



Downtown Hartford Retail Real Estate Survey

July 2009

Prepared by:

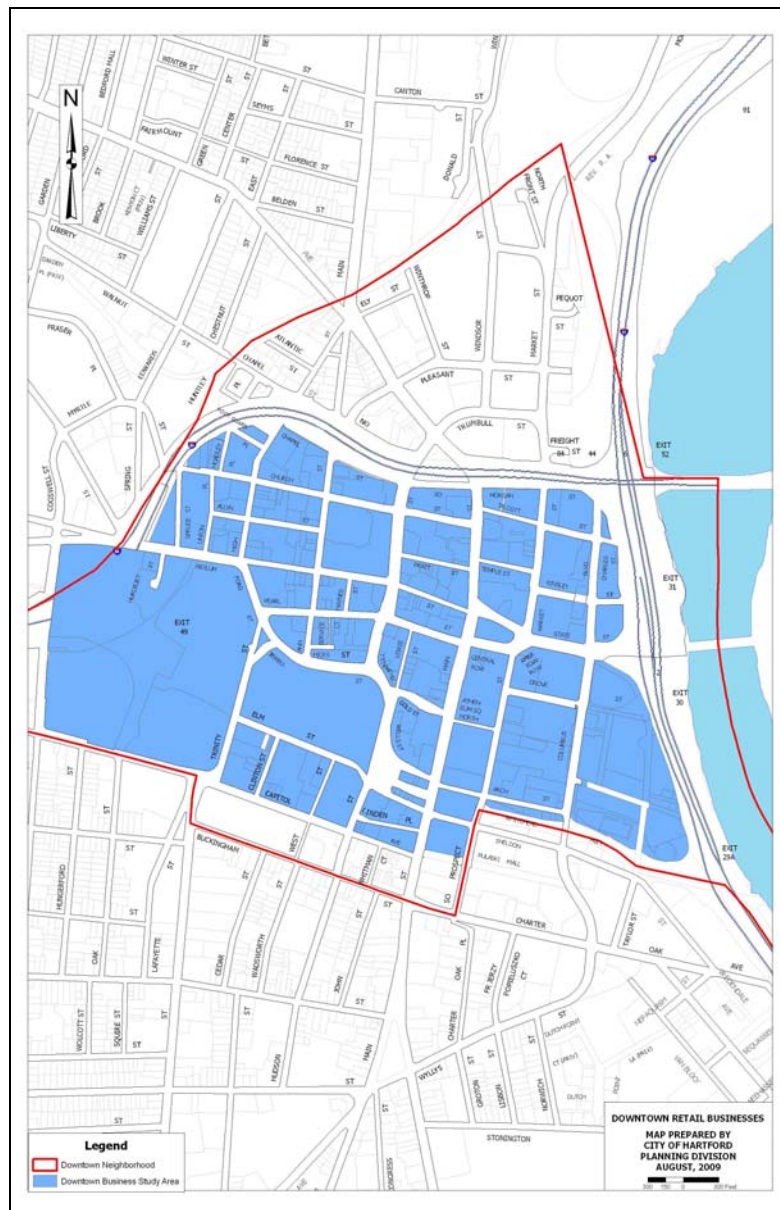
**City of Hartford
Department of Development Services
Economic Development Division**

Introduction

The following information has been compiled as means of understanding the current state of the downtown, retail market. This report is the first of what will be bi-annual reports that will help guide discussion and decisions regarding retail needs and opportunities.

The Economic Development Division staff collected the information from City assessment records, property owners, tenants, real estate brokers and general observation. While every effort was made to be as accurate as possible, some figures are estimates.

