

Retail, Restaurant

For Lease



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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Elite Commercial Real Estate Services 901 Farmington Avenue, West Hartford, CT 06119 877 327 3755



Property Summary

Available SF:

Lease Rate: Negotiable Lot Size: 0.36 Acres 57.340 SF **Building Size:** Ceiling Height: 12.0 FT Year Built: 1884 Renovated: 2018 Zoning: DT-3 Market: Hartford

Sub Market: Downtown Hartford

(CBD)

Cross Streets: Union Place

Traffic Count: 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.

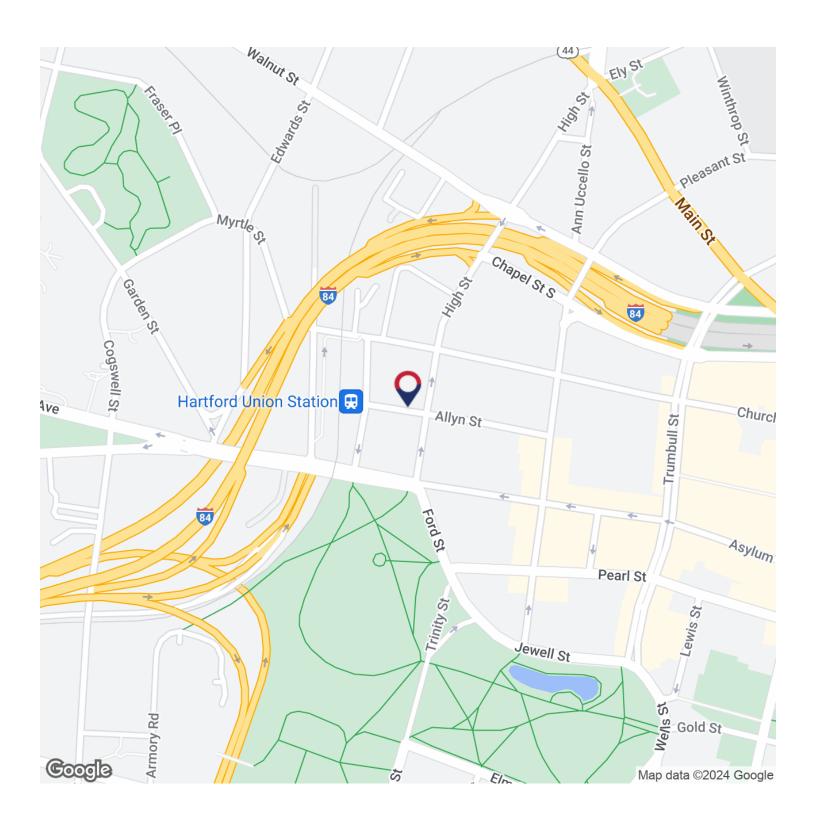
Still available is 3,962 SF of street-level retail space for lease at the former Club NV Lounge. This large, flowing floor plan features two fully-equipped bars along with 2,608 SF of additional basement space complete with two full restrooms, ample storage, and offices. This space boasts natural hardwood 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 Amtrack, 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.

















Yes

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

Ceiling Height12 ftMinimum Ceiling Height10 ftNumber of Floors2Average Floor Size9,556 SFYear Built1884Year Last Renovated2018Gross Leasable Area6,570 SFConstruction StatusExistingFramingSteelConditionAverageRoofFlatFree StandingYesNumber of Buildings0WallsExposed brickCeilingsExposed - industrial	Tenancy	Multiple
Number of Floors2Average Floor Size9,556 SFYear Built1884Year Last Renovated2018Gross Leasable Area6,570 SFConstruction StatusExistingFramingSteelConditionAverageRoofFlatFree StandingYesNumber of Buildings0WallsExposed brick	Ceiling Height	12 ft
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	Minimum Ceiling Height	10 ft
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	Number of Floors	2
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	Average Floor Size	9,556 SF
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	Year Built	1884
Construction StatusExistingFramingSteelConditionAverageRoofFlatFree StandingYesNumber of Buildings0WallsExposed brick	Year Last Renovated	2018
Framing Steel Condition Average Roof Flat Free Standing Yes Number of Buildings O Walls Exposed brick	Gross Leasable Area	6,570 SF
ConditionAverageRoofFlatFree StandingYesNumber of Buildings0WallsExposed brick	Construction Status	Existing
Roof Flat Free Standing Yes Number of Buildings 0 Walls Exposed brick	Framing	Steel
Free Standing Yes Number of Buildings O Walls Exposed brick	Condition	Average
Number of Buildings O Walls Exposed brick	Roof	Flat
Walls Exposed brick	Free Standing	Yes
· ·	Number of Buildings	0
Ceilings Exposed - industrial	Walls	Exposed brick
	Ceilings	Exposed - industrial
Floor Coverings Hardwood	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 Exposed Brick Large Windows w/ Lots of Natural Light Hardwood Floors Throughout Two Fully-Equipped Bars High Ceilings Architectural Duct Work Pendant and Track Lighting ADA Compliant Restroom Two Full-sized Restrooms Directly off of I-84 Adjacent to Union Station Security Camera System Mixed-Use Building
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Power

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











