

WS

THE SHOPPES AT FARMINGTON VALLEY

426,000
SQUARE FEET

ROUTE 44

110 ALBANY TURNPIKE
CANTON, CONNECTICUT 06019



ABOUT THE CENTER

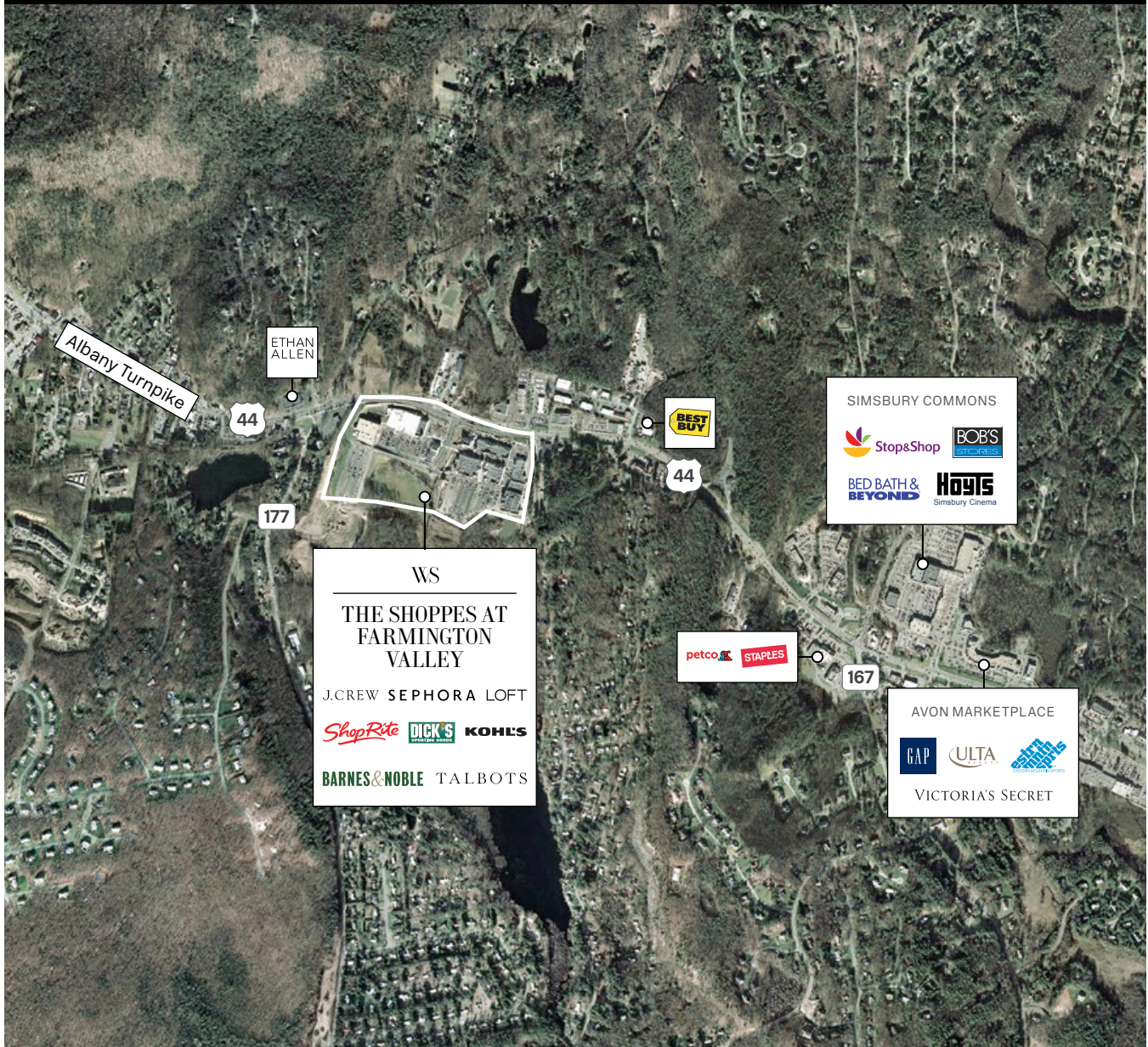
The 426,000 square foot Shoppes at Farmington Valley is the preeminent shopping experience in the region, unlike any other venue with local, regional, and national specialty retailers. Its unique New England village look and feel includes traditional lamp posts, hanging floral baskets, sculpted wooden benches, and Al Fresco café dining.

The Shoppes at Farmington Valley has an exciting mix of nationally known retailers, upscale regional retailers, and unique restaurants. It is easily accessible off Routes 44/202 and is the largest retail center in the affluent trade area of Canton, Avon, Simsbury, and Farmington.

Since its opening in 2004, The Shoppes has developed a strong involvement in the community working with the local schools, sports teams, cultural centers, food banks, and more. It is that dedication which keeps its loyal customers coming back over and over again.



THE SHOPPES AT FARMINGTON VALLEY



PROPERTY FACTS

GLA

426,000 Square Feet

TRAFFIC

Route 44 & 167 34,581

Route 44 & 177 30,731

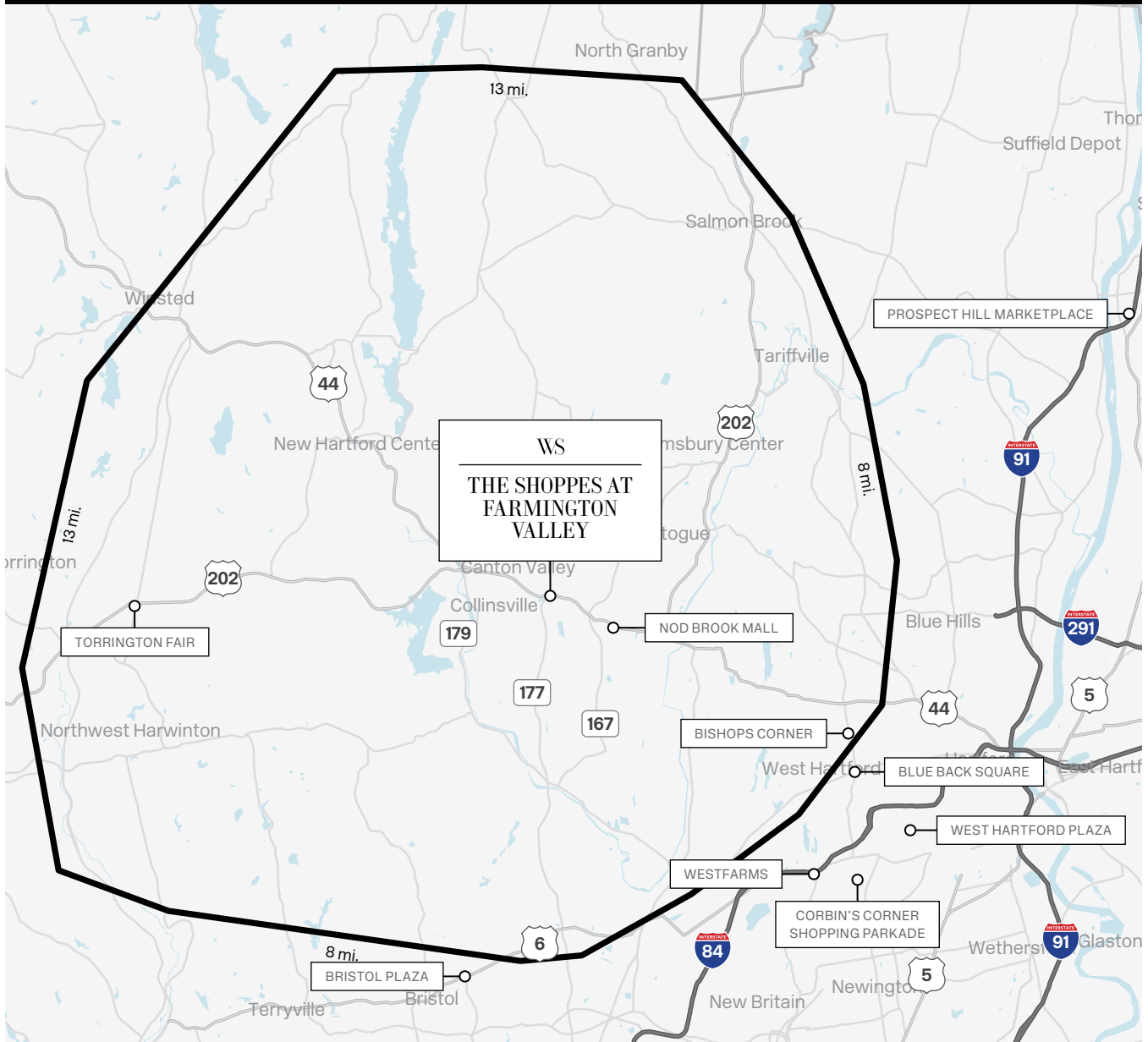
PROPERTY FEATURES

- Tremendous discretionary income; average household income is \$103,167
- Excellent exposure to Route 44, the major East-West corridor from Canton to Hartford
- Largest retail center in an affluent trade area which includes Canton, Avon, Simsbury, and Farmington

KEY TENANTS

- ShopRite
- Kohl's
- Barnes & Noble
- Dick's Sporting Goods
- Sephora
- Talbots
- LOFT
- American Eagle Outfitters

DEMOGRAPHICS



DEMOGRAPHICS

2018 Estimated Population	185,548
2018 Estimated Households	76,737
2018 Estimated Average Household Income	\$135,818

PRIMARY TRADE AREA

AREA RETAIL

DISTANCE

Westfarms-Farmington, CT	11.8 miles
Blue Back Square-West Hartford, CT	14 miles
Evergreen Walk-South Windsor, CT	24 miles