Survey Area



Inventory

Business Type	No. Units	Dist	SQFT Per Business Type	Avg Unit SQFT
Café / Bar	20	10%	77,098	3,855
Professional Services	14	7%	12,922	923
Retail	75	39%	242,486	3,233
Food Retail	1	1%	775	775
Beauty, Barbers & Nail Shops	13	7%	9,125	702
Restaurants	68	36%	169,033	2,486
Totals	191	100%	511,439	2,678

Vacancy

Business Type	No. Units	SQFT Available	% of TT Vacancy	Avg Unit SQFT
Retail	32	187,168	92.0%	5,849
Restaurant	6	9,470	4.7%	1,578
Café /Bar	2	6,714	3.3%	3,357
Totals	40	203,352	100.0%	5,084

Of the 511, 000 square feet available, 203,000 or 40% was identified as vacant.

Occupancy

Business Type	Total Units	Vacant Units	Occupied Units	Vacant SQFT	Occupied SQFT	Vacancy Rate
Café / Bar	20	2	18	6,714	70,384	1%
Professional Services	14		14		12,922	0%
Retail	75	32	42	187,168	55,118	37%
Food Retail	1		1		775	0%
Beauty, Barbers & Nail Shops	13		13		9,125	0%
Restaurants	68	6	63	9,470	159,763	2%
Totals	191	40	151	203,352	308,087	40%

Approximately 308,000 square feet, or 60% of the inventory, is currently occupied.

Inventory by Business Type and Location

Location	Total Units	Occupied Units	Vacant Units	Vacant SQFT	Occupied Units By Business Type					
					Beauty NB	Café Bar	Food Retail	Prof Srvs	Restaurant	Retail
Allyn St	12	12				4		2	6	
Ann St	5	4	1	800	1	2			1	1
Arch St	2	2				2				
Asylum Av	4	3	1	200	1		1	1		1
Asylum St	34	29	5	39,389	1	4			11	18
Capitol Av	1	1							1	
Central Row	1	1						1		
Church St	1	1							1	
Columbus Blvd	3	3							2	1
Constitution Plz	4	3	1	1,250					3	1
Elm St	1	1								1
Haynes St	2	2						2		
High St	1	0	1	5,808						1
Kinsley	2	2			1			1		
Lewis St	3	0	3	8,959					1	2
Main St	34	27	7	72,728	2	2			14	16
Market St	1	1								1
Morgan St	1	0	1	2,000						1
Pearl St	3	2	1	800	1				1	1
Pratt St	35	25	10	20,082	4	2		4	9	16
State House Sq	7	6	1	150					2	5
Temple St	5	3	2	3,446					5	
Trumbull St	19	13	6	47,740	2			2	7	8
Union Pl	9	9				4			4	1
Wells St	1	1						1		
Totals	191	151	40	203,352	13	20	1	14	68	75

