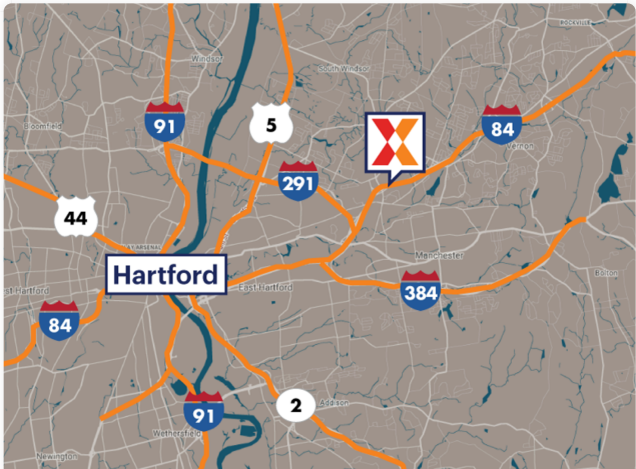


The Plaza at Buckland Hills

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)

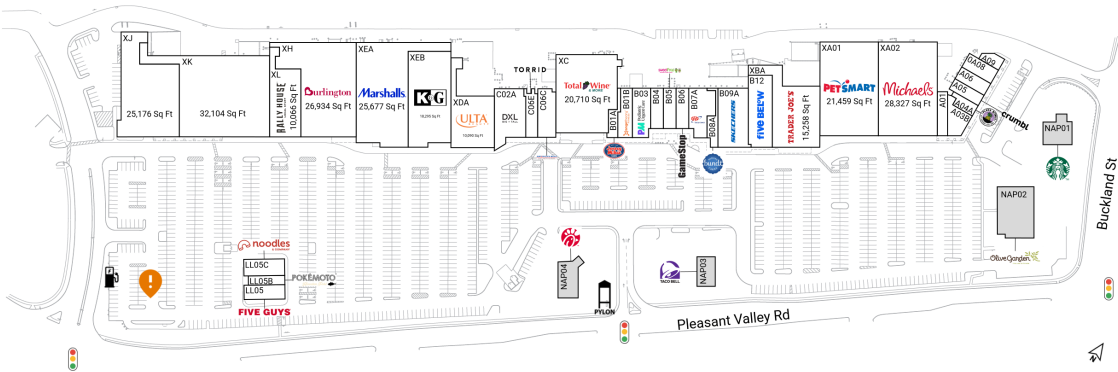


The Plaza at Buckland Hills

1470 Pleasant Valley Road | Manchester, CT 06042

Capitol Planning Region Hartford-West Hartford-East Hartford, CT 308,132 Sq Ft

41.8060, -72.5592



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	Marshalls	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	Nothing Bundt Cakes	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

