

FRONT STREET DISTRICT

Capital City's Signature Retail



FOR RETAIL INFORMATION:

Dave Dumeer
(860) 508-2266

Ddumeer@gomanyork.com



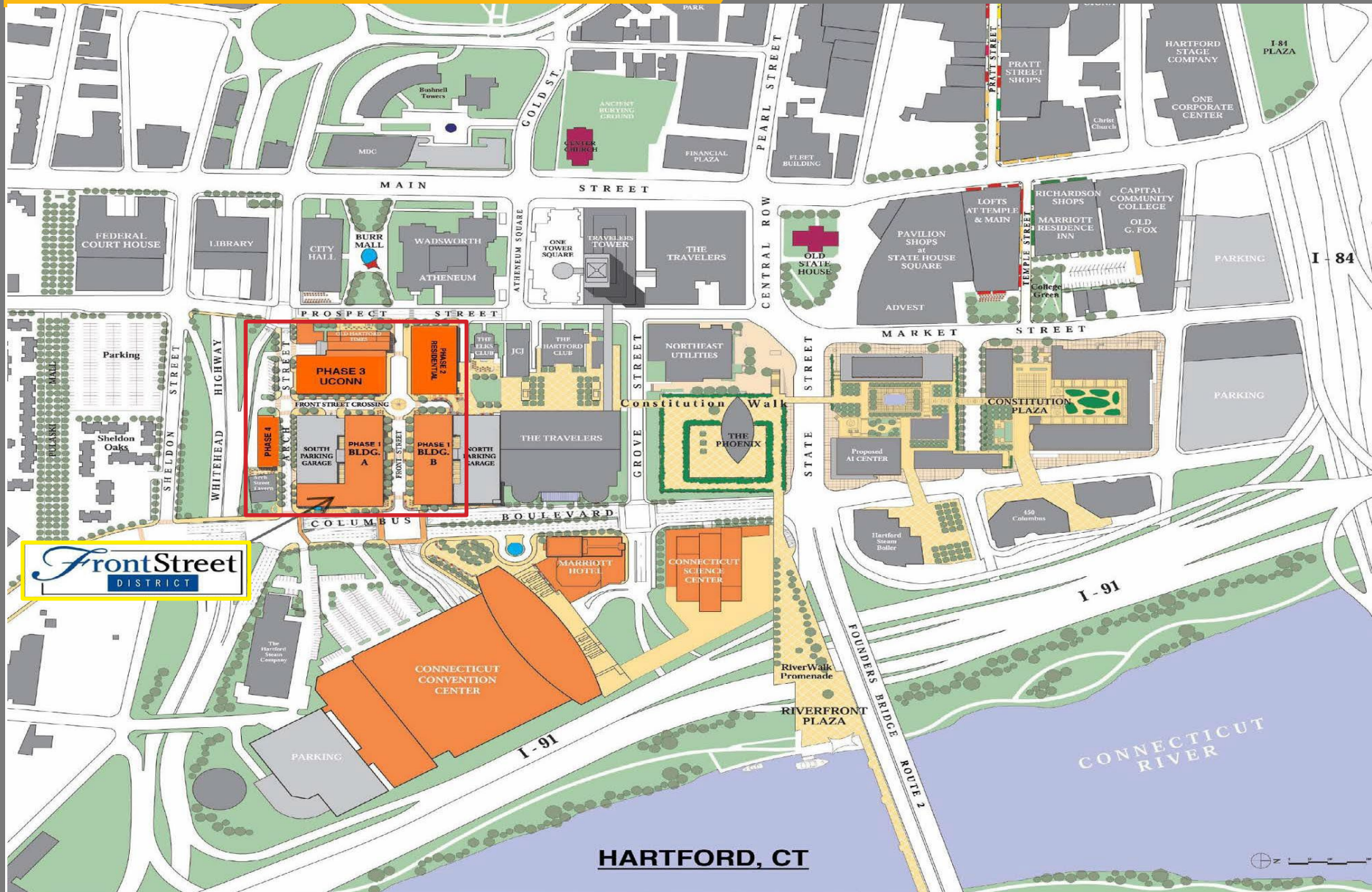
Goman+York Property Advisors

111 Founders Plaza
East Hartford, CT 06108

www.gomanyork.com

FRONT STREET DISTRICT

Capital City's Signature Retail



FRONT STREET DISTRICT

Capital City's Signature Retail

The name, "Front Street" ties this development to the nostalgia of the original location, a bustling riverfront thoroughfare from the late 1800s through the 1950s. Front Street not only refers to the new pedestrian-oriented street that anchors the development but also to the district that spans from Columbus Boulevard to Arch Street, up to Prospect Street including the Hartford UCONN Campus.

The Front Street District development is an expanding area just a block from the Connecticut riverfront. It is the commercial support to more than 60,000 daytime employees within walking distance to the street, the Connecticut Science Center, the Children's Museum, and the Marriot Hartford Downtown Hotel. Front Street is anchored by restaurants including Capital Grille, Plan B, Bear's BBQ, El Pollo Guapo, Starbucks, Rush Bowl, and Front Street Bistro & Café. For entertainment, Front Street offers the Apple Cinema, running premier movies. In addition, Infinity Music Hall anchors Front Street with a reputation for bringing some of the best live concerts to the State. It is also a strong Entertainment District for the 19 new apartments that have been developed in the last several years in downtown Hartford.

Front Street District also has developed 121 luxury apartments adjacent to Hartford's City Hall and the Wadsworth Athenaeum. 53 units were added to the district on 81 Arch Street. Both properties are consistently 97% leased.

The Hartford branch of the University of Connecticut is located on Front Street. The campus melds the historical façade of the former Hartford Times building with a contemporary, state-of-the-art educational facility. The state's flagship school brings approximately 4,000 students and faculty to the greater downtown area.



