333 North Main Street, West Hartford, CT 06117





| Barkhamsted | East Granby Windsor Locks East Windsor | Ellington |
|-------------------------------|---|------------------------------|
| ord SIMSBURY CENTER | | ROCKVILLE Tolland Willington |
| Simsbury WEATOGUE | Windsor South Windsor | |
| Canton (2000) Avon (44) | omfield 5 | mon STORR: |
| gton | West Hartford Hartford East Hartford | Coventry Mi |
| Farmington | To Addison | Andover |
| 6 | Wethersfield GLASTONBURY CENTER 2 Glastonbury | Columbia |
| Bristol Plainville Rew Brit | tain SOUTH GLASTONBURY | Hebron |
| | NOCTON (3) Berlin (1) Cromwell | © |

| | | | | ITC |
|---|------|------|-----|------------|
| н | (5 t | 41 I | (7h | ITS |
| | • | | • | |

| MSA COUNTY | Hartford-West Hartford-East Hartford, CT Hartford |
|---------------|--|
| GLA | 258,813 |
| ACRES | 14.51 |
| | |

| DEMO | DEMOGRAPHICS | | | |
|------|--------------|-----------|-----------|--|
| | 1 Mile | 3 Mile | 5 Mile | |
| iţi | 9,650 | 88,149 | 213,751 | |
| | 3,823 | 36,726 | 86,644 | |
| \$ | \$209,220 | \$143,792 | \$114,091 | |

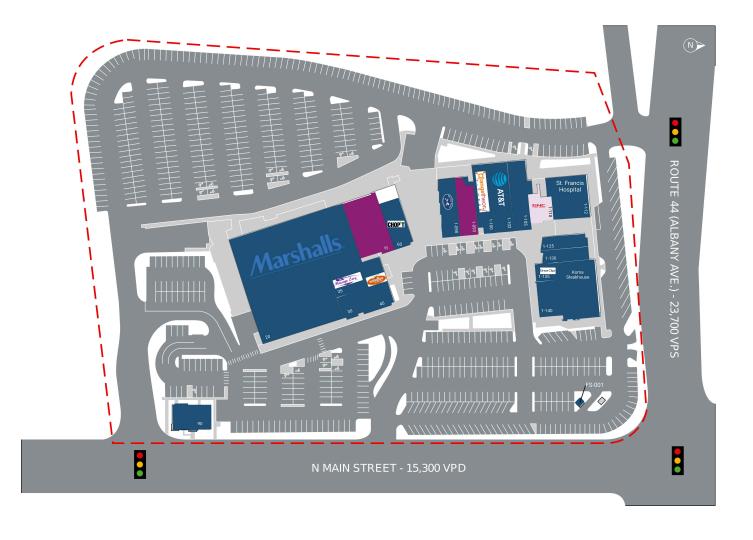
PROPERTY FEATURES

PARKING 785

- Bishops Corner is a 258,813 SF vibrant and pedestrian-friendly.shopping center anchored by a 59,364 SF Target.
- Originally built in 1970 and thoughtfully renovated in 2011, Bishops Corner is an upscale community place, keeping with the local charm and vitality of West Hartford.
- Major retailers: Target, Marshalls / Homegoods, TD Bank, The Paper Store, Mattress Firm, Orange Theory, AT&T, Bank of America, Noodles & Company, GNC, Subway & Massage Envy.
- Situated in a densely populated, highly affluent retail corridor approximately 4 miles west of downtown Hartford.
- The property sits at a signalized intersection along the region's dominant east-west thoroughfare which sees combined traffic counts of over 40.000 VPD.
- Within a 5-mile radius of the property, the population is over 213,000 people and within a 1-mile radius of the property, the average household income is more than \$209,000.

