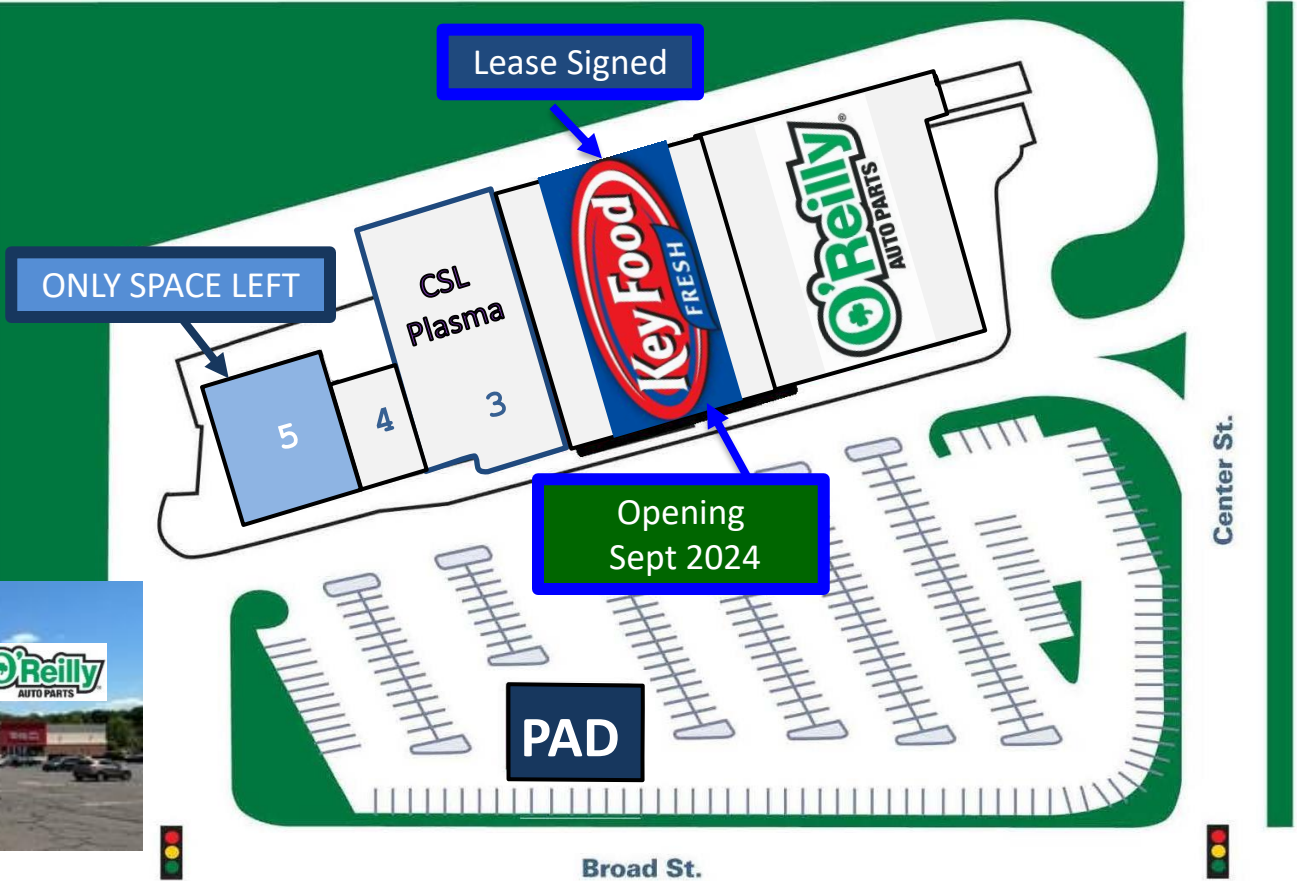


# MANCHESTER CT

## BROAD STREET PLAZA

20,788 SF and  
PAD SITE  
AVAILABLE

1	O'Reilly	30,000
2	Key Food	20,788
COMING SOON		
3	CSL Plasma	14,489
4	Restaurant	2,722
5	Pre-leasing	7,500
PAD AVAILABLE		5,000



AVAILABLE



**Northeast Retail**  
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Broad Street Plaza is a 75,452 sf Community shopping center, anchored by a O'Reilly Auto and shadow anchored by Ollie's Bargain Outlet.

Built in 1998 at the corner of Center Street (Route 44) and Broad Street, it is located at the busiest intersection in Manchester and benefits from a daily traffic count in excess of 40,000 cars per day.

O'Reilly's Auto Parts recently expanded to 30,000 SF within the center, and opened in June of 2023. Key Food has a signed lease and will be opening soon. Landlord has extensive upgrades planned for the Center including new roof, HVAC and façade improvements.

# BROAD STREET PLAZA

## AERIAL VIEW



DEMOGRAPHICS		
	Population	Avg Income
1 Mile	17,859	\$68,522
3 Mile	61,165	\$83,545
5 Mile	127,720	\$95,744
7 Mile	192,895	\$98,277

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