

FRONT STREET DISTRICT

Capital City's Signature Retail



FOR RETAIL INFORMATION:

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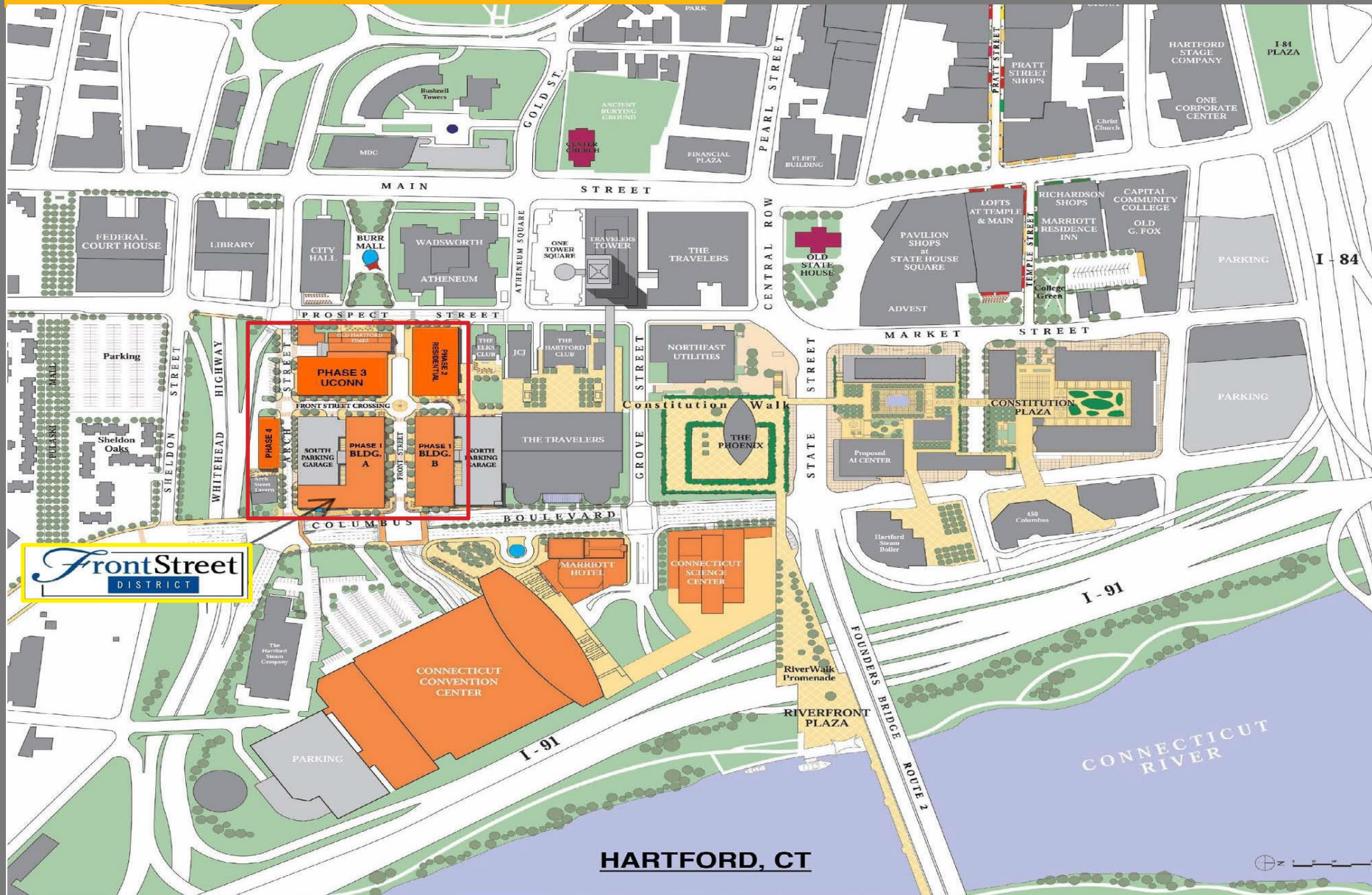
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Goman+York Property Advisors LLC
55 Hartland Street, Ste 400
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FRONT STREET DISTRICT

Capital City's Signature Retail



FRONT STREET DISTRICT

Where History Meets Hartford's Future

Rooted in the rich legacy of a bustling **riverfront thoroughfare** from the late 1800s to the 1950s, **Front Street District** is more than a name—it's a connection to Hartford's past, reinvented for today. This pedestrian-friendly district spans **Columbus Boulevard to Arch Street, up to Prospect Street**, seamlessly integrating urban vibrancy with modern convenience.

