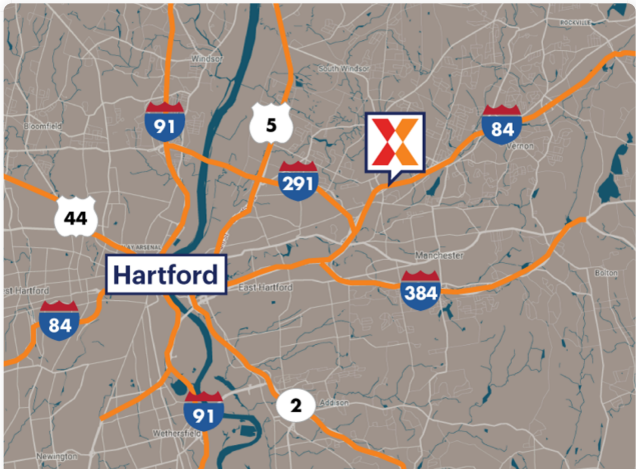


# The Plaza at Buckland Hills

1470 Pleasant Valley Road | Manchester, CT 06042

Capitol Planning Region   Hartford-West Hartford-East Hartford, CT   308,132 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 additional national tenants including Burlington Stores, PetSmart, Marshall’s, Ulta, Five Below, Skechers, Orangetheory Fitness, Chick-fil-A and Crumbl Cookie, attracting 6.5M annual visits (Placer.ai 2025)

Highly educated trade area with 42% college-educated persons within 3 miles and a strong daytime population of 69,200+

Located in Manchester’s dominant retail node, the center is located within 1.5 miles of four Brixmor shopping centers, the Shops at Evergreen Walk and The Shoppes at Buckland Hills (regional mall), the center is ranked as the most visited community shopping center (Placer.ai 2025)

The center has direct access to I-84, with over 130K vehicles daily, and 26,000 vehicles daily on Pleasant Valley Road and 22,000 on Buckland Road (Kalibrate 2025)



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## Available Spaces

OPO 1 0 Sq Ft

## Current Tenants

Space size listed in square feet

|      |                                      |       |       |                          |        |
|------|--------------------------------------|-------|-------|--------------------------|--------|
| OA08 | Aroma Body & Foot Massage            | 2,315 | C06E  | Torrid                   | 2,571  |
| A01  | Between Rounds                       | 2,075 | LL05  | Five Guys                | 2,200  |
| A03B | Hot Table Panini                     | 2,696 | LL05B | Pokemoto                 | 1,400  |
| A04A | Playa Bowls                          | 1,312 | LL05C | Noodles & Company        | 2,300  |
| A05  | Crumbl Cookies                       | 1,765 | XA01  | PetSmart                 | 21,459 |
| A06  | Vacuums and More                     | 2,200 | XA02  | Michaels                 | 28,327 |
| A09  | Unknown Tenant                       | 1,101 | XBA   | Trader Joe's             | 15,258 |
| B01A | Jersey Mike's                        | 1,251 | XC    | Total Wine & More        | 20,710 |
| B01B | Orangetheory Fitness                 | 3,023 | XDA   | ULTA Beauty              | 10,090 |
| B03  | PM Pediatrics                        | 4,493 | XEA   | Marshall's               | 25,677 |
| B04  | La Salsa                             | 2,446 | XEB   | K & G Fashion Superstore | 18,295 |
| B05  | Sweet Frog                           | 2,295 | XH    | Burlington               | 26,934 |
| B06  | GameStop                             | 2,192 | XJ    | Occupied                 | 25,176 |
| B07A | AAA Insurance                        | 4,658 | XK    | Occupied                 | 32,104 |
| B08A | Sally Beauty Supply                  | 1,800 | XL    | Rally House              | 10,066 |
| B09A | SKECHERS                             | 8,013 | NAP01 | Starbucks                | 0      |
| B12  | Five Below                           | 8,135 | NAP02 | Olive Garden             | 0      |
| C02A | DXL Men's Apparel                    | 7,538 | NAP03 | Taco Bell                | 0      |
| C06C | America's Best Contacts & Eyeglasses | 4,424 | NAP04 | Chick-fil-A              | 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.

1782

