

±3.1 Acre Lot Available (Lot 7)

SUBDIVIDABLE FOR SALE, LEASE OR BUILD TO SUIT

Property Features

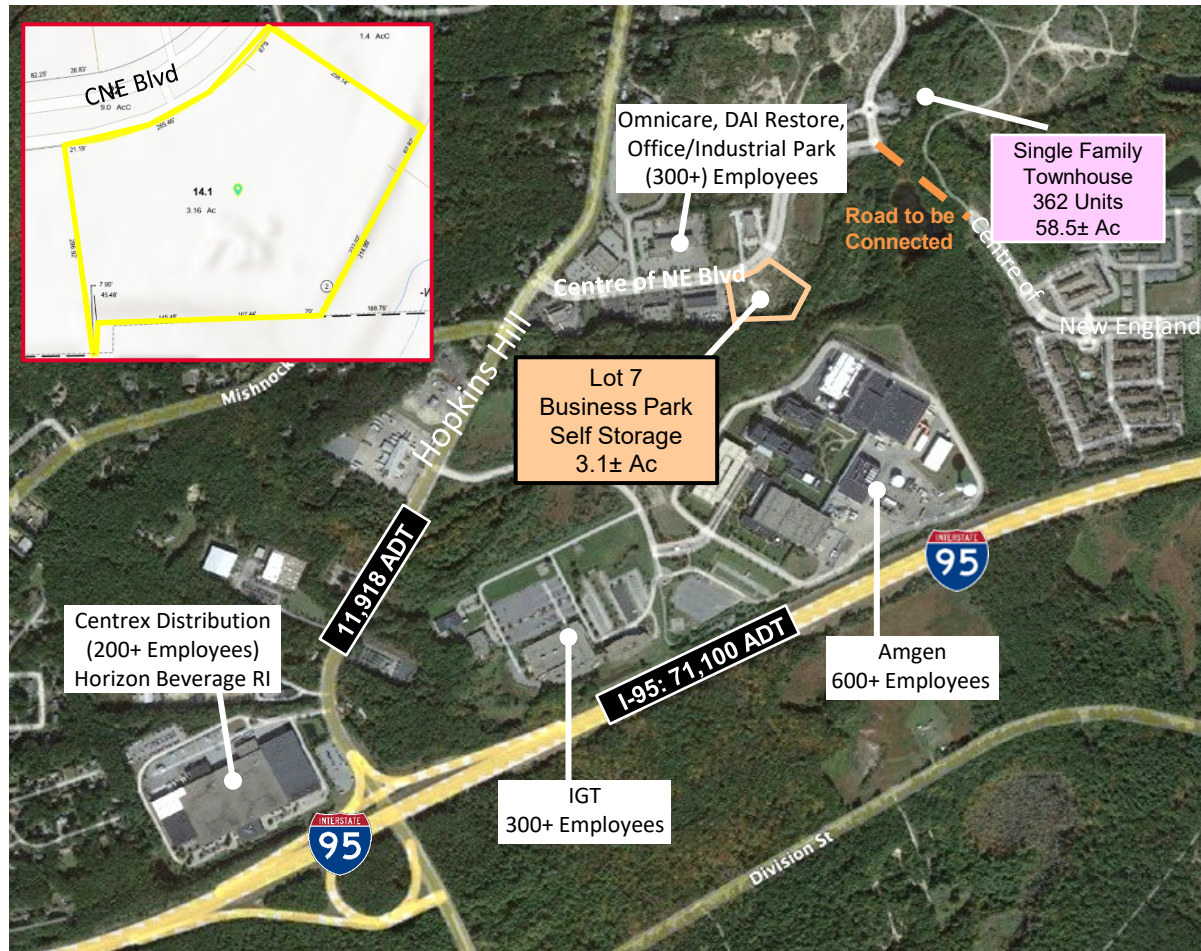
- LOCATED IN THE CENTRE OF NEW ENGLAND PARK
- ±3.1 ACRES OF BUSINESS PARK LAND THAT ALLOWS FOR RETAIL, FLEX AND INDUSTRIAL USE
- JUST OFF HOPKINS HILL AT CENTRE OF NE BOULEVARD
- 350' FRONT ON CENTRE OF NEW ENGLAND BOULEVARD
- GREAT ACCESS AND VISIBILITY
- NEIGHBORING TENANTS INCLUDE:
 - IGT HQ AMGEN CENTREX
 - DAI RESTORE OMNICARE
- 600+ FUTURE RESIDENTIAL UNITS AND RETAIL COMING

Traffic & Demos

- NEW LONDON TURNPIKE 26,000 VPD
- INTERSTATE 95 71,000 VPD
- ARNOLD ROAD 13,000 VPD

DEMOS	2 mi	3 mi	4 mi	5 mi
Pop	12,956	28,136	53,718	72,805
Med HH \$	\$99,647	\$100,810	\$97,805	\$99,618
Daytime Pop	5,298	8,564	16,033	24,094

