

234-  
266

PARK STREET  
HARTFORD, CT

OFFERED FOR SALE

0.73-Acre  
Development Site

confidential offering memorandum



234-  
266  
PARK STREET  
HARTFORD, CT

BUSHNELL  
PARK

DOWNTOWN  
HARTFORD

CT OFFICE OF THE  
ATTORNEY GENERAL

HARTFORD SUPERIOR  
COURT - FAMILY

BANK OF AMERICA

CVS

McDonald's

connecticut  
convention center

Hartford  
Hospital

PARK STREET - 6,100VPD

234-266

PARK STREET  
HARTFORD, CT

# EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to market for sale 234-266 Park Street in Hartford, CT. Situated along the high-traffic Park Street corridor, this 0.73-acre site presents a compelling retail or mixed-use development opportunity in one of Hartford's most active commercial neighborhoods. The site benefits from strong daily traffic counts of 6,100 vehicles per day and is surrounded by a dense urban population base, with over 153,000 residents within a 3-mile radius. The property is zoned MS-1 (Main Street), which supports a broad range of retail, food service, office, and mixed-use development.

The location is strategically proximate to market traffic drivers such as the Hartford Hospital, the Connecticut State Capitol, Trinity College, and has ease of access to Interstate 84 and Interstate 91, connecting it to the greater-Hartford market and beyond. Given the surrounding density, the site is ideally suited for quick-service restaurant, banking, or other national credit tenants.

## AS-OF-RIGHT USES (MS-1 ZONING):



RETAIL



RESTAURANTS & FOOD SERVICE  
*(DRIVE-THRU WITH SITE PLAN APPROVAL)*



OFFICE



MEDICAL OFFICE



MIXED-USE RESIDENTIAL



CT State Capital

DOWNTOWN  
HARTFORD



connecticut  
convention center

CONNECTICUT RIVER

2

PARK STREET - 6,100VPD



Hartford  
Hospital

234-266  
PARK STREET  
HARTFORD, CT



# #1 DEVELOPMENT SITE PLAN - SINGLE-TENANT BUILD

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266

PARK STREET  
HARTFORD, CT



*CURRENT OWNERSHIP HAS THE ABILITY TO ACQUIRE THIS MUNICIPAL LOT TO BE INCLUDED IN THE OFFERING*

PARK STREET - 6,100VPD

## FUTURE DEVELOPMENT AFFORDS OWNERSHIP FLEXIBILITY

THE SITE'S LOCATION AND ZONING PROVIDES IMMEDIATE OPPORTUNITY TO DEVELOP A VARIETY OF PROJECTS ACROSS RETAIL, MULTIFAMILY, AND MIXED-USE TYPES. WITH OVER 1,500 MULTIFAMILY UNITS AND 30 MIXED-USE PROJECTS IN THE HARTFORD DEVELOPMENT PIPELINE, THIS SITE IS POSITIONED FOR A SINGLE-TENANT DRIVE-THRU TENANT AND POTENTIAL ADDITIONAL DENSITY.

# #2 DEVELOPMENT SITE PLAN - TWO-TENANT BUILD

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PARK STREET - 6,100VPD

## FUTURE DEVELOPMENT AFFORDS OWNERSHIP FLEXIBILITY

THE SITE'S LOCATION AND ZONING PROVIDES IMMEDIATE OPPORTUNITY TO DEVELOP A VARIETY OF PROJECTS ACROSS RETAIL, MULTIFAMILY, AND MIXED-USE TYPES. WITH OVER 1,500 MULTIFAMILY UNITS AND 30 MIXED-USE PROJECTS IN THE HARTFORD DEVELOPMENT PIPELINE, THIS SITE IS POSITIONED FOR A MULTI-TENANT RETAIL CENTER WITH POTENTIAL DENSITY.

# ZONING OVERVIEW

234-266 Park Street is located within Hartford's MS-1 (Main Street) zoning district. Established under the City's 2016 form-based zoning code, the MS-1 district is designed to support active, pedestrian-oriented commercial corridors with a mix of retail, food service, office, and residential uses at the street level. The district encourages ground-floor commercial activation and is well-suited for national credit tenants, quick-service restaurants, financial institutions, and mixed-use development.

## ZONING SUMMARY — MS-1 (MAIN STREET)

<b>Zoning District</b>	MS-1 — Main Street
<b>District Purpose</b>	Pedestrian-oriented commercial corridor supporting ground-floor retail activation
<b>Permitted Uses (By Right)</b>	Retail, Food Service & Restaurants, Financial Services, Professional Office
<b>Additional Permitted Uses</b>	Personal Services, Mixed-Use Residential (upper floors), Medical Office
<b>Drive-Thru / Special Uses</b>	Subject to site plan review and applicable City of Hartford approvals



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# INSTITUTIONAL ADJACENCY



## HARTFORD HOSPITAL

Founded in 1854, Hartford Hospital operates more than 900 licensed beds on its flagship campus and holds the only Level I Trauma Center designation in the greater Hartford region. Patients, visitors, and clinical staff travel from across Connecticut and beyond, making the hospital the primary generator of non-retail foot traffic at the southern end of the Park Street corridor.