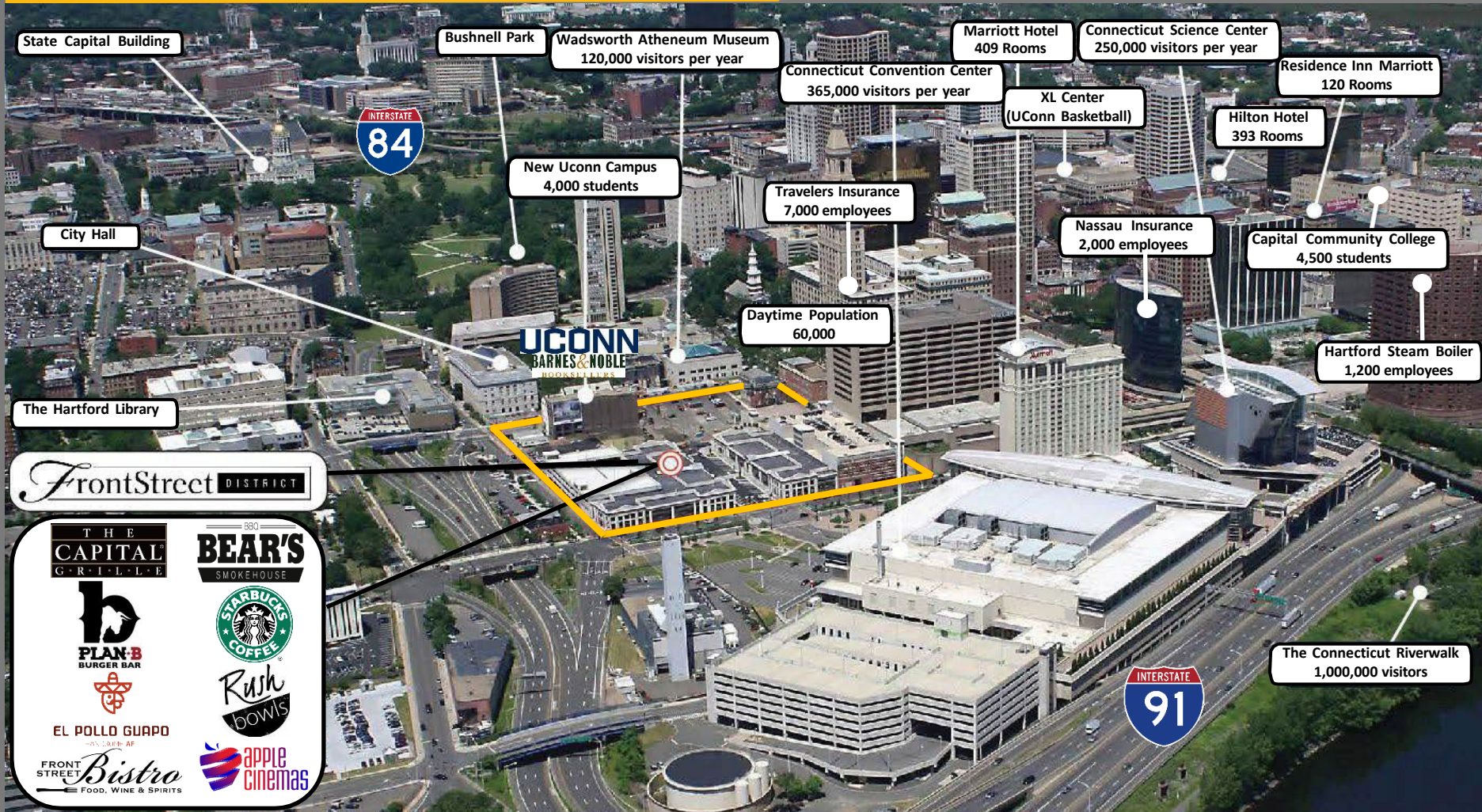
FRONT STREET DISTRICT

Capital City's Signature Retail



FRONT STREET DISTRICT

Capital City's Signature Retail



FOR RETAIL INFORMATION:

Dave Dumeer
(860) 508-2266

Ddumeer@gomanyork.com



Goman+York Property Advisors

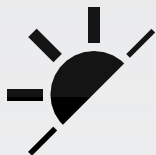
111 Founders Plaza
East Hartford, CT 06108

www.gomanyork.com

FRONT STREET DISTRICT

Capital City's Signature Retail

- ❖ Located directly across from the Connecticut Convention Center and the Marriott Hotel, the Front Street District includes 150,000 square feet of building area. The exciting development is occupied by restaurant, entertainment, and retail spaces, as well as 174 residential units.
- ❖ UConn campus; providing daily amenities, services, and merchandise to 4,000 students and employees.
- ❖ Easy access from I-84 and I-91, with traffic counts of 36,455 ADT on Columbus Boulevard, and over 300,000 ADT on I-91.
- ❖ State of the art parking garage with 250 dedicated spaces, with an additional 657 garage spaces on the North side of the property and 2,000 spaces at the Convention Center.
- ❖ Exceptional foot traffic, with over 60,000 office workers and 5,000 residents within immediate proximity to the Front Street District.



Daytime Population



Average Household Income



Population



Average Disposable Income

	Daytime Population	Average Household Income	Population	Average Disposable Income
½ Mile	27,958	\$79,719	4,954	\$59,804
1 Mile	66,855	\$57,315	18,473	\$43,975
2 Mile	150,604	\$49,284	89,559	\$38,273

MARKET SUMMARY

Capital City's Signature Retail

In the Central Business District of Hartford, one of the most prolific areas of development has been multi-housing residential. Hartford's goal is to create an active 18-hour live-work city that will support a dynamic workforce for Hartford and the greater Hartford region.