Downtown Real Estate - Retail and Service List – July 2009

No.	Business	From	To	Street	SQFT	Business Type
1	The Tavern Downtown	90	104	Allyn St	2,000	Restaurant
2	Agave	90	104	Allyn St	2,500	Restaurant
3	Prossage Muscle Therapy	90	104	Allyn St	1,600	Prof Srvs
4	The Tavern Downtown	90	104	Allyn St	2,000	Restaurant
5	Pour House	103	105	Allyn St	6,000	Restaurant
6	One Eleven	109	121	Allyn St	5,000	Cafe/ Bar
7	Palace	109	121	Allyn St	6,000	Cafe/ Bar
8	Planet Sound	109	121	Allyn St	822	Prof Srvs
9	Aladdin	109	121	Allyn St	1,500	Restaurant
10	NV	177		Allyn St	5,535	Cafe/ Bar
11	MiDeli	179	179	Allyn St	120	Restaurant
12	Black Bear Saloon	187	187	Allyn St	6,500	Cafe/ Bar
13	Vacant	118		Ann St	800	Retail
14	Tapas on Ann	126		Ann St	1,800	Restaurant
15	NU Style Cut Creation	181	183	Ann St	1,000	Beauty NB
16	Mansion Club	191		Ann St	2,268	Cafe/ Bar
17	Coach's	199	203	Ann St	2,800	Cafe/ Bar
18	Arch Street Tavern	86	89	Arch St	3,517	Cafe/ Bar
19	Melao Night Club	86	89	Arch St	2,542	Cafe/ Bar
20	Express Food Shop	612		Asylum Av	775	Food Retail
21	Vacant	616		Asylum Av	200	Retail
22	Mary Unisex	618		Asylum Av	275	Beauty NB
23	Red Robin Corporation	622		Asylum Av	600	Prof Srvs
24	Smokers Depot	9	23	Asylum St	850	Retail
25	Gelb Jewelry	11	23	Asylum St	200	Retail
26	Gold - Plus	13	23	Asylum St	1,000	Retail
27	Koji	17	23	Asylum St	2,000	Restaurant
28	Dunkin Donuts	21	23	Asylum St	1,000	Restaurant
29	Harvey & Lewis	45	75	Asylum St	3,000	Retail
30	Perfect Look	45	75	Asylum St	550	Beauty NB
31	Stenglin Cutlery	55	75	Asylum St	680	Retail
32	The Tobacco Shop	55	75	Asylum St	800	Retail
33	Subway	65	75	Asylum St	1,000	Restaurant
34	Whims & Fancy	65	75	Asylum St	1,000	Retail
35	Camera Bar	75	75	Asylum St	1,500	Retail
36	Life Ultra Lounge	81	85	Asylum St	3,180	Cafe/ Bar
37	CT-Wireless Tech	89		Asylum St	600	Retail
38	Feng	93	99	Asylum St	1,500	Restaurant
39	Sovereign Bank	105	119	Asylum St	4,860	Retail
40	McKinnon's Irish Pubs	114	124	Asylum St	2,500	Cafe/ Bar

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No.	Business	From	To	Street	SQFT	Business Type
41	McDonald's	151		Asylum St	5,000	Restaurant
42	Au Bon Pain	185		Asylum St	675	Restaurant
43	Max Downtown	185		Asylum St	5,000	Restaurant
44	Star Bucks Coffee	185		Asylum St	600	Restaurant
45	Spiritus Wines	208	220	Asylum St	1,945	Retail
46	Vacant	208	220	Asylum St	27,738	Retail
47	Vacant	221		Asylum St	750	Cafe/ Bar
48	Vacant	231		Asylum St	260	Retail
49	Asylum Café	235		Asylum St	1,600	Cafe/ Bar
50	Armstrong Rockwell Jewelry	241	243	Asylum St	1,350	Retail
51	Vacant	241		Asylum St	1,000	Retail
52	Niro Couture	241		Asylum St	1,200	Retail
53	Ticketworld.Com	247	253	Asylum St	750	Retail
54	Tapas on Ann	255	257	Asylum St	2,197	Restaurant
55	Mayor Mike's	283	291	Asylum St	3,071	Restaurant
56	Black Eyed Sally's	350	360	Asylum St	5,338	Restaurant
57	Vacant	402	418	Asylum St	9,641	Retail
58	Emperor at the Linden	10		Capitol Av	3,391	Restaurant
59	Almada Shoe Repair	22		Central Row	200	Prof Srvs
60	Church and Main Delicatessen	20		Church St	1,300	Restaurant
61	Vivo at the Hartford	200		Columbus Blvd	3,000	Restaurant
62	Star Bucks Coffee	200		Columbus Blvd	500	Restaurant
63	UPS Store	200		Columbus Blvd	700	Retail
64	Spris	10		Constitution Plz	2,700	Restaurant
65	Vacant	100		Constitution Plz	1,250	Restaurant
66	Dunkin Donuts	100		Constitution Plz	500	Restaurant
67	Hertz	108		Constitution Plz	1,000	Retail
68	Almighty, USA	32	36	Elm St	850	Retail
69	MZ Cleaners & Tailors	14		Haynes St	1,000	Prof Srvs
70	Oggi Estetica	18		Haynes St	1,200	Prof Srvs
71	Vacant	28		High St	5,808	Retail
72	Constitution Plaza Barbershop	20		Kinsley	700	Beauty NB
73	Heritage Printers	101		Kinsley	1,000	Prof Srvs
74	Vacant	24		Lewis St	1,682	Retail
75	Vacant	30		Lewis St	3,474	Restaurant
76	Vacant	36		Lewis St	3,803	Retail
77	Hook & Ladder Restaurant	207		Main St	2,700	Restaurant
78	Ashley's Restaurant	221		Main St	1,200	Restaurant
79	Peppercorn's Grill	357	367	Main St	4,928	Restaurant
80	Marsala Restaurant & Bar	391		Main St	3,000	Restaurant
81	Vacant	407		Main St	6,234	Retail