Hartford Hospital employs approximately 16,000 people, placing it among the largest single-site employers in Connecticut. Shift workers, outpatient visitors, and families of inpatients produce tens of thousands of daily trips through the immediate trade area. That volume is non-discretionary and recession-resistant: hospital utilization tracks population health, not consumer confidence.

The hospital anchors Hartford HealthCare, the state's largest integrated health system, which reported over \$5 billion in annual revenue and 40,000 statewide employees. Active campus expansion programs, including new medical office buildings and clinical infrastructure, represent a continuing capital commitment to the neighborhood and reinforce the corridor's long-term institutional stability.

EMPLOYEES  
**~16,000**

ANNUAL REVENUE  
**\$5B+**

LICENSED BEDS  
**900+**

ANNUAL PATIENT VISITS  
**~1 Million+**



## TRINITY COLLEGE

Founded in 1823, Trinity College sits less than one mile from 234-266 Park Street and ranks among the oldest and most selective liberal arts institutions in the United States. Its 100-acre campus is embedded in the residential fabric directly south of the subject corridor, making Park Street the natural commercial artery for students, faculty, and staff traveling between campus and downtown Hartford.

Trinity enrolls approximately 2,100 undergraduates and employs several hundred full-time faculty and staff. Student spending on dining, retail, and daily convenience goods follows a predictable academic calendar, generating a reliable consumer base within walking distance of the site across roughly nine months of the year. Faculty and administrative staff contribute year-round.

Trinity's Neighborhood Bond Initiative formalizes the college's long-term investment in the surrounding community. Over multiple decades, the program has directed tens of millions of dollars into neighborhood revitalization, small business support, and workforce development along the Park Street corridor. That sustained commitment stabilizes commercial demand and supports the long-term underwriting case for retail investment in the trade area.

UNDERGRADUATE STUDENTS  
**~2,100**

FOUNDED  
**1823**

FACULTY & STAFF  
**500+**

CAMPUS SIZE  
**100 Acres**

# INSTITUTIONAL ADJACENCY



## CONNECTICUT STATE CAPITOL

The Connecticut State Capitol complex sits approximately 0.5 miles north of 234-266 Park Street and houses the General Assembly, the Office of the Governor, and dozens of state agencies. The Capitol district is the civic center of Connecticut, drawing thousands of employees, lobbyists, contractors, and visitors into the trade area on every workday.

The Capitol building anchors a broader government cluster that includes the Legislative Office Building, the State Library, the Supreme Court, and surrounding agency offices. Together, these institutions employ an estimated 5,500 workers within close proximity of the subject property. That concentration drives weekday demand for quick-service dining, financial services, and convenience retail: the tenant categories Park Street is built to serve.

State employment levels are set by legislative appropriation, not market conditions. That distinction matters for retail underwriting: the daytime population the Capitol generates does not contract during recessions or respond to private-sector hiring cycles. For investors, the Capitol district functions as a structural demand floor for the corridor, providing consistent foot traffic regardless of broader economic conditions.

NEARBY STATE EMPLOYEES  
**~5,500**

DISTANCE TO SITE  
**~0.5 Miles**

BUILDINGS ON PUBLIC CAMPUS  
**8**

DEMAND CHARACTERISTIC  
***Recession-Resistant***



## CONNECTICUT CONVENTION CENTER

The Connecticut Convention Center occupies the Connecticut River waterfront in downtown Hartford and serves as the state's primary large-scale event destination. The facility spans 540,000 total square feet, including 140,000 square feet of column-free exhibit hall, 40,000 square feet of meeting rooms, and a 34,000-square-foot ballroom. It hosts hundreds of conventions, trade shows, and corporate events annually, drawing an estimated 500,000 visitors to the Hartford market each year.

Convention traffic is additive to the trade area's base residential and office population. Out-of-town attendees staying in area hotels, eating at local restaurants, and running errands before or after events represent spending that would not otherwise occur in the market. A skybridge connects the facility directly to the Marriott Hartford Downtown, concentrating that incremental visitor activity in the downtown core and along corridors including Park Street.

The Capital Region Development Authority (CRDA) operates the Convention Center, ensuring sustained public investment in programming and facility upkeep. Hartford's broader downtown revitalization, backed by over \$1.5 billion in announced and completed Capital Region projects, positions the facility for continued attendance growth and cements its role as a durable non-retail traffic source for surrounding retail tenants.

ANNUAL VISITORS  
**~500,000+**

TOTAL BUILDING SF/STAFF  
**540,000 SF**

EXHIBIT HALL SF  
**140,000 SF**

DISTANCE TO SITE  
**~1 Mile**

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# HARTFORD MSA

Hartford, Connecticut is the state capital and a major regional employment center, home to a diverse economy anchored by insurance, healthcare, education, and government sectors. The city's largest employers include Hartford HealthCare, Trinity Health of New England, the State of Connecticut, and the University of Hartford, providing a consistent base of employees and consumers that support the surrounding retail trade areas.