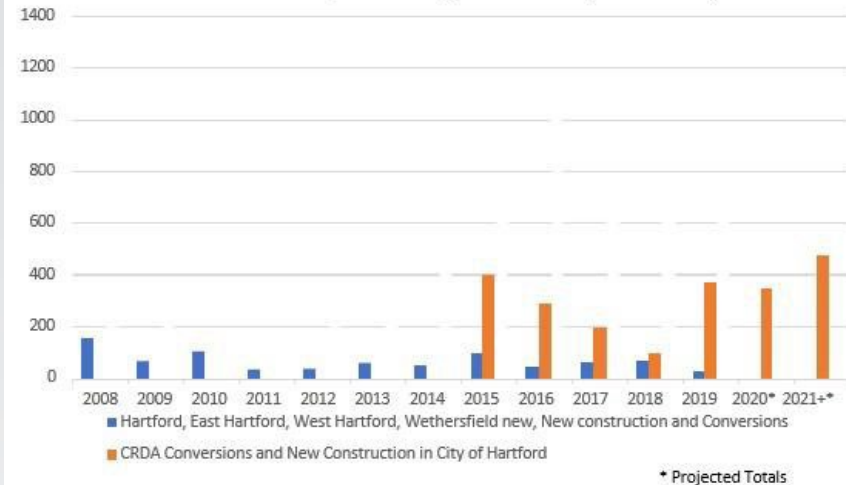
There are currently 19 multifamily residential development projects either recently completed, already under construction or approved and in the pipeline and just over 3,000 new apartments built since 2018. The Capital Region Development Authority (CRDA) reports the current occupancy has been running in a range of 95-98%.

The city of Hartford has seen a boost in activity in recent years. Significant projects including Dunkin' Donuts Park, a boost in the restaurant/entertainment sector, and redevelopments has turned a lot of attention to the capital city, thus bringing in private and public investment dollars.

It has been reported that individuals and families appear reluctant to curb the frequency in which they dine out and socialize, despite higher prices, which has positive implications for single-tenant demand moving forward. Spending across restaurants and bars rose 1.6 % in October of 2022, the largest monthly gain recorded across retail segments. Restaurants may receive a boost in patronage with the cost to feed 10 people at home expected to rise 20 % on an annual basis.

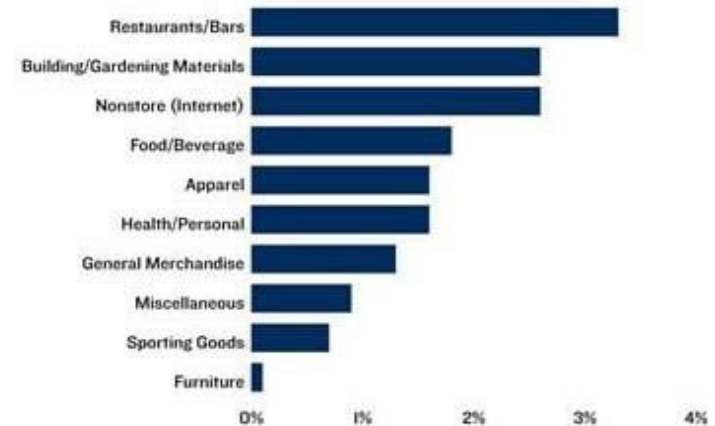


Multifamily Building Permits (2+ units)