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No.	Business	From	To	Street	SQFT	Business Type
82	Le Chateau	425	431	Main St	600	Beauty NB
83	Subway	485	493	Main St	1,000	Restaurant
84	Dunkin Donuts	485	493	Main St	1,329	Restaurant
85	Tinkers-Main Restaurant	489	493	Main St	3,500	Restaurant
86	Cornerstone Deli	529		Main St	1,300	Restaurant
87	The Russell at Wadsworth	600		Main St	1,000	Restaurant
88	CVS	760		Main St	6,000	Retail
89	AJ's Smokes & Sweets	825		Main St	300	Retail
90	Vacant	875	889	Main St	5,000	Retail
91	Dish Bar & Grill	892	900	Main St	4,000	Restaurant
92	Vacant	901	905	Main St	8,198	Retail
93	Vacant	915		Main St	3,000	Retail
94	Woody's	915		Main St	800	Restaurant
95	Quiznos	915		Main St	1,800	Restaurant
96	Vacant	915		Main St	7,000	Retail
97	Bocca Rossa	942		Main St	1,300	Cafe/ Bar
98	City Steam Brewery & Cafe	942		Main St	3,500	Restaurant
99	Donato Men's & Hair Styling	942		Main St	300	Beauty NB
100	Dunkin Donuts	942		Main St	800	Restaurant
101	Vacant	960		Main St	42,696	Retail
102	Christian's Jewelers	960		Main St	400	Retail
103	Room 960	960		Main St	1,500	Cafe/ Bar
104	Interscape Environments	960		Main St	1,200	Retail
105	Petrini Art Gallery, Inc.	960		Main St	900	Retail
106	Sadha's	960		Main St	900	Retail
107	Center Stage Café	960		Main St	100	Retail
108	Rosie's Newsstand	960		Main St	225	Retail
109	Vacant	960		Main St	600	Retail
110	Above Us	990		Main St	7,833	Retail
111	Hartford Stamp & Office Works	180		Market St	2,000	Retail
112	Vacant	155		Morgan St	2,000	Retail
113	Headline Hair	43		Pearl St	1,500	Beauty NB
114	Vacant	215		Pearl St	800	Retail
115	Bin228	228		Pearl St	1,200	Restaurant
116	Jo-Jo's Coffee Roasting Co.	22		Pratt St	1,000	Restaurant
117	Society Room	31		Pratt St	18,848	Restaurant
118	Opticians Unlimited	42		Pratt St	800	Retail
119	Vacant	43		Pratt St	800	Retail
120	Vacant	44		Pratt St	3,200	Retail
121	Hartford Welcome Center	45		Pratt St	850	Retail
122	Fusco Shoe Repair	50		Pratt St	200	Prof Srvs

