

**BELOW MARKET
SUBLEASE SPACE!!**
Join Borders Books, Chili's,
Bed, Bath & Beyond, and more!



SIMSBURY COMMONS SUBLEASE

**498-540 BUSHY HILL ROAD
SIMSBURY, CT 06070**

PROPERTY DESCRIPTION

Great opportunity to join an outstanding roster of tenants at BELOW MARKET rent. Adjacent to Cold Stone Creamery. Located in the affluent towns of Avon and Simsbury, the premier residential communities in Hartford. Join Borders, Bob's Stores, Bed Bath and Beyond, Hoyts Cinemas, Regis Salon, Chili's, Famous Footwear, Super Stop & Shop and Walgreens.



AREA DEMOGRAPHICS

	Radius 1 3 miles	Radius 2 5 miles	Radius 3 10 miles
Population	24,272	50,539	319,134
Average Household Income	\$146,298	\$140,896	\$90,856
Number of Households	9,348	19,734	124,104

SPACE AVAILABLE:

7,579 SF divisible

RENT: \$17 NNN

TERM: Thru January 31, 2014
(additional term possible)

AVAILABLE: October 2010

FRONTAGE: 55'

EXCLUSIVE AGENTS

SHARON MADDERN
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DAVID WALDMAN
Office 203.221.8148
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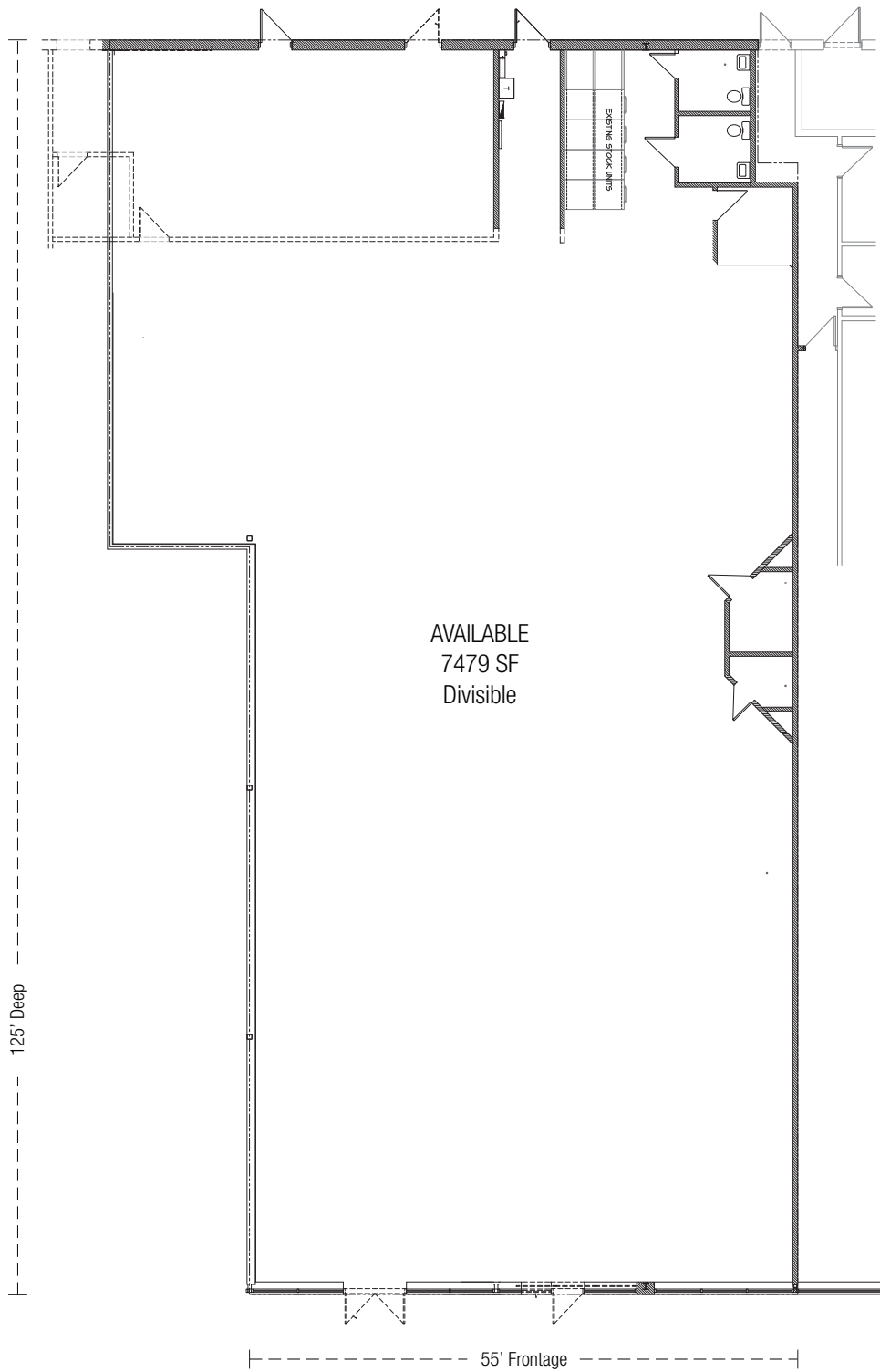
DAVID ADAM REALTY

8 CHURCH LANE, SUITE 200
WESTPORT, CT 06880
Phone 203.221.8148 • Fax 203.341.7494
www.davidadamrealty.com



NO.	RETAILER	NO.	RETAILER
10	SUPER STOP & SHOP	150	BROWN'S OPTICAL
20	BORDERS BOOKS & MUSIC	160	HUNTINGTON LEARNING CENTER
30	HOYTS CINEMAS	165	JENNY CRAIG WEIGHT LOSS CENTRE
40	BOB'S STORE	170	CLAY'S - ORIGINAL SPACE
60	SEASON'S HALLMARK SHOP	180	KUMO JAPANESE CUISINE
70	FAMOUS FOOTWEAR	190	REGIS SALON
90	SIMSBURY POLICE SUB-STATION	210	CHILI'S
100	GNC	220	BED, BATH & BEYOND
110	DECO NAILS	230	WALGREEN'S
120	LUNA PIZZA	240	SOVEREIGN BANK
130	COLD STONE CREAMERY	250	WEBSTER BANK
140	AVAILABLE - 7,579 Sq.Ft.		





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