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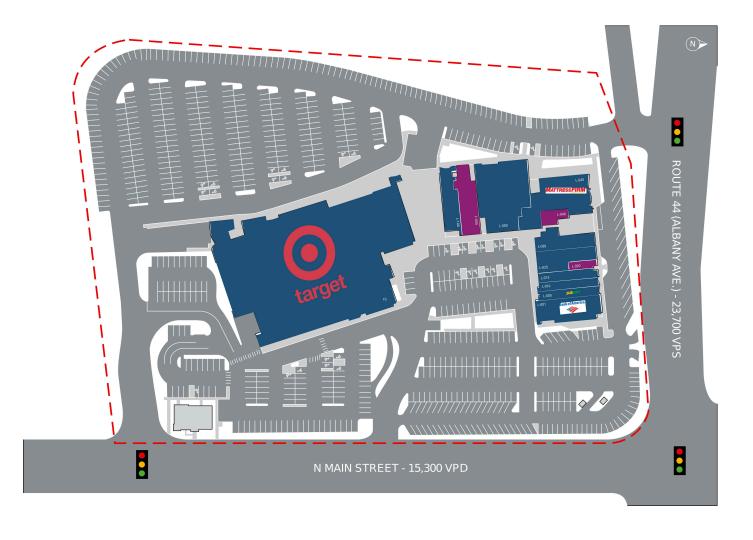
| SUITE | TENANT NAME | SF |
|--------|--------------------------------|--------|
| FS-001 | Bank of America | 1,200 |
| 1-090 | Blue Plate Kitchen | 2,950 |
| 1-093 | Available | 2,785 |
| 1-100 | Orangetheory Fitness | 3,443 |
| 1-102 | AT&T | 3,762 |
| 1-105 | Restore Hyper Wellness + Cryot | 3,604 |
| 1-110 | GNC | 1,918 |
| 1-112 | St. Francis Hospital | 4,647 |
| 1-125 | Harvey & Lewis Opticians | 1,700 |
| 1-130 | Silk Nails | 1,760 |
| 1-135 | Great Clips | 961 |
| 1-140 | Koma Steakhouse | 8,513 |
| 20 | Marshalls | 37,672 |
| 30 | Poke City | 1,490 |
| 35 | Massage Envy | 3,319 |
| 40 | Noodles & Company | 2,773 |
| 55 | Available | 6,457 |
| 60 | Chop't Creative Salad Company | 2,703 |
| 90 | TD Bank | 2,848 |

AVAILABLE AVAILABLE SOON LEASED NAP (NOT A PART)



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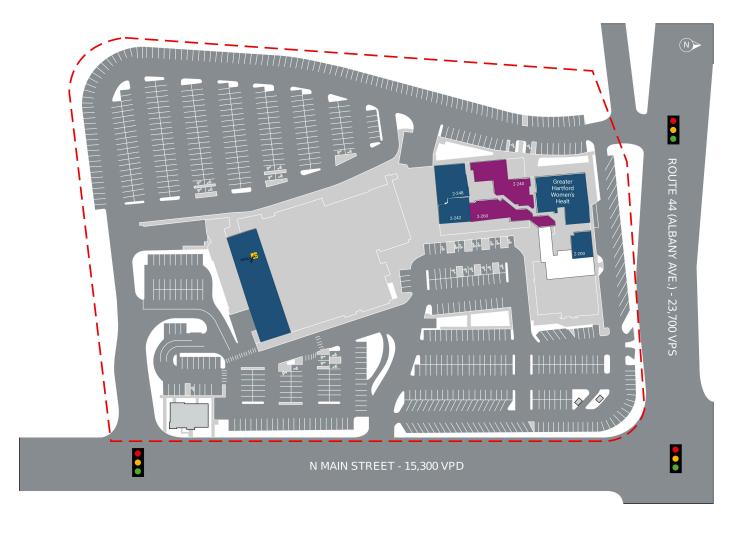
| SUITE | TENANT NAME | SF |
|-------|------------------------|--------|
| L-001 | Bank of America | 4,000 |
| L-005 | Subway | 1,500 |
| L-010 | Nautical Bowls | 1,400 |
| L-015 | European Wax Center | 1,600 |
| L-020 | Available | 667 |
| L-025 | West Hartford Podiatry | 2,895 |
| L-030 | IVX Health | 2,618 |
| L-040 | Available | 1,142 |
| L-045 | Mattress Firm | 6,110 |
| L-050 | Paper Store | 9,774 |
| L-055 | Available | 3,500 |
| L-100 | Float Forty One | 3,213 |
| 10 | Target | 59,364 |