Sources: US Census; Esri; CRDA; Data.CT.gov

Seasonal Spending Accelerates



Percent Change: Aug. - Oct. 2022 vs. May - July 2022

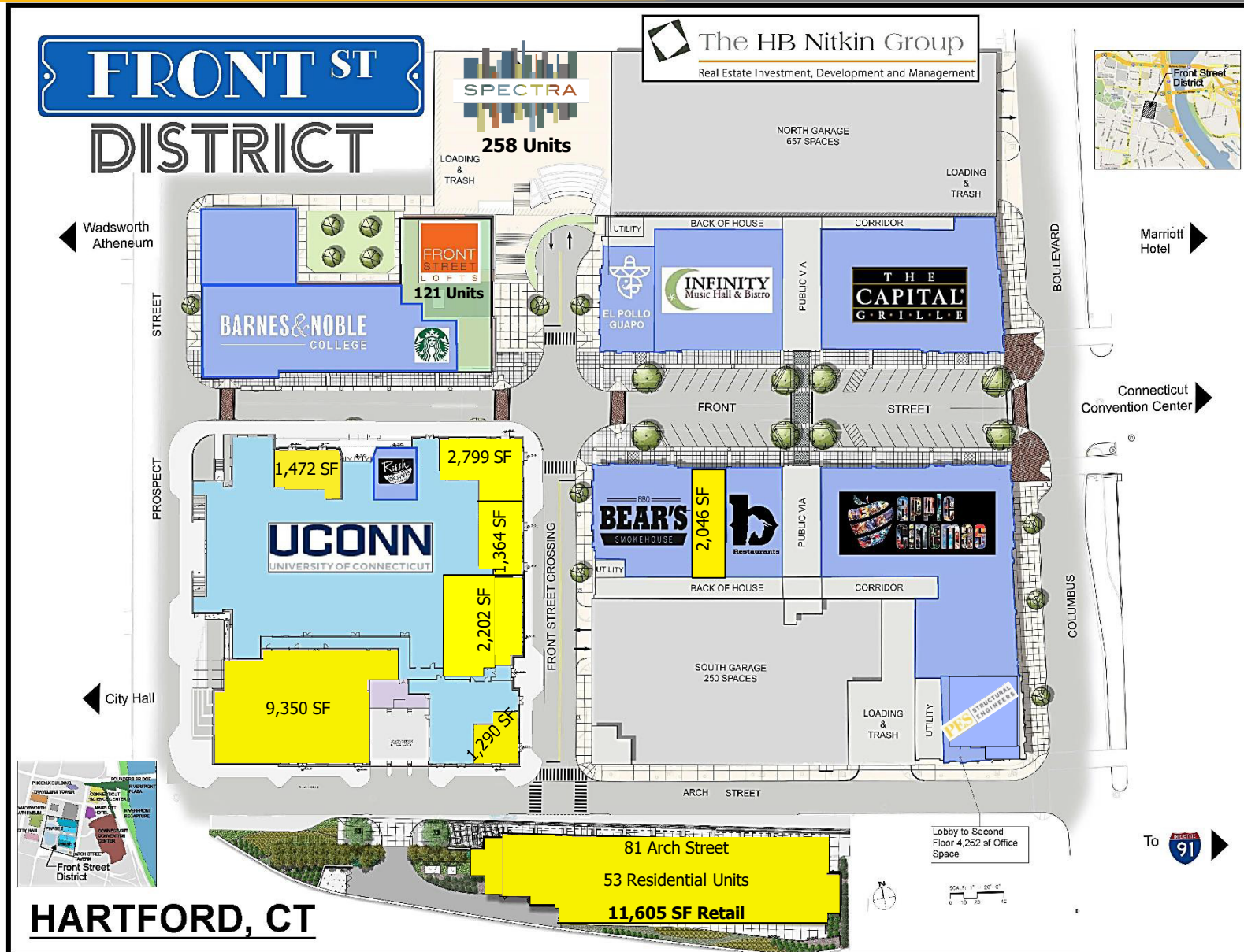
FRONT STREET DISTRICT

Capital City's Signature Retail



FRONT STREET DISTRICT

Capital City's Signature Retail





TENANTS /AVAILABILITY

#	TENANT	Sq. Ft.
A1	El Pollo Guapo	2,601
A2	Infinity Music Hall & Bistro	9,826
A3	The Capital Grille	12,674
A4	BBQ Bears Smokehouse	6,360
A5	Available	2,046
A6	Plan B Burger Bar	4,575
A7	Apple Cinemas	18,956
A8	PES Structural Engineers	3,002