Positioned **just a block from the Connecticut Riverfront**, **Front Street District** is the commercial heartbeat of downtown Hartford, serving over **60,000 daytime employees** and offering direct access to renowned attractions like the **he Connecticut Convention Center (350 events & 365K visitors)**, **Connecticut Science Center**, **Children's Museum**, **Wadsworth Atheneum**, **Marriott Hartford Downtown Hotel**, **The Phoenix Companies**, and the **Travelers' Insurance Companies World HQ (12,500 employee)**.

From dining to entertainment, **Front Street delivers an unmatched experience:**

- **Premier Restaurants** – Home to **The Capital Grille**, **Bear's BBQ**, **El Pollo Guapo**, **Starbucks**, **Rush Bowl**, **Carbone's Ristorante**.

- **Top-Tier Entertainment** – Featuring **Infinity Music Hall**, renowned for live performances from world-class artists

- **Luxury Living** – **121 Front Street Lofts** a boutique apartments, **53 units at 81 Arch Street Apartment** and the **258 Unit Spectrum apartment** all site in the District and maintaining a **97% occupancy rate**

- **Education Hub** – **University of Connecticut Hartford Campus**, with a cutting-edge facilities, bringing **4,800 students and faculty** into the heart of the city with **Barnes & Noble UConn** as an anchoring retailer.

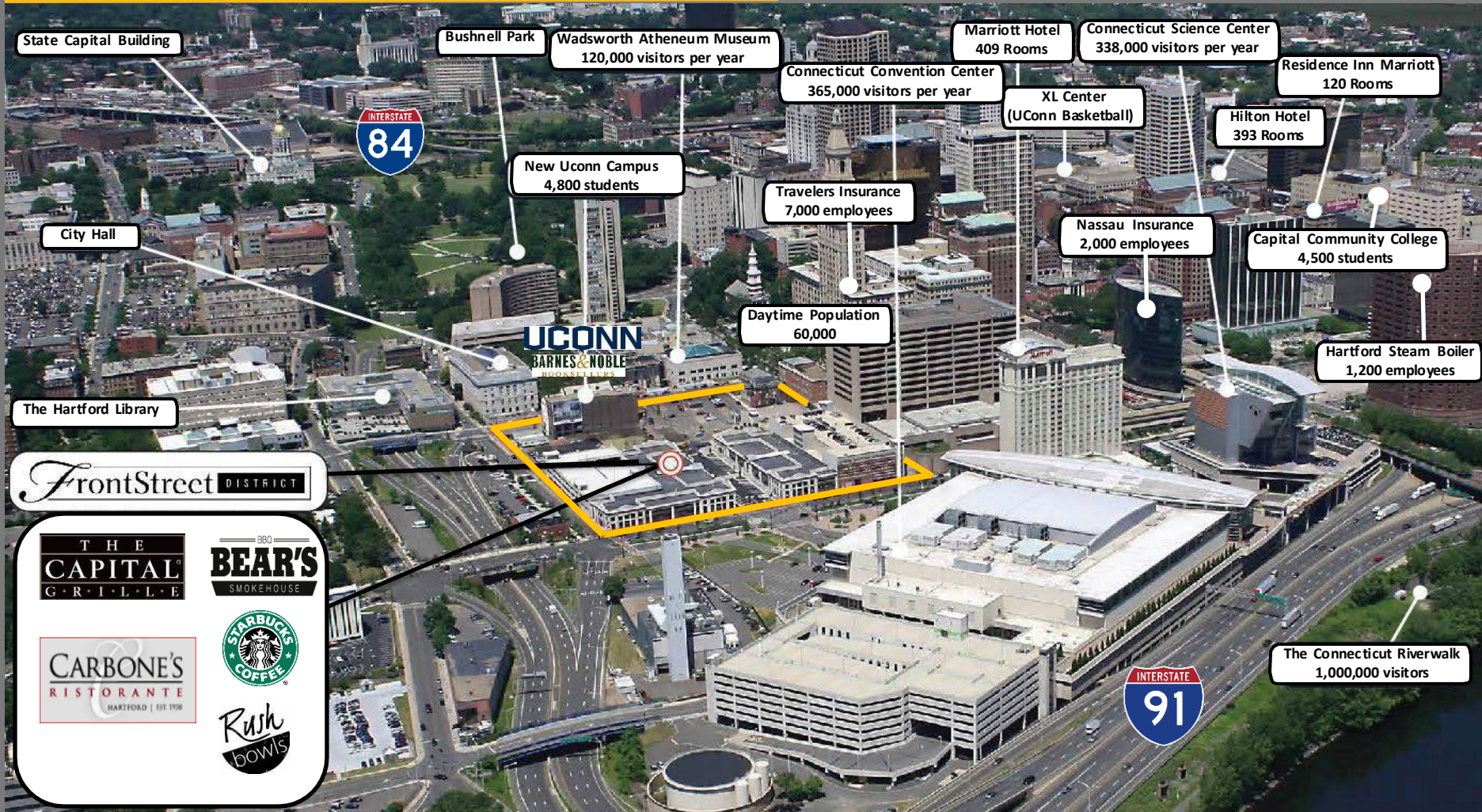
Front Street District is **Hartford's go-to destination for culture, commerce, and community**. Whether you're looking to **live, work, best in class dine, or entertain**, this thriving neighborhood puts you at the center of it all.





