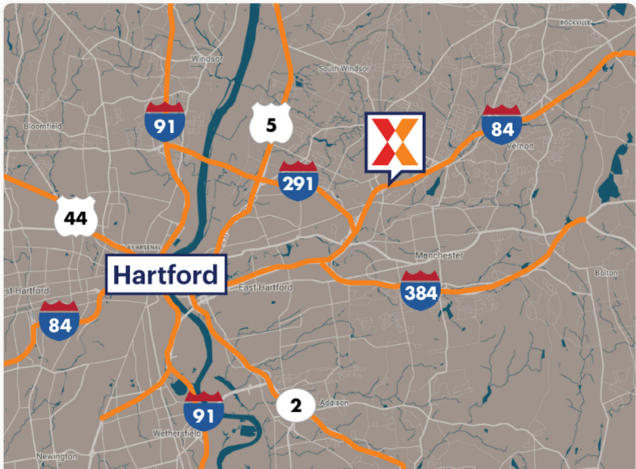


# The Plaza at Buckland Hills

1470 Pleasant Valley Road | Manchester, CT 06042

Capitol Planning Region    Hartford-West Hartford-East Hartford, CT    357,918 Sq Ft

41.8060, -72.5592



Demographics	1 Mile	3 Miles	5 Miles
Population	4,700	58,593	133,836
Daytime Pop.	4,053	69,255	135,008
Households	2,206	24,388	54,272
Income	\$136,235	\$117,800	\$121,376

Source: Synergos Technologies, Inc. 2024

Power center anchored by Trader Joe's and Total Wine, with national and regional tenants including Burlington Stores, PetSmart, Marshall's, Ulta, Five Below, Skechers, Orangetheory Fitness, Chick-fil-A and Crumbl Cookie, attracting 6.1M annual visits (Placer.ai 2024)

Located in Manchester's dominant retail node, the center is located within 1.5 miles of four Brixmor shopping centers, as well as the Shops at Evergreen Walk and The Shoppes at Buckland Hills (regional mall)

Highly educated trade area with 41% college-educated persons within 3 miles and a strong daytime population of 68,200+

The center has direct access to I-84, with over 120K vehicles daily, and 25,000 vehicles daily on Pleasant Valley Road and 21,000 on Buckland Road (Kalibrate 2022)



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## Available Spaces

OPO 1	0 Sq Ft	XJ1	20,724 Sq Ft
XDB	1,500 Sq Ft	XK	11,499 Sq Ft <span>360°</span>
XJ	25,176 Sq Ft <span>360°</span>		

## Current Tenants

Space size listed in square feet

OA08	Aroma Body & Foot Massage	2,315	C06C	America's Best Contacts & Eyeglasses	4,424
A01	Between Rounds	2,075	C06E	Torrid	2,571
A03B	Hot Table Panini	2,696	LL05	Five Guys	2,200
A04A	Playa Bowls	1,312	LL05B	Pokemoto	1,400
A05	Crumbl Cookies	1,765	LL05C	Noodles & Company	2,300
A06	Vacuums and More	2,200	XA01	PetSmart	21,459
A09	Unknown Tenant	1,101	XA02	Michaels	28,327
B01A	Jersey Mike's	1,251	XBA	Trader Joe's	15,258
B01B	Orangetheory Fitness	3,023	XC	Total Wine & More	20,710
B03	PM Pediatrics	4,493	XDA	ULTA Beauty	10,090
B04	Salsa Fresca Mexican Grill	2,446	XEA	Marshalls	25,677
B05	Sweet Frog	2,295	XEB	K & G Fashion Superstore	18,295
B06	GameStop	2,192	XH	Burlington	26,934
B07A	AAA Insurance	4,658	XL	Dollar Tree	10,066
B08A	Sally Beauty Supply	1,800	NAP01	Starbucks	0
B09A	SKECHERS	8,013	NAP02	Olive Garden	0
B12	Five Below	8,135	NAP03	Taco Bell	0
C02A	DXL Men's Apparel	7,538	NAP04	Chick-fil-A	0
			NAP05	PetSmart	25,000
			NAP06	Michaels	25,000

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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