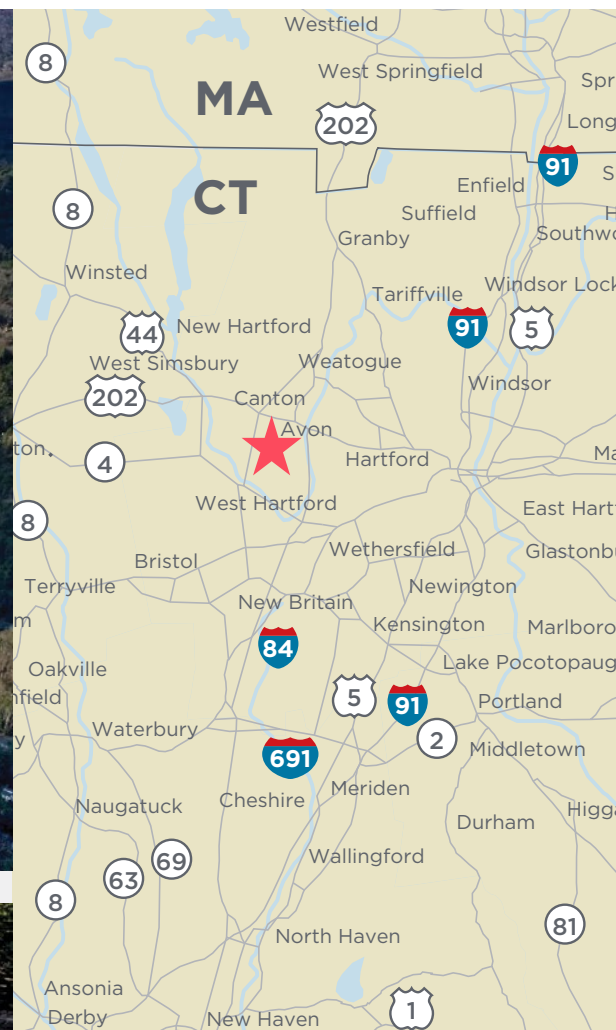
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2020 ESTIMATES

	5 MILES	7 MILES	10 MILES
Population	54,496	111,051	354,120
Average HH Income	\$174,300	\$164,862	\$113,471
Median Age	45 yrs	45 yrs	40 yrs
Population w/ Bachelors Degree+	64%	64%	43%
Workplace Population	27,570	71,364	244,012

(2020 SitesUSA)





PAD SITE AVAILABLE
UP TO 2,400 SF





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ABOUT WILDER

Wilder is a Boston-based real estate development, management, and leasing firm specializing in the positioning of retail properties. Privately held and owner managed, Wilder's mission has been and continues to be to create vibrant shopping places that meet and exceed the expectations of our customers, retailers, and investors.

From lifestyle centers, urban properties, and community centers to mixed-use developments and super-regional malls, Wilder, in its 40-year history, has developed, managed, and leased over 20 million square feet of retail properties throughout the United States and Puerto Rico.

The company continues to have a diverse portfolio of properties throughout the East Coast.

FOR MORE INFORMATION

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