The Park Street corridor is one of Hartford's most active commercial neighborhoods, serving a dense and growing residential population. The area has seen continued investment and revitalization as part of broader city-wide economic development initiatives. Retail demand along Park Street is driven by strong daytime population, neighborhood density, and the corridor's role as a primary commercial artery connecting multiple Hartford neighborhoods.

Hartford's strategic location at the intersection of I-84 and I-91 makes it a central hub for distribution and commerce throughout Connecticut and the broader New England region. The city is situated within two hours of Boston, New York City, and Providence, offering exceptional regional connectivity for retailers and businesses serving multi-market trade areas.

AREA  
EMPLOYERS

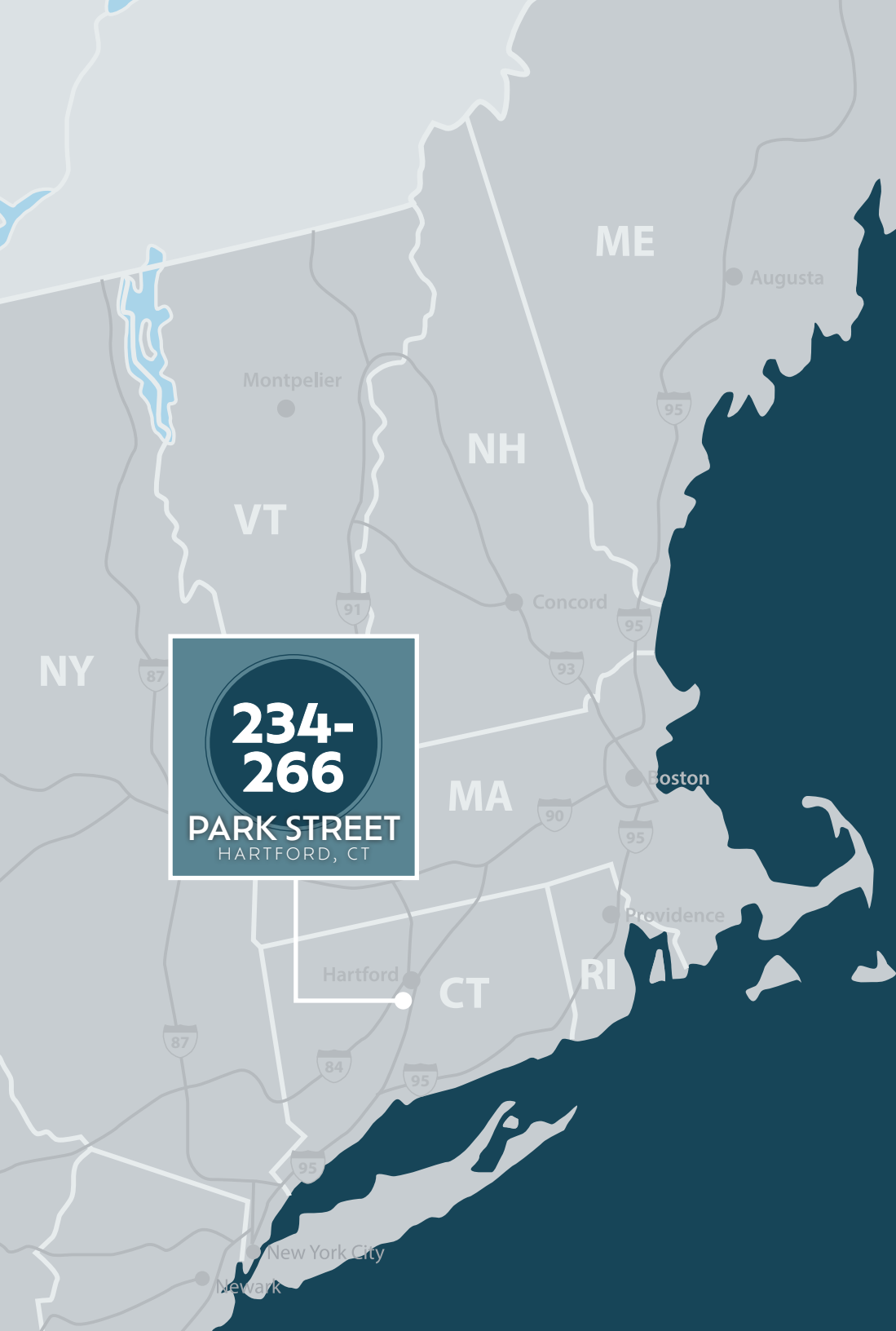
Hartford  
HealthCare

Trinity Health  
Of New England

CONNECTICUT

UNIVERSITY  
OF HARTFORD





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**PARK STREET**  
HARTFORD, CT

Exclusively Offered By



The Prudential Center  
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