



New England
Retail Properties, Inc.

NOW AVAILABLE FOR LEASE



3,500 SF

Carbone's
PRIME



the salad bar
salads • soups • shakes • wraps

Citizens Bank

KERRY WOOD

D: 860.529.9000 X 102
kwood@newenglandretail.com
www.newenglandretail.com



Up to 3,500 SF Medical Space

Town Center West, 856 Cromwell Ave. Rocky Hill, CT

TOWN CENTER WEST



PROPERTY DETAILS | Now Leasing

Total Square Feet	9,675 SF
Available Unit Size(s)	±3,500 SF
Lot Size	14.34 Acres
Parking	100+ on-site spaces
Use Type	Retail, medical, or restaurant
CAM, Taxes & Insurance	\$13.10 /SF
Rental Rate	\$50.00 /SF

AVAILABLE UNITS

Unit #	Description	Size (sq. ft.)
02	VACANT	±3,500 SF

HIGHLIGHTS

- Join Starbucks, The Salad Bar, Citizens Bank and Carbone's
- Ample on-site parking available
- High traffic area with over 21,500 vehicles per day on Rte. 3
- Excellent visibility from Cromwell Avenue (Rte. 3)
- Easy highway access; 0.2 miles, 1 minute to Interstate-91
- Neighboring tenants include, Residence Inn, Modern Tire, Big Y Supermarket, IGA Westside Market and many more.



HIGHWAY ACCESS

Approximately 0.2 miles,
1 minute to Interstate-91



STRONG DEMOGRAPHICS

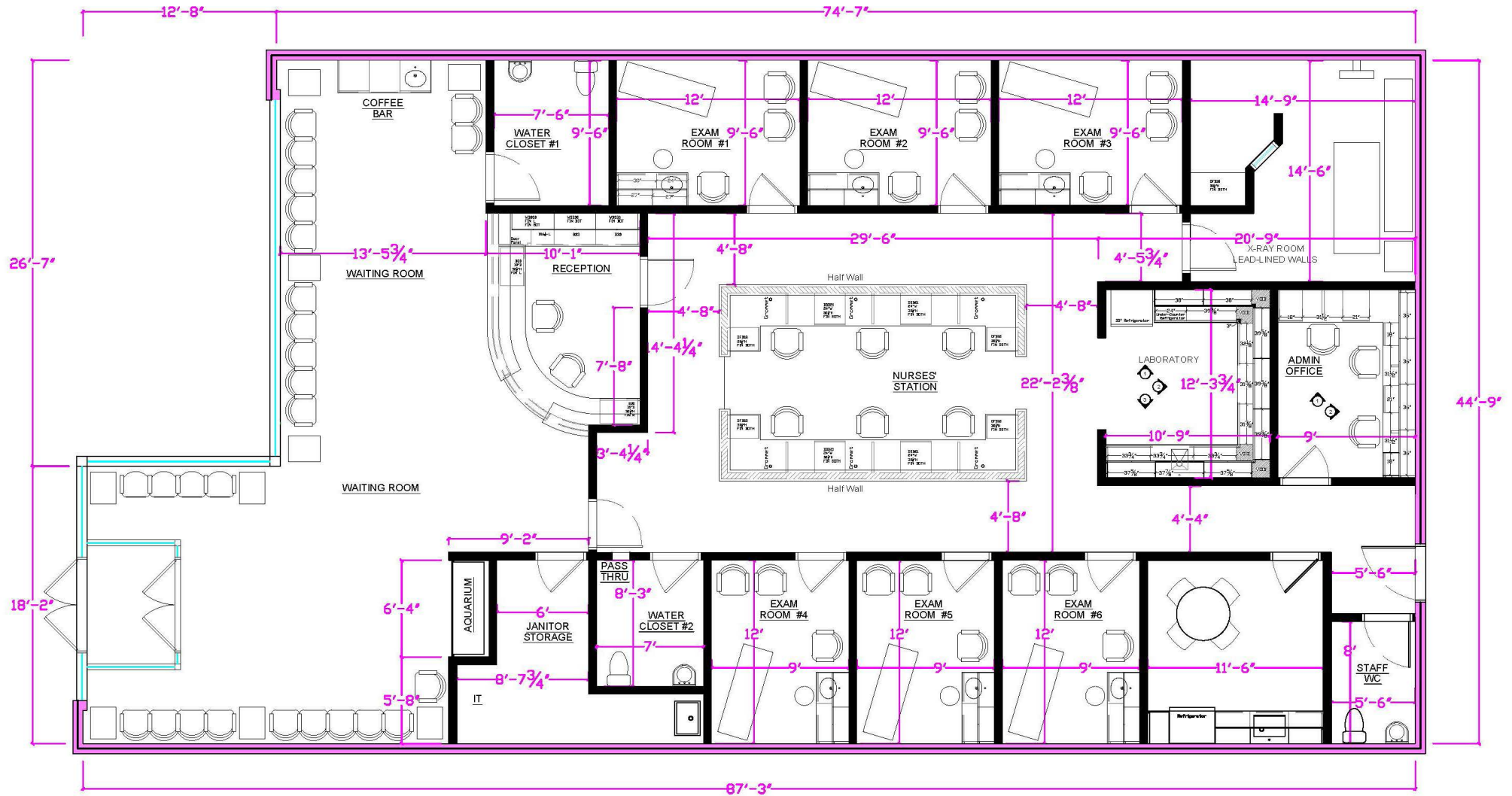
Est. population of over 120,000
within 5 miles



TRAFFIC COUNTS

Strong Traffic counts with
over 21,500 vehicles per day

UNIT 02 FLOOR PLAN



*SITE PLAN RENDERING NOT DRAWN TO SCALE

MARKET AERIAL



West Hill Open Space

Hayes Rd

Kelly Rd

Dividend Brook

France Street Open Space

Dana Kephart Voice Studio



REC Academy of Aerospace &...