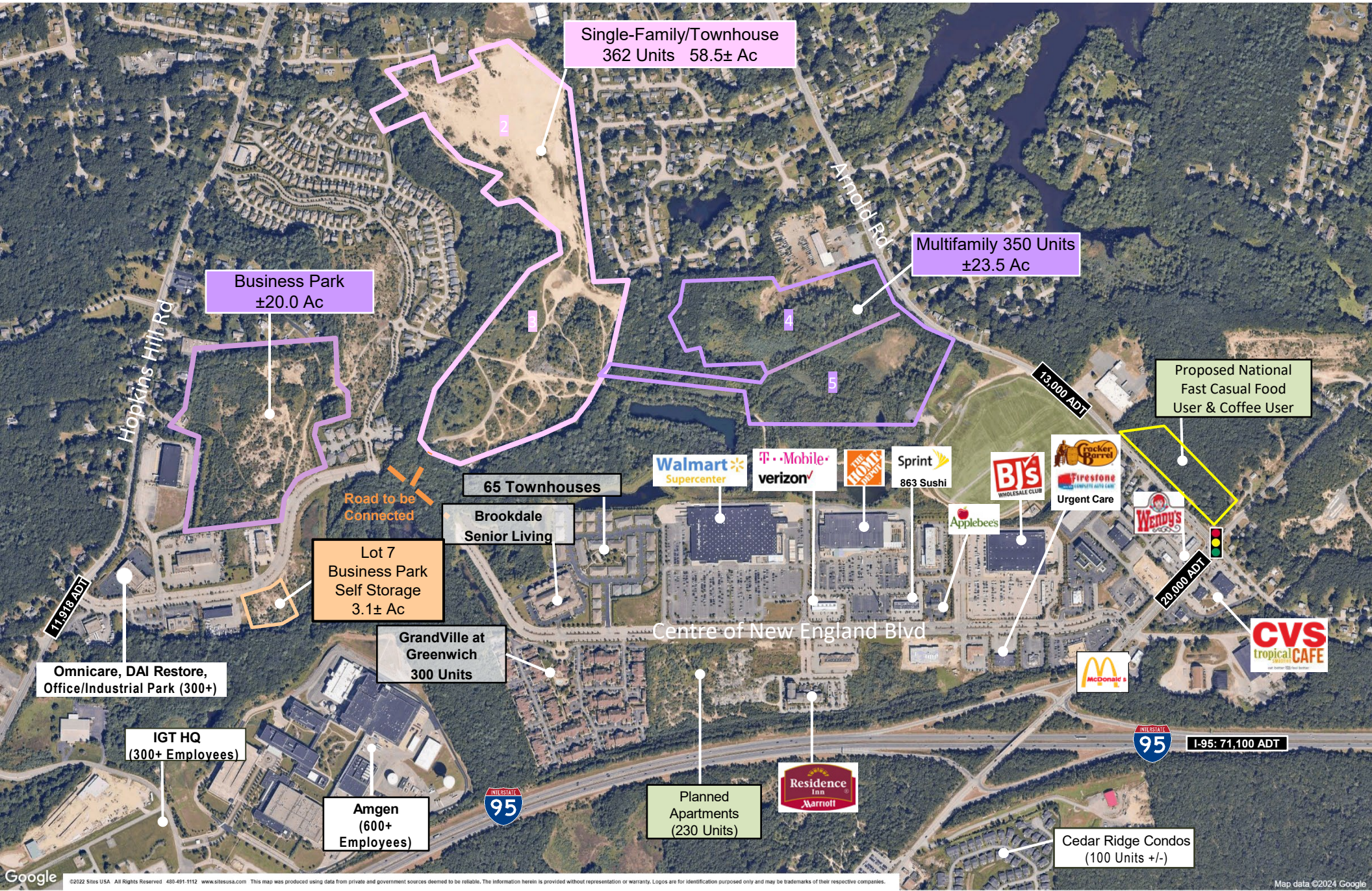
3.1 ACRES BUSINESS PARK SITE



For more information, please contact:

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Single-Family/Townhouse
362 Units 58.5± Ac

Multifamily 350 Units
±23.5 Ac

Business Park
±20.0 Ac

Proposed National
Fast Casual Food
User & Coffee User

65 Townhouses

Walmart
Supercenter

Verizon

THE HOME DEPOT

Sprint
863 Sushi

BJ's
WHOLESALE CLUB

Firestone
URGENT CARE

Wendy's

Lot 7
Business Park
Self Storage
3.1± Ac

Brookdale
Senior Living

Centre of New England Blvd

Omnicare, DAI Restore,
Office/Industrial Park (300+)

IGT HQ
(300+ Employees)

Amgen
(600+
Employees)

GrandVille at
Greenwich
300 Units

Planned
Apartments
(230 Units)

Residence
Inn
Marriott

McDonald's

CVS
tropical CAFE

Cedar Ridge Condos
(100 Units +/-)



I-95: 71,100 ADT

11,918 ADT

13,000 ADT

20,000 ADT

Road to be
Connected