



Completely Renovated Retail Plaza
Top CT Tourist Destination Area
Affluent Demographics
#1 Starbucks within 10 Miles
Adjacent to Mystic Hilton
End Cap Space Available

For Lease

Mystic Green, 12 Coogan Blvd, Mystic, Connecticut
33,858 SF Starbucks & Morgan Stanley Anchored Retail Plaza

Mystic Green

12 Coogan Boulevard

Mystic, Connecticut

Mystic Green is +/- 38,625 SF quaint New England retail strip plaza with Starbucks and Morgan Stanley as anchors. The plaza was completely renovated in 2023/2024 including a new facade, roof and parking lot. Mystic Green is surrounded by hotels, residential units and tourist attractions including the Mystic Aquarium (1.1MM annual visitors and #2 attraction in CT), the Old Mistick Village (1.9MM visitors per year) and The Mystic Hilton.

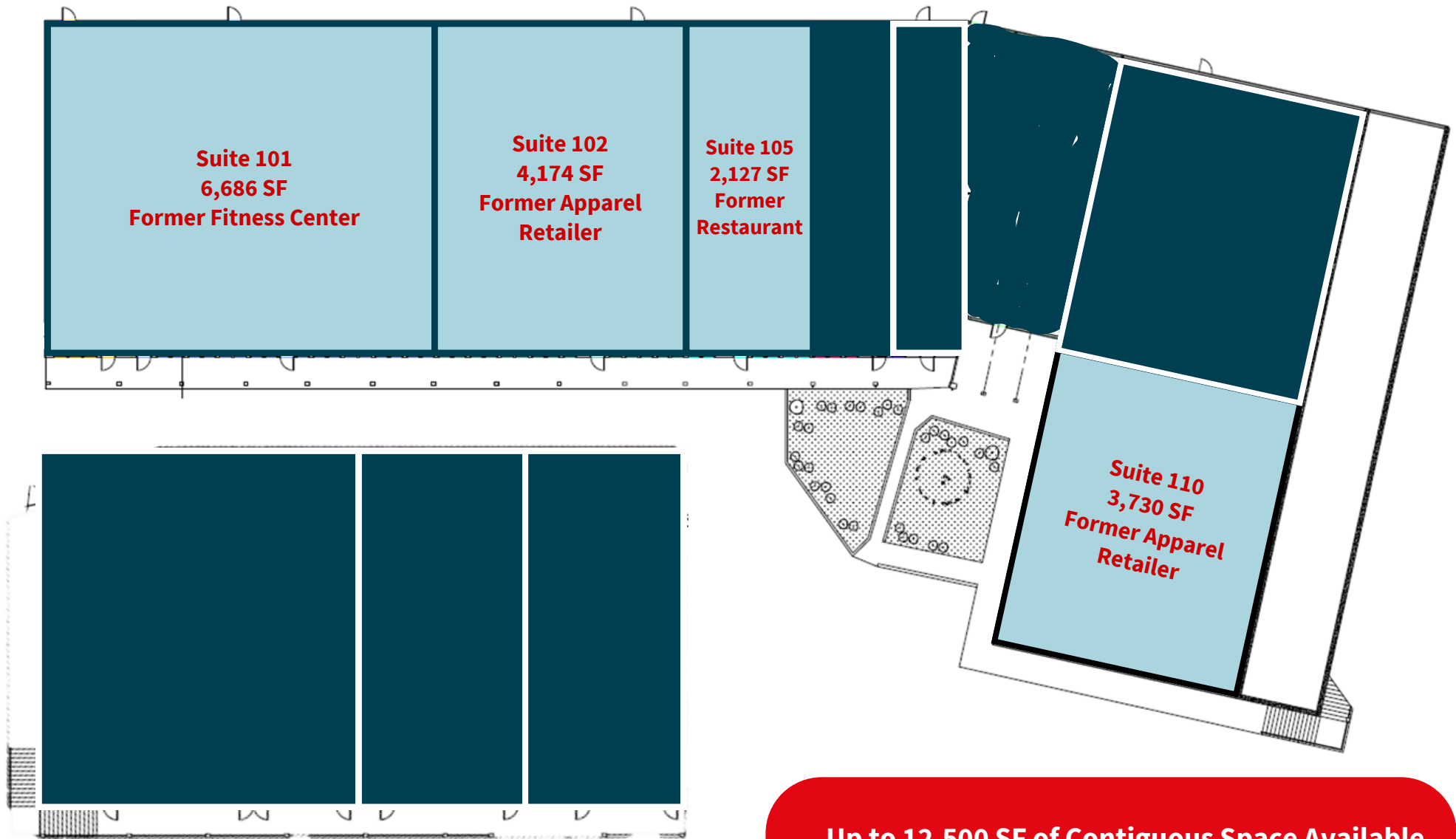
Property Features & Specifications

- 38,625 SF Retail Plaza on 4.22 Acres
- 1,306 SF - 10,000+ SF Available
- Anchored by Starbucks & Morgan Stanley
- Affluent Area Demographics
- Built in 1989 and Fully Renovated in 2023/2024
- +/- 190 Parking Spaces
- 12 Tesla Charging Stations
- Adjacent to the Mystic Hilton
- Across from the Mystic Aquarium
- Across from the Olde Mistick Village
- Just off I-95 at Exit 90
- Numerous Nearby Residential Communities
- Proven Area for Tourism