Downtown Real Estate - Retail and Service List – July 2009

No.	Business	From	To	Street	SQFT	Business Type
123	Minuteman Press	52		Pratt St	1,000	Prof Srvs
124	Vacant-Restaurant	54		Pratt St	4,116	Restaurant
125	Vacant	55	59	Pratt St	1,500	Retail
126	Dsign Digital	57		Pratt St	100	Retail
127	Glander Associate Event Mgmt	57		Pratt St	100	Prof Srvs
128	Marilyn's Hair Design	57		Pratt St	100	Beauty NB
129	Vacant	57		Pratt St	100	Retail
130	Vacant	57		Pratt St	100	Retail
131	Vacant	57		Pratt St	500	Restaurant
132	Vaughan's Public House	59		Pratt St	2,500	Restaurant
133	H - L Unlimited	65		Pratt St	2,000	Retail
134	Baswa Hair Salon	65		Pratt St	300	Beauty NB
135	Vacant	68		Pratt St	4,618	Retail
136	Vacant	69	71	Pratt St	1,700	Retail
137	Rose Gourmet Deli	69	71	Pratt St	2,300	Restaurant
138	Fiona Stone Boutique Salon	73		Pratt St	1,200	Retail
139	Oluchi Hair & Day Spa	75		Pratt St	1,000	Beauty NB
140	Tamarind Grill & Bar	77		Pratt St	1,800	Restaurant
141	Tanuki Japanese Noodle Kitchen	80		Pratt St	1,300	Restaurant
142	Vacant	88		Pratt St	5,964	Cafe/ Bar
143	Vacant	89		Pratt St	1,600	Retail
144	Edible Arrangement	93		Pratt St	500	Retail
145	Bell & Beep	95		Pratt St	750	Retail
146	Professional Barber Shop	97		Pratt St	800	Beauty NB
147	Capital Chiropractic	99		Pratt St	1,000	Prof Srvs
148	The Hats Place LLC	99		Pratt St	675	Retail
149	Blimpie	101		Pratt St	750	Restaurant
150	The Russell	103		Pratt St	1,000	Cafe/ Bar
151	Vacant	30		State House Sq	150	Retail
152	Blimpie	30		State House Sq	150	Retail
153	Galaxy Jewelry	30		State House Sq	150	Retail
154	Fresh Flowers	30		State House Sq	150	Retail
155	The Natural	30		State House Sq	150	Restaurant
156	China	30		State House Sq	150	Restaurant
157	Gateway Newsstand	90		State House Sq	50	Retail
158	Gyros Spuds	24	40	Temple St	1,500	Restaurant
159	Vacant	28		Temple St	1,560	Restaurant
160	Vacant	32		Temple St	1,886	Restaurant
161	Le Petit	34		Temple St	1,800	Restaurant
162	Saigon Kitchen	40		Temple St	1,900	Restaurant
163	Vito's By The Park	24		Trumbull St	4,000	Restaurant

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123	Minuteman Press	52		Pratt St	1,000	Prof Srvs
124	Vacant-Restaurant	54		Pratt St	4,116	Restaurant
125	Vacant	55	59	Pratt St	1,500	Retail
126	Dsign Digital	57		Pratt St	100	Retail
127	Glander Associate Event Mgmt	57		Pratt St	100	Prof Srvs
128	Marilyn's Hair Design	57		Pratt St	100	Beauty NB
129	Vacant	57		Pratt St	100	Retail
130	Vacant	57		Pratt St	100	Retail
131	Vacant	57		Pratt St	500	Restaurant
132	Vaughan's Public House	59		Pratt St	2,500	Restaurant
133	H - L Unlimited	65		Pratt St	2,000	Retail
134	Baswa Hair Salon	65		Pratt St	300	Beauty NB
135	Vacant	68		Pratt St	4,618	Retail
136	Vacant	69	71	Pratt St	1,700	Retail
137	Rose Gourmet Deli	69	71	Pratt St	2,300	Restaurant
138	Fiona Stone Boutique Salon	73		Pratt St	1,200	Retail
139	Oluchi Hair & Day Spa	75		Pratt St	1,000	Beauty NB
140	Tamarind Grill & Bar	77		Pratt St	1,800	Restaurant
141	Tanuki Japanese Noodle Kitchen	80		Pratt St	1,300	Restaurant
142	Vacant	88		Pratt St	5,964	Cafe/ Bar
143	Vacant	89		Pratt St	1,600	Retail
144	Edible Arrangement	93		Pratt St	500	Retail
145	Bell & Beep	95		Pratt St	750	Retail
146	Professional Barber Shop	97		Pratt St	800	Beauty NB
147	Capital Chiropractic	99		Pratt St	1,000	Prof Srvs
148	The Hats Place LLC	99		Pratt St	675	Retail
149	Blimpie	101		Pratt St	750	Restaurant
150	The Russell	103		Pratt St	1,000	Cafe/ Bar
151	Vacant	30		State House Sq	150	Retail
152	Blimpie	30		State House Sq	150	Retail
153	Galaxy Jewelry	30		State House Sq	150	Retail
154	Fresh Flowers	30		State House Sq	150	Retail
155	The Natural	30		State House Sq	150	Restaurant
156	China	30		State House Sq	150	Restaurant
157	Gateway Newsstand	90		State House Sq	50	Retail
158	Gyros Spuds	24	40	Temple St	1,500	Restaurant
159	Vacant	28		Temple St	1,560	Restaurant
160	Vacant	32		Temple St	1,886	Restaurant
161	Le Petit	34		Temple St	1,800	Restaurant
162	Saigon Kitchen	40		Temple St	1,900	Restaurant
163	Vito's By The Park	24		Trumbull St	4,000	Restaurant