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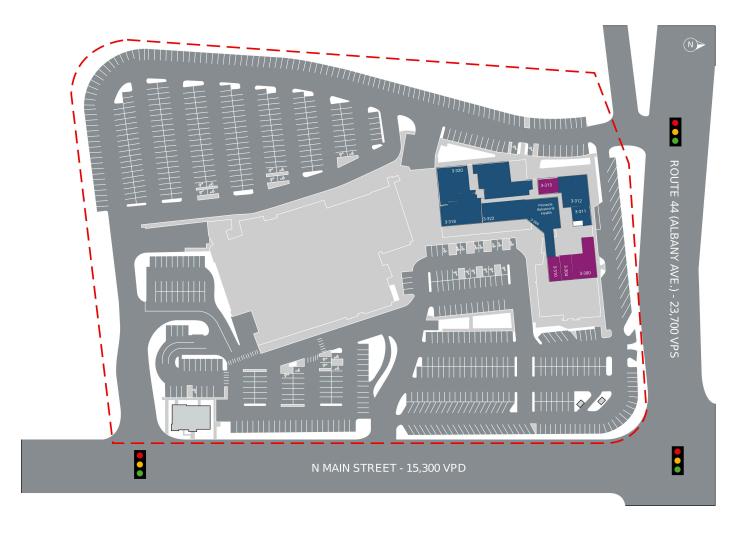
| SUITE | TENANT NAME | SF |
|-------|--------------------------------|--------|
| 2-200 | GP Urology | 5,171 |
| 2-201 | Greater Hartford Women's Healt | 8,609 |
| 2-240 | Available | 4,723 |
| 2-242 | Connecticut Women OB/GYN | 2,358 |
| 2-248 | Pedicorp PC | 3,500 |
| 2-260 | Available | 4,182 |
| 50 | Salons by JC | 10.000 |

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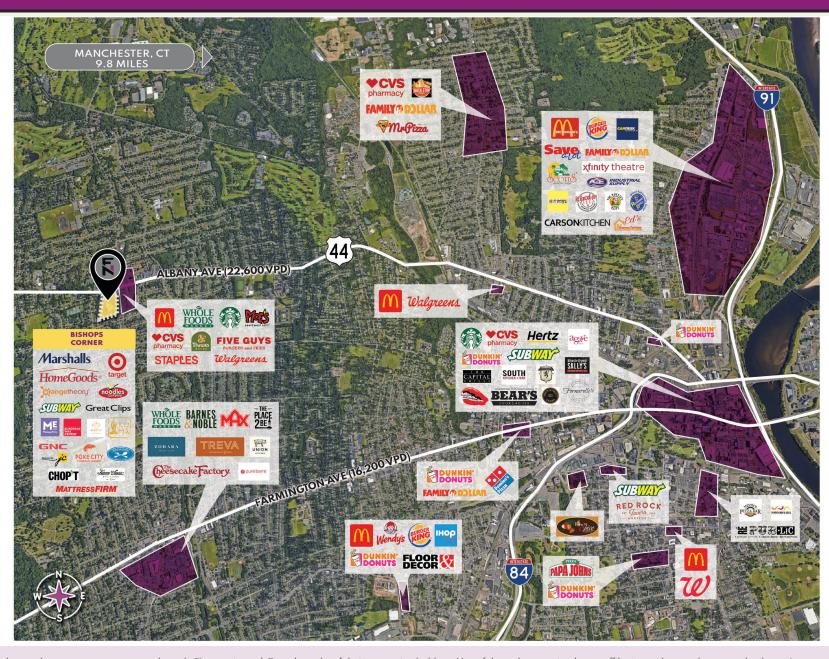
| SUITE | TENANT NAME | SF |
|-------|----------------------------------|-------|
| 3-300 | Available | 2,727 |
| 3-304 | Available | 1,042 |
| 3-309 | Pinnacle Behavioral Health | 4,121 |
| 3-310 | Available | 860 |
| 3-311 | Connecticut Psychiatric Partners | 1,243 |
| 3-312 | West Hartford Orthodontics | |
| 3-313 | Available | 1,039 |
| 3-318 | Regional Cancer Care Associate | 8,518 |
| 3-320 | Epstein & Rappoport, PC | 5,602 |
| 3-322 | West Hartford Chiropractic | 2,483 |

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