DEMOGRAPHICS	3 miles	5 miles	10 miles
Estimated population	15,793	31,568	142,730
Estimated households	6,954	13,918	59,604
Est. Average HH income	\$146,923	\$136,723	\$110,222

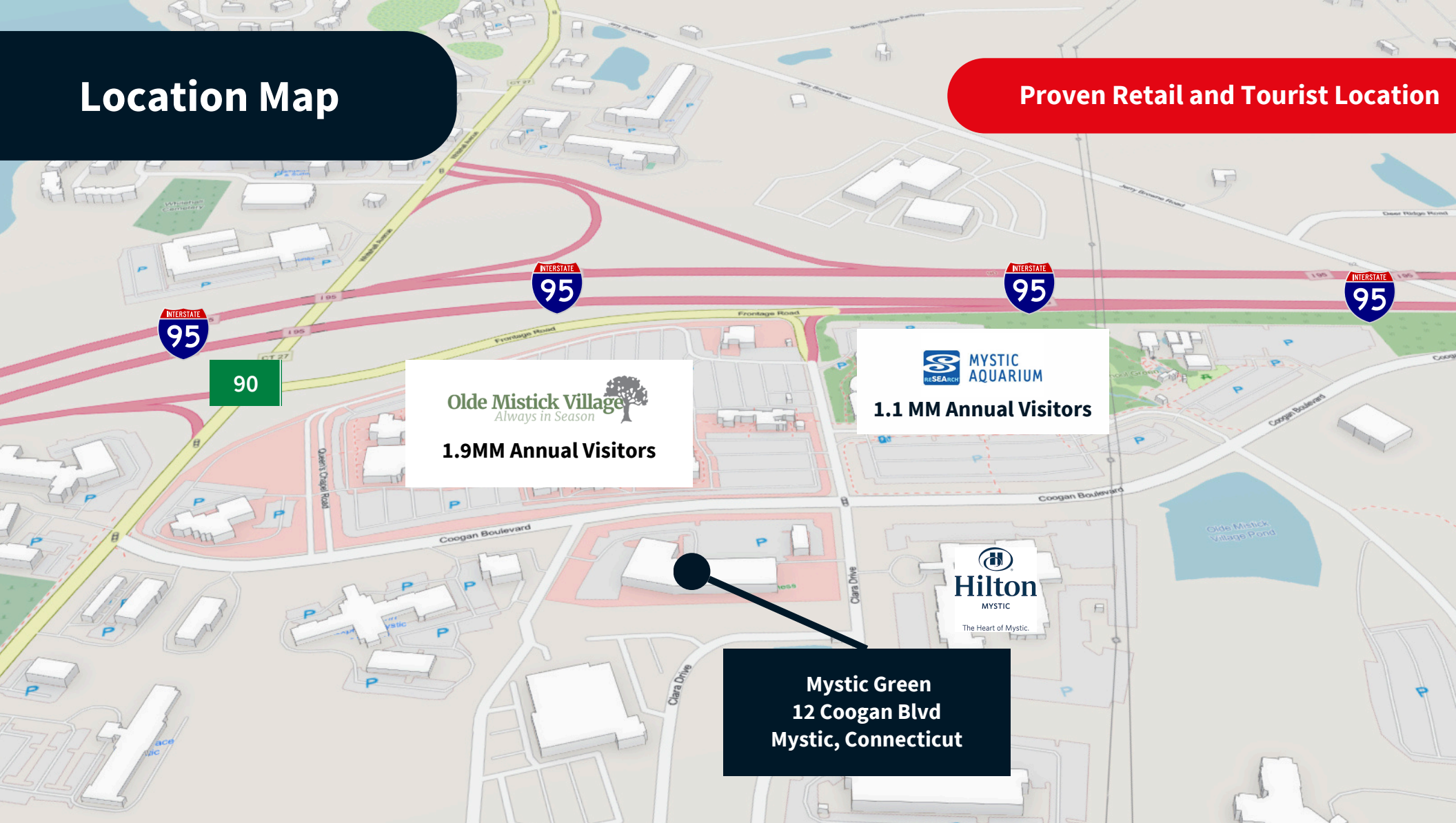
Building Plan - Mystic Green



Up to 12,500 SF of Contiguous Space Available

Location Map

Proven Retail and Tourist Location



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