Downtown Real Estate - Retail and Service List – July 2009

No.	Business	From	To	Street	SQFT	Business Type
164	Vacant	55		Trumbull St	11,410	Retail
165	Alchemy Studio Salon	100		Trumbull St	1,000	Beauty NB
166	Dulce Restaurant & Lounge	100		Trumbull St	4,000	Restaurant
167	Vacant	100		Trumbull St	1,300	Retail
168	Alchemy Studio Salon	100		Trumbull St	1,000	Beauty NB
169	Quiznos	100		Trumbull St	1,000	Restaurant
170	New Beauty Max, Inc.	140	150	Trumbull St	1,000	Retail
171	Trumbull Kitchen	150		Trumbull St	6,000	Restaurant
172	FedEx Kinko's	196	200	Trumbull St	3,000	Prof Srvs
173	Max Bibo's Deli	208		Trumbull St	1,800	Restaurant
174	Dunkin Donuts	218	260	Trumbull St	1,000	Restaurant
175	Vacant	221		Trumbull St	24,417	Retail
176	StackPole Moore & Tuesday	242		Trumbull St	3,500	Retail
177	Vacant	252		Trumbull St	1,457	Retail
178	Vacant	254		Trumbull St	1,656	Retail
179	Vacant	280		Trumbull St	7,500	Retail
180	Ramiez	280		Trumbull St	1,000	Prof Srvs
181	Mork & Ming's	305		Trumbull St	1,800	Restaurant
182	Hot Tomato's at Union Place	1		Union Pl	12,000	Restaurant
183	Subway	5		Union Pl	300	Restaurant
184	Up On The Rocks	48	56	Union Pl	6,800	Cafe/ Bar
185	Papa's Pizza	54	56	Union Pl	2,000	Restaurant
186	Bourbon Street North	64	84	Union Pl	7,500	Cafe/ Bar
187	Mad Dawg's	76		Union Pl	7,500	Cafe/ Bar
188	Paul's Wing It	80		Union Pl	1,600	Restaurant
189	Pocket Wireless	82		Union Pl	500	Retail
190	Federal Café	84		Union Pl	3,342	Cafe/ Bar
191	Felix Shoe Repair	5		Wells St	200	Prof Srvs
Total					511,439	
Number of Units		191				
Total Sq ft		511,439				
Average Sq ft		2,678				
Occupied Sq ft		308,087				
Occupancy Rate		60%				
Vacancy Sq ft		203,352				
Vacancy Rate		40%				

Sources: Assessor Division, property owners, real estate brokers, tenants and observations by Economic Development Division staff.