



SIGMUND
COMPANIES



Atlantic
RETAIL

955 POQUONNOCK ROAD | GROTON, CT

GROTON SHOPPERS MART

1,750 & 5,000 - 10,000 SF AVAILABLE | JOIN BIG Y



PROJECT DETAILS

GROTON SHOPPERS MART • 1,750 & 5,000 - 10,000 SF AVAILABLE • JOIN BIG Y

AVAILABLE SPACE

1,750 & 5,000 - 10,000 SF

TRAFFIC COUNTS

21,500 VPD on Poquonnock Road

PROPERTY HIGHLIGHTS

Top performing Big Y and CVS attract a high volume of shoppers

171,858 GLA

New ownership investing in large capital improvement plan in 2025

Facade improvement, parking lot resurfacing and signage upgrades

	3 MILE	5 MILE	7 MILE
 POPULATION	36,198	77,496	99,901
 DAYTIME POPULATION	50,467	92,082	115,076
 MEDIAN HH INCOME	\$64,568	\$74,705	\$79,573

A DOMINANT REGIONAL GROCERY ANCHOR



SITE PLAN

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UNIT	TENANT	RSF
A	Proposed Pad	+/- 3,000
B	Available	5,000 - 10,000
C	Big Y	64,676
D	Physical Therapy	3,600
E	The Joint	1,500
F	Natural Nail	1,500
G	Armed Forces Career Center	3,100
H	TJ Maxx - Coming Soon	24,394

UNIT	TENANT	RSF
I	Chester's BBQ	4,000
J	Phantasia	2,789
K	Lee's Toys	4,500
L	Grand Wine & Spirits	4,300
M	Liberty Tax Service	700
N	CVS	12,900
O	Chase Bank	3,500
P	Starbucks	1,860

UNIT	TENANT	RSF
Q	Available	1,757
R	Great Clips	1,080
S	Eyebrow Art	745
T	Mr.Fix It	720

PROPOSED
RENDERING

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MARKET
AERIAL

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WATERFORD COMMONS

DICK'S SPORTING GOODS
BEST BUY
ULTA BEAUTY
TSC TRACTOR SUPPLY CO
BAM! BOOKS-A-MILLION
DSW
Michael's

HomeGoods®
Marshalls
PET SMART
ShopRite
CUBESMART self storage
BOB'S FURNITURE

CONNECTICUT COLLEGE



12

Walmart
STOP & SEPHORA SHOP
KOHL'S

INTERSTATE
95

I-95 - 98,200 VPD

TARGET
JCPenney
MEN'S WEARHOUSE

Burlington
TOWN FAIR TIRE
Staples
HARBOR FREIGHT
BANK OF AMERICA

ALDI
DOLLAR TREE

GENERAL DYNAMICS
ELECTRIC BOAT



GROTON - NEW LONDON AIRPORT

UConn
AVERY POINT

CVS pharmacy
CHASE
Big Y
Starbucks
TJ-maxx
COMING SOON

GROTON, CONNECTICUT

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