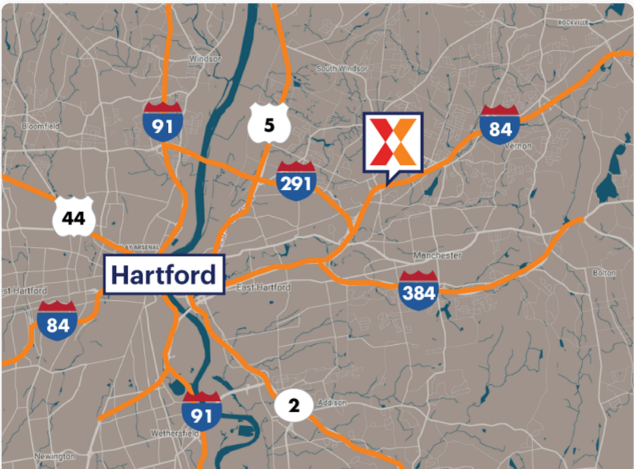


# Crossroads I

49 Pavilions Dr | Manchester, CT 06042

Capitol Planning Region    Hartford-West Hartford-East Hartford, CT    88,536 Sq Ft

41.8052, -72.5516



Demographics	1 Mile	3 Miles	5 Miles
Population	6,256	67,217	132,926
Daytime Pop.	5,100	70,910	130,853
Households	2,908	28,196	53,977
Income	\$115,257	\$104,780	\$113,263

Source: Synergos Technologies, Inc. 2024

- Anchored by the Home Depot with other retailers including The Edge Fitness & Town Fair Tire
- Adjacent to the 1.1M Sq Ft Shoppes at Buckland Hills, anchored by Macy's, Macy's Furniture Gallery, JCPenney and Barnes & Noble (Center XY 2024)
- Strong daytime population of 70,900+ within 3 miles, with employment centers including Manchester Memorial Hospital with 249 beds (Dept of Homeland Security)
- High visibility from 23,000 vehicles daily on Buckland Street, with adjacent access to 130,000 vehicles daily on I-84 (Kalibrate 2022 & 2018)



Available Spaces

100 42,295 Sq Ft

Current Tenants    Space size listed in square feet

200A	KidStrong	4,553
200B	Total Fitness Equipment	3,000
250 A	The Edge Fitness Clubs	38,688
NAP01	The Home Depot	0
NAP02	NAP	0

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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