

Kennedy Marketplace

1045 - 1065 Kennedy Rd, Windsor, CT

Offering Memorandum
Fully Stablizied - Core Plus
Investment Opportunity



Kravet Realty, LLC
Commercial Real Estate

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Executive Summary