FRONT STREET DISTRICT

Capital City's Vibrant Community



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❖ **Hartford's Thriving Urban Renaissance: A City Designed for the Future**

❖ Hartford's Central Business District is rapidly emerging as a hub of dynamic development, driven by a vision to create an **active, 18-hour live-work city** that supports a vibrant workforce for Hartford and the greater region.

❖ At the core of this transformation is the **residential expansion**, with **19 multifamily development projects** either recently completed, under construction, or in the pipeline—adding more than **5,000 new apartments**. The **Capital Region Development Authority (CRDA)** reports an **impressive occupancy rate ranging from 95–98%**, underscoring the high demand for urban living in the heart of Connecticut

❖ .

❖ Beyond housing, Hartford's resurgence is fueled by major investments in entertainment and infrastructure. **Dunkin' Donuts Park, revitalized restaurant and entertainment venues, and large-scale redevelopment projects** continue to elevate the city's profile—drawing significant attention from private and public investors.

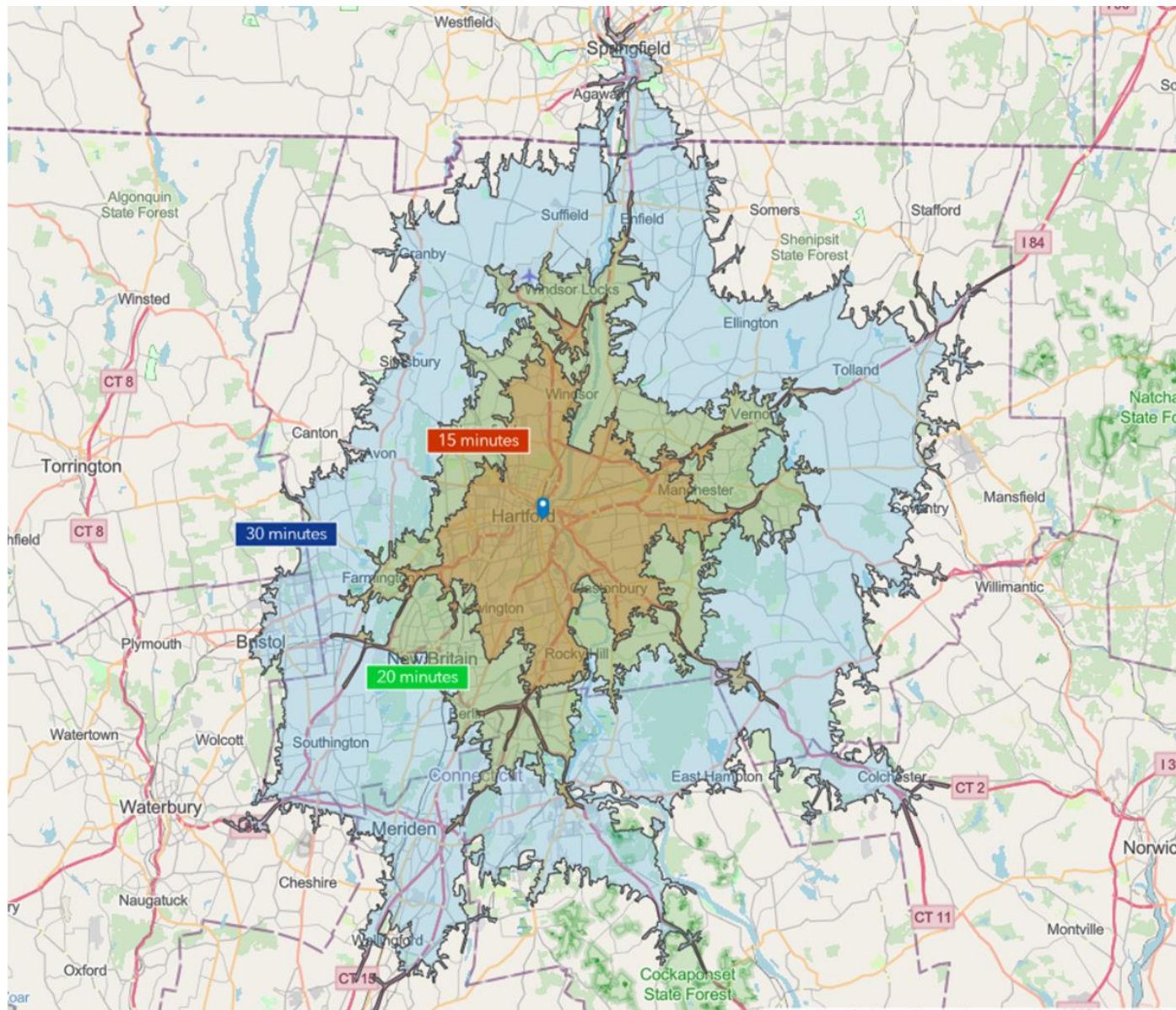
❖ Despite rising costs, consumer confidence remains strong, with **restaurant and bar spending rising 1.7% in October 2024—the highest monthly gain in the retail sector**. With at-home dining costs expected to climb **20% annually**, restaurants stand to benefit from increased patronage, reinforcing Hartford's reputation as a thriving destination for both residents and visitors.