Dinosaur State Park

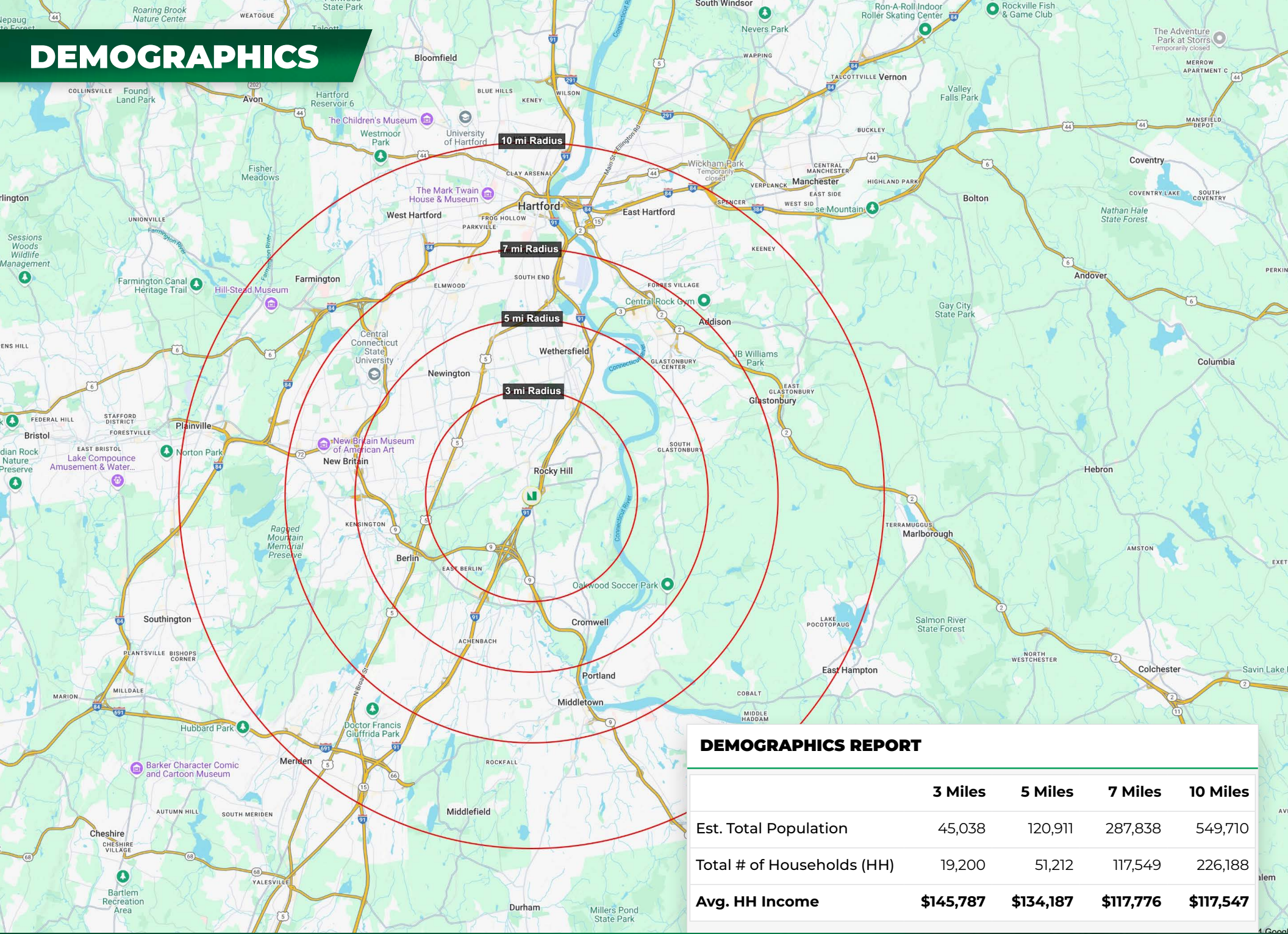


SUBJECT PROPERTY



ROUTE 3 CROMWELL AVE (ROUTE 3)
ROUTE 411 WEST ST (ROUTE 411)
ROUTE 91 INTERSTATE 91

DEMOGRAPHICS





CONTACT

Kerry Wood

D: 860.529.9000 X 102 | C: 203.520.1794

E: kwood@newenglandretail.com

www.newenglandretail.com

 **New England**
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