

# SHOPPES AT OLD SAYBROOK

901 Boston Post Rd. (Route 1) Old Saybrook, CT



## PRIME LOCATION AVAILABLE FOR LEASE

### PROPERTY FEATURES

BULDING A: 4,379 SF & 2,000 SF

BULDING B: ±21,000 SF (can be divided) & ±4,100 SF

USES: Retail, medical, restaurant, fitness, office

PARKING: 250+ spaces

Join Ocean State Job Lot, Town Fair Tire, O'Reilly Auto Parts, Dollar Tree & many more.

Located in an active shoreline community with great visibility from Route 1.

### ABOUT US

New England Retail Properties, Inc. is a full service commercial real estate development and brokerage company specializing in shopping center leasing, development and investment sales.

### EXCLUSIVE BROKER

Matt Halprin  
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## BUILDING A & BUILDING B | SPACES FOR LEASE



BUILDING A	TENANT	SIZE
A1	Town Fair Tire	6,962 SF
A2	Dollar Tree	9,114 SF
<b>A3</b>	<b>AVAILABLE</b>	<b>4,379 SF</b>
A4	Cedar Chest Consignments	5,720 SF
A5	Ocean Star Nail Spa	2,000 SF
<b>A6</b>	<b>AVAILABLE</b>	<b>2,000 SF</b>



BUILDING B	TENANT	SIZE
B1	Ocean State Job Lot	±40,000 SF
<b>B2</b>	<b>AVAILABLE (CAN BE DIVIDED)</b>	<b>±21,000 SF</b>
<b>B3</b>	<b>AVAILABLE</b>	<b>±4,100 SF</b>



**CURRENT TENANTS | SHOPPES AT OLD SAYBROOK**



BUILDING A		
A1	Town Fair Tire	6,692 SF
A2	Dollar Tree	9,114 SF
A3	AVAILABLE	4,379 SF
A4	Cedar Chest Consignment	5,720 SF
A5	Ocean Star Nail Salon	2,000 SF
A6	AVAILABLE	2,000 SF

BUILDING B		
B1	Ocean State Job Lot	40,000 SF
B2	AVAILABLE (CAN BE DIVIDED)	±21,000 SF
B3	AVAILABLE	±4,100 SF
BUILDING C		
C1	O'Reilly Auto Parts	GROUND LEASE
BUILDING D		
D1	Monro Auto Service	GROUND LEASE