❖ Hartford is evolving—**be part of the movement that's shaping the city's future.**



MARKET SUMMARY

Capital City's Growth Potential



Drive Time	Population
15 Minutes	358,278
20 Minutes	605,480
30 Minutes	1,107,737

Regional Strategic Location & Accessibility

- **Ideal Northeast Hub**—serving a region with over 23 million people within a 2.5-hour drive of Hartford
- **Easy travel**—just 12 miles from Bradley International Airport, with quick access to major interstates
- **Expansive accommodation**—over 6,500 hotel rooms within a 30-mile radius

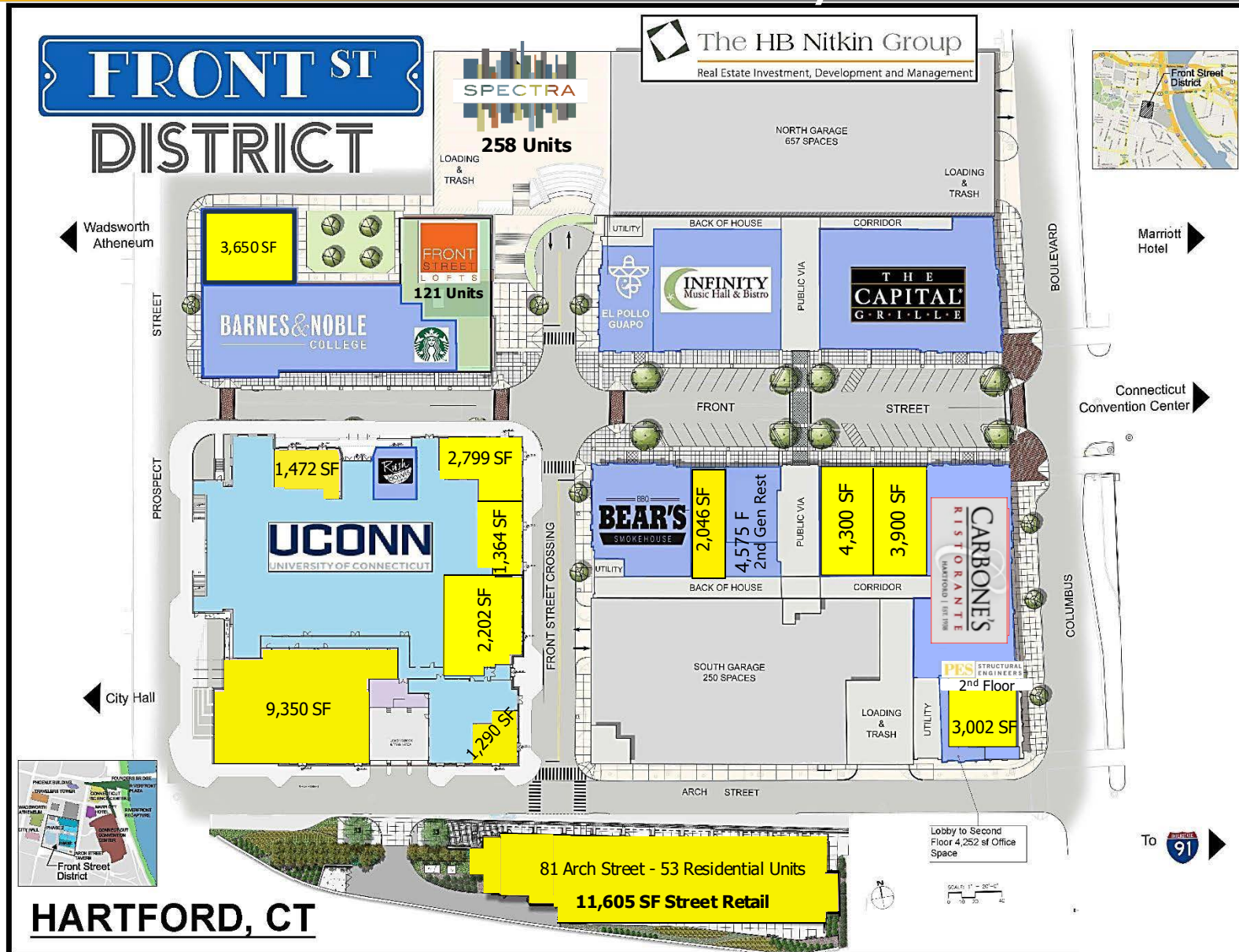
FRONT STREET DISTRICT

Capital City's Signature Retail



FRONT STREET DISTRICT

The Capital City's Live, Work & Play District.



FRONT STREET DISTRICT

The Capital City's Best of Class Restaurant's



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	Available - 2nd Gen Restaurant	4,575
A7	Available	3,900
A8	Available	4,300
A9	PES Structural Engineers (2 nd Floor)	4,250
A10	Available (1 st Floor)	3,002
A11	Carbone's Restprante	11,100



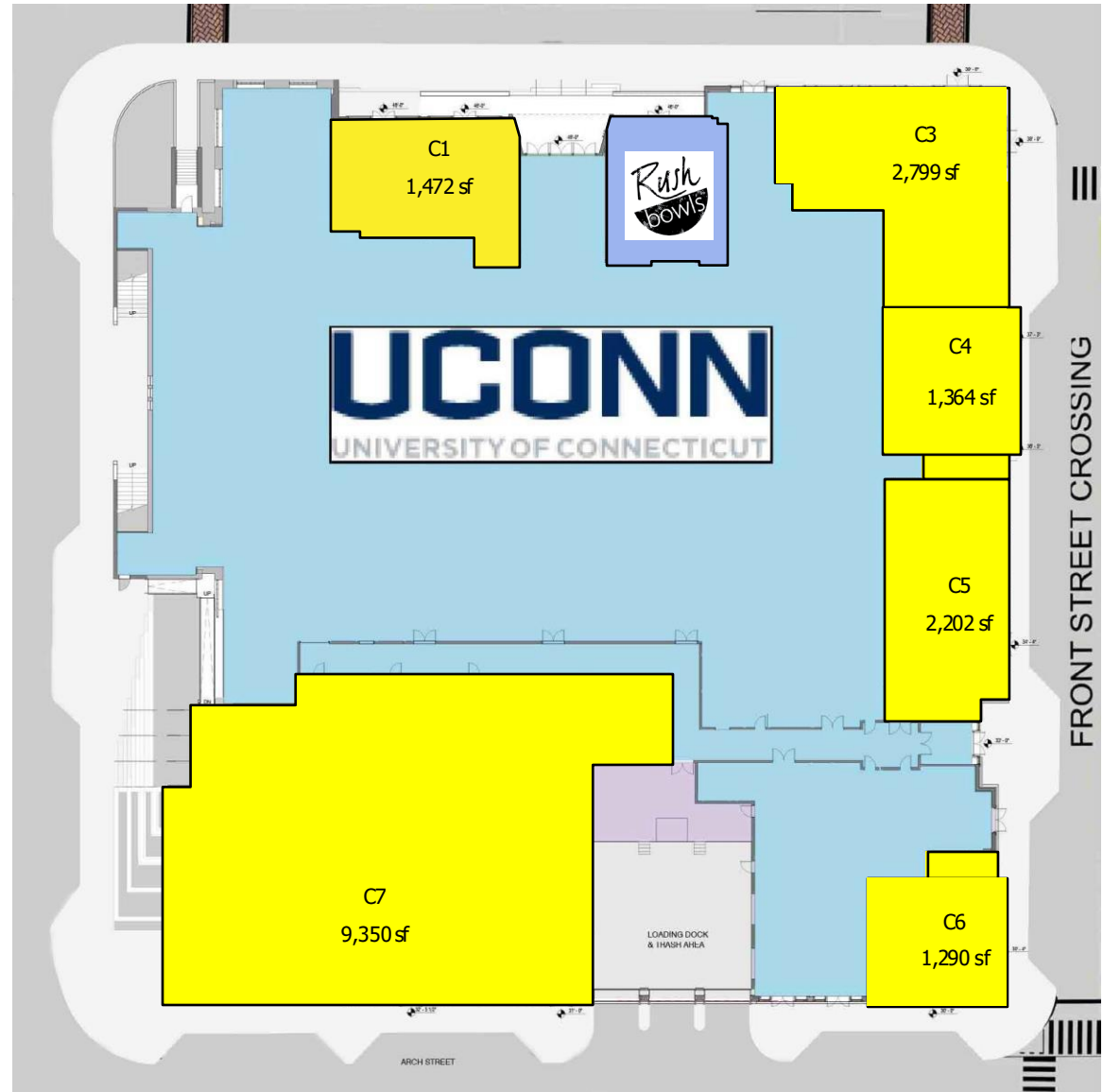
TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
	Available	3,650 SF
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 – 98% Occupied