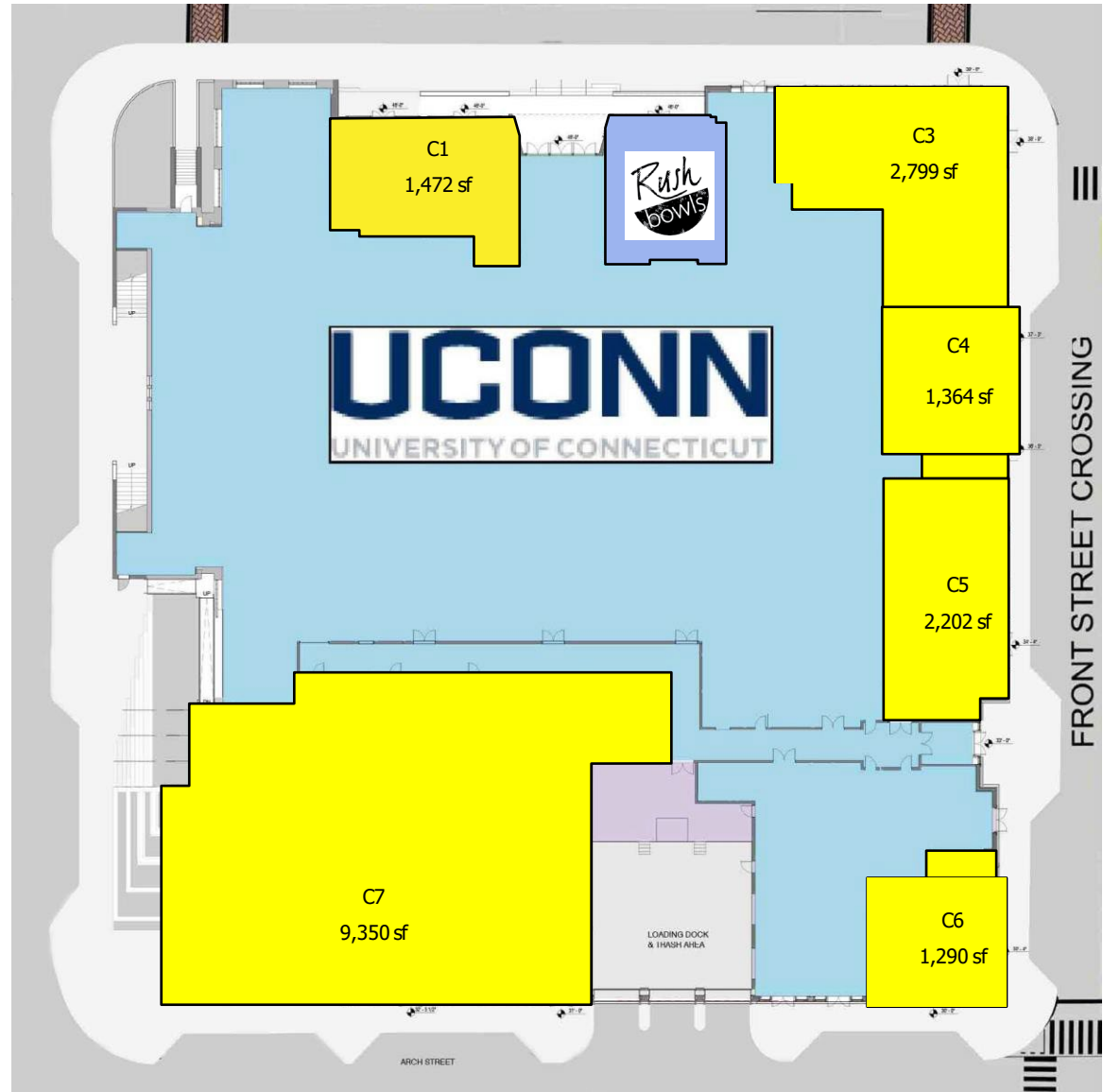
TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
B2	Barnes & Noble / Starbucks	11,150



TENANTS /AVAILABILITY

#	TENANT	Sq. Ft.
C1	Available	1,472
C2	Rush Bowls	1,179
C3	Available	2,799
C4	Available	1,364
C5	Available	2,202
C6	Available	1,290
C7	Available - Divisible	9,350



FRONT STREET DISTRICT

81 Arch Street, Hartford, CT



81 Arch Apartments : 53 Units Market Priced

FOR RETAIL INFORMATION:

Dave Dumeer
(860) 508-2266

Ddumeer@gomanyork.com



Goman+York Property Advisors

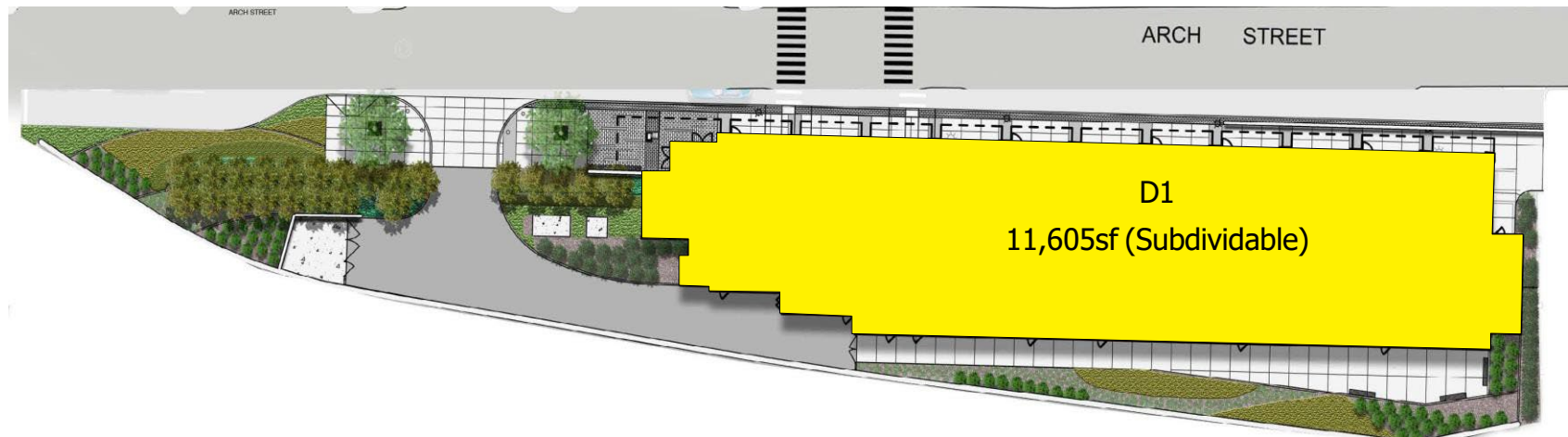
111 Founders Plaza
East Hartford, CT 06108

www.gomanyork.com

TENANTS /AVAILABILITY

#	TENANT	Sq. Ft.
D1	Available (Subdividable)	11,605

11,605 SF Retail Space Available Below 81 Arch Apartments



FRONT STREET DISTRICT

Capital City's Signature Retail



FOR RETAIL INFORMATION:

Dave Dumeer
(860) 508-2266

Ddumeer@gomanyork.com



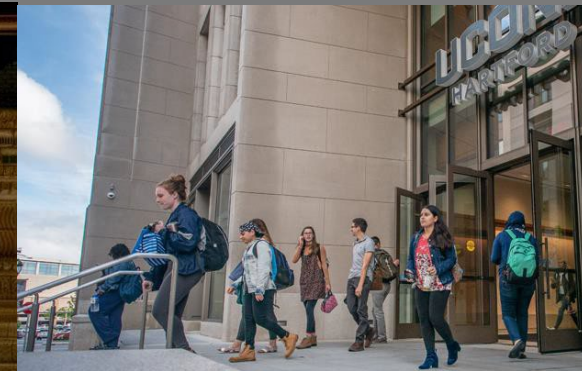
Goman+York Property Advisors

111 Founders Plaza
East Hartford, CT 06108

www.gomanyork.com

FRONT STREET DISTRICT

Capital City's Signature Retail



Uconn Downtown
Hartford:

4,000 students daily

500 employees

Trinity College
Hartford:

2,200 students daily

400 employees



Goman+York Property Advisors

111 Founders Plaza
East Hartford, CT 06108

www.gomanyork.com

FRONT STREET DISTRICT

Capital City's Signature Retail



"With excellent visibility and immediate access from Interstate 91 via the White Head Highway, Front Street District is the most convenient eatery, shopping and entertainment destination in Hartford"

FOR RETAIL INFORMATION:

Dave Dumeer
(860) 508-2266

Ddumeer@gomanyork.com



Goman+York Property Advisors

111 Founders Plaza
East Hartford, CT 06108

www.gomanyork.com