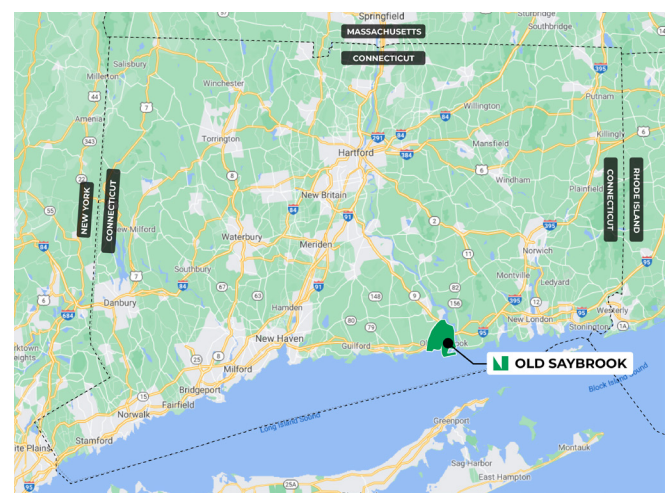


**OLD SAYBROOK | BOSTON POST ROAD (ROUTE 1)**

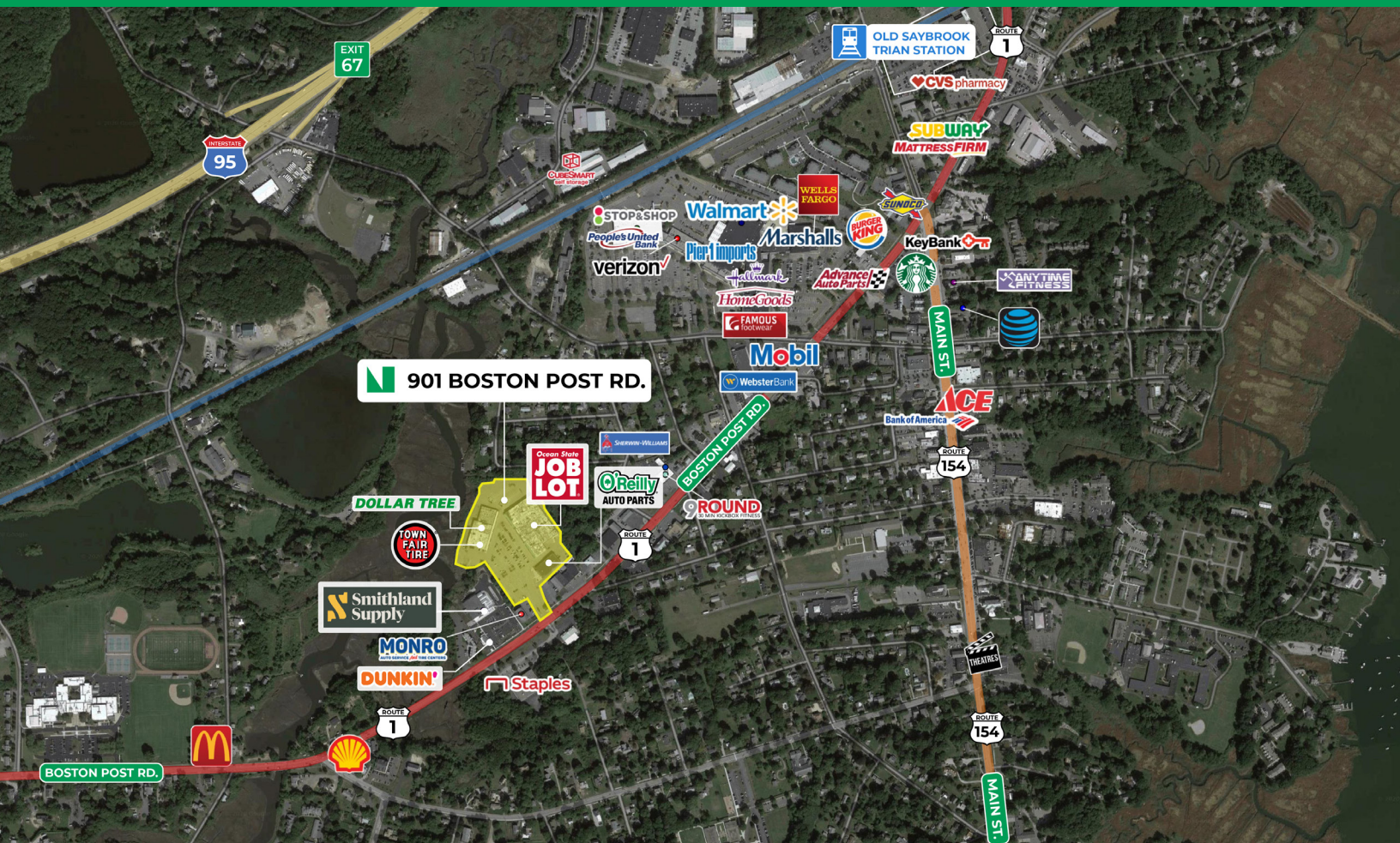


**HIGHLIGHTS**

Active shoreline community with great visibility from Boston Post Road (Route 1).  
Serving neighboring towns such as Old Lyme, Westbrook and Essex.







**DEMOGRAPHICS**

**1 MILE**

**3 MILES**

**5 MILES**

TOTAL POPULATION

3,373

12,347

23,409

TOTAL # OF HOUSEHOLDS

1,529

5,477

10,520

AVG. HOUSEHOLD INCOME

\$106,479

\$115,889

\$127,780

**TRAFFIC COUNTS**

ROUTE 1 (BOSTON POST RD.)

23,001 VPD

INTERSTATE-95 (EXIT 67)

60,297 VPD

ROUTE 154 (MAIN ST.)

13,696 VPD



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Please visit us at [www.newenglandretail.com](http://www.newenglandretail.com)