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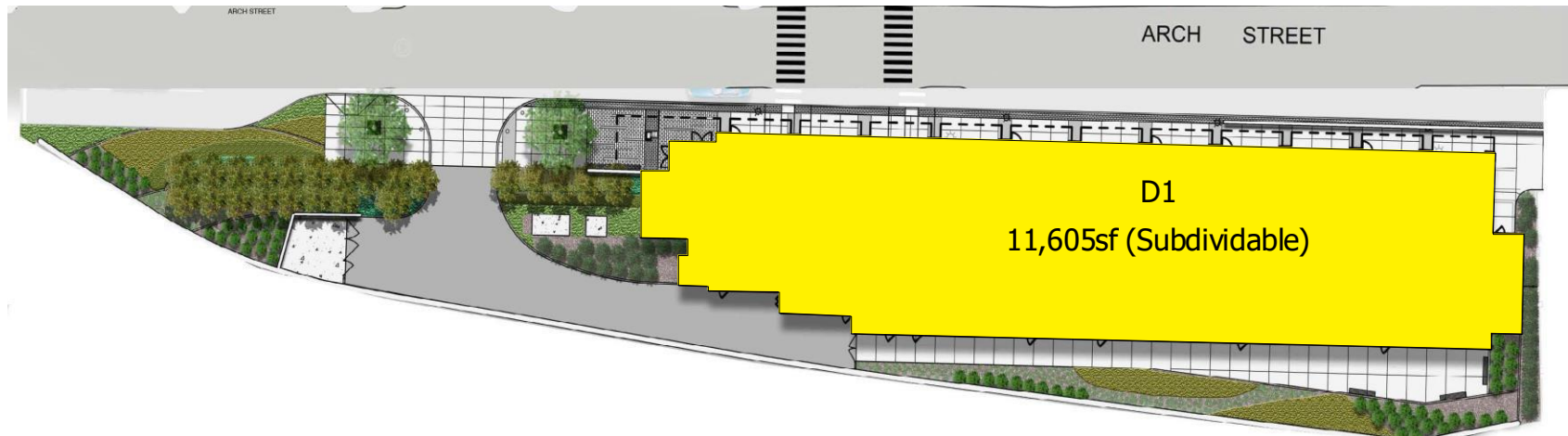


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TENANTS /AVAILABILITY

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

11,605 SF Retail Space Available Below 81 Arch Apartments



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FRONT STREET DISTRICT

The Capital City's Signature University



Uconn Downtown
Hartford:
4,000 students daily
500 employees

Trinity College
Hartford:
2,200 students daily
400 employees



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"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"

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PROPERTY ADVISORS

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