



## 179 Allyn Street

179 Allyn Street, Hartford, Connecticut 06103

### Property Features

- Two Spaces Available!
- Space 1: 3,962 SF of Street Level Retail with 2,608 SF of Bonus Lower Level Space
- Space 2 - 6,489 SF, Fully-Equipped Restaurant or Bar
- Multiples Bar-Tops, Furnished Commercial Kitchen
- Floor-to-Ceiling Windows Offer Abundant Natural Light
- Natural Hardwood Floors and Exposed Brick Throughout



| Demographics      | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|
| Total Population: | 26,833 | 177,783 | 309,565 |
| Total Households: | 10,926 | 66,895  | 118,128 |

### For more information:

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## Property Summary

|                        |                            |
|------------------------|----------------------------|
| <b>Available SF:</b>   |                            |
| <b>Lease Rate:</b>     | Negotiable                 |
| <b>Lot Size:</b>       | 0.36 Acres                 |
| <b>Building Size:</b>  | 57,340 SF                  |
| <b>Ceiling Height:</b> | 12.0 FT                    |
| <b>Year Built:</b>     | 1884                       |
| <b>Renovated:</b>      | 2018                       |
| <b>Zoning:</b>         | DT-3                       |
| <b>Market:</b>         | Hartford                   |
| <b>Sub Market:</b>     | Downtown Hartford<br>(CBD) |
| <b>Cross Streets:</b>  | Union Place                |
| <b>Traffic Count:</b>  | 1,400                      |

## Property Overview

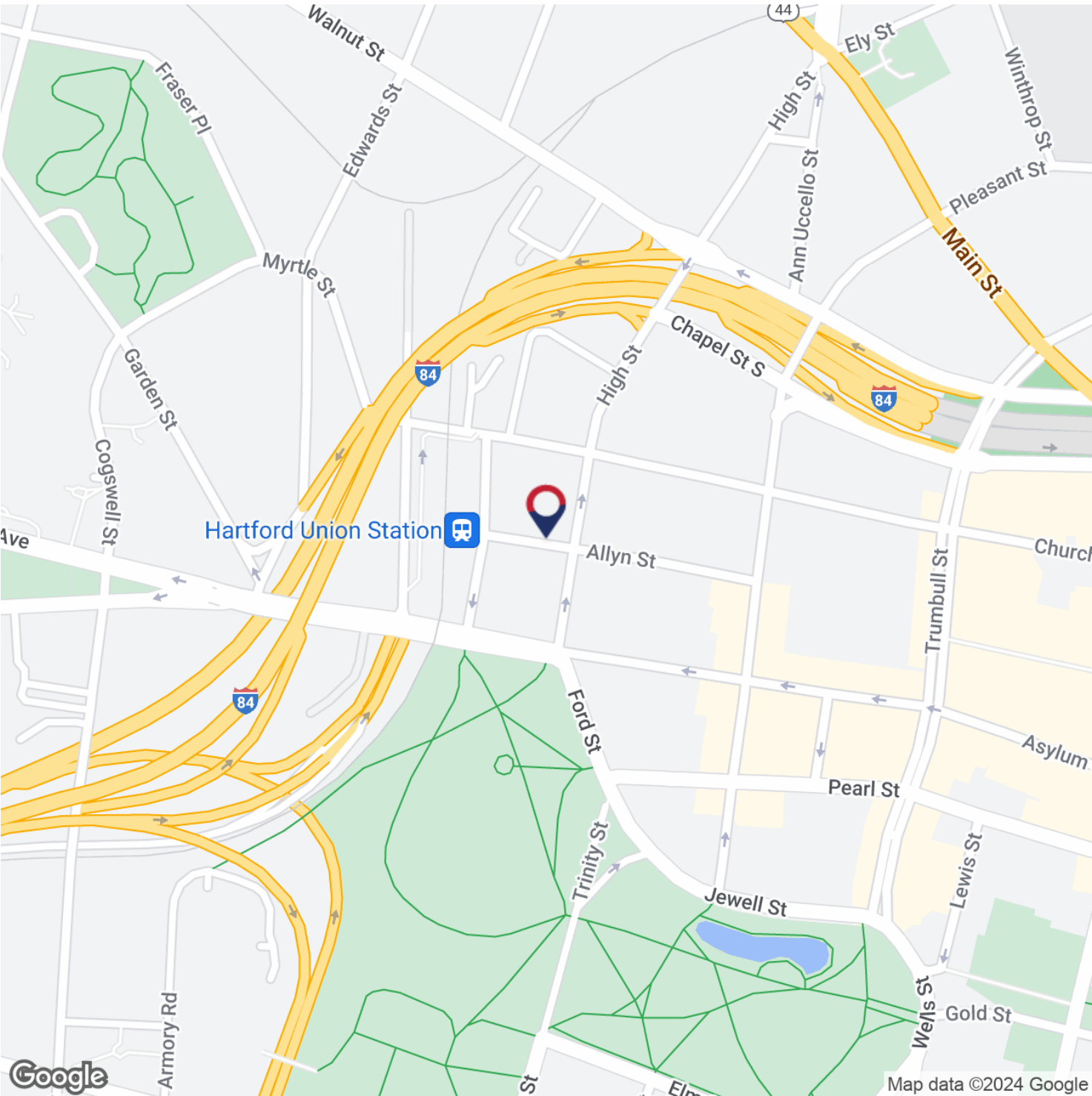
\*\*\*UPDATE: The 6,489 SF Restaurant has just been leased to a Caribbean Food Restaurant. Come join the growing and developing neighborhood on Allyn Street and see if this last retail space is the perfect home for your future business.\*\*\*

Still available is 3,962 SF of street-level retail space for lease at the former Club NV Lounge. This large, flowing floor plan features two fully-equipped bars along with 2,608 SF of additional basement space complete with two full restrooms, ample storage, and offices. This space boasts natural hardwood floors, exposed brick walls throughout, architectural duct work, pendant lighting, and gorgeous floor to ceiling windows.

## Location Overview

One block from Union Station, which hosts as the main hub for Amtrak, The Hartford Line and multiple interstate bus transit systems. Directly off of I-84. Walk-able neighborhood is home to 3,500+ residents who enjoy area amenities such as the XL Center, CT Science Center, Bushnell Park, and various eateries.









## LOCATION INFORMATION

|                    |                               |
|--------------------|-------------------------------|
| Building Name      | 179 Allyn Street              |
| Street Address     | 179 Allyn Street              |
| City, State, Zip   | Hartford, CT 06103            |
| County             | Hartford                      |
| Market             | Hartford                      |
| Sub-market         | Downtown Hartford (CBD)       |
| Cross-Streets      | Union Place                   |
| Side of the Street | South                         |
| Road Type          | Paved                         |
| Market Type        | Medium                        |
| Nearest Highway    | I-84                          |
| Nearest Airport    | Bradley International Airport |

## BUILDING INFORMATION

|                        |                      |
|------------------------|----------------------|
| Tenancy                | Multiple             |
| Ceiling Height         | 12 ft                |
| Minimum Ceiling Height | 10 ft                |
| Number of Floors       | 2                    |
| Average Floor Size     | 9,556 SF             |
| Year Built             | 1884                 |
| Year Last Renovated    | 2018                 |
| Gross Leasable Area    | 6,570 SF             |
| Construction Status    | Existing             |
| Framing                | Steel                |
| Condition              | Average              |
| Roof                   | Flat                 |
| Free Standing          | Yes                  |
| Number of Buildings    | 0                    |
| Walls                  | Exposed brick        |
| Ceilings               | Exposed - industrial |
| Floor Coverings        | Hardwood             |

## PROPERTY INFORMATION

|                        |               |
|------------------------|---------------|
| Property Type          | Retail        |
| Property Subtype       | Street Retail |
| APN #                  | 223-330-037   |
| Lot Frontage           | 151 ft        |
| Lot Depth              | 103 ft        |
| Corner Property        | Yes           |
| Traffic Count          | 1400          |
| Traffic Count Street   | Allyn Street  |
| Traffic Count Frontage | 151           |

|           |  |
|-----------|--|
| Amenities | Turnkey Restaurant<br>Exposed Brick<br>Large Windows w/ Lots of<br>Natural Light<br>Hardwood Floors Throughout<br>Two Fully-Equipped Bars<br>High Ceilings<br>Architectural Duct Work<br>Pendant and Track Lighting<br>ADA Compliant Restroom<br>Two Full-sized Restrooms<br>Directly off of I-84<br>Adjacent to Union Station<br>Security Camera System<br>Mixed-Use Building |
|-----------|--|

|            |     |
|------------|-----|
| Waterfront | Yes |
| Power      | Yes |

## PARKING & TRANSPORTATION

|                |         |
|----------------|---------|
| Street Parking | Yes     |
| Parking Type   | Surface |

## UTILITIES & AMENITIES

|                      |     |
|----------------------|-----|
| Handicap Access      | Yes |
| Elevators            | 2   |
| Freight Elevator     | Yes |
| Number of Elevators  | 2   |
| Number of Escalators | 0   |
| Central HVAC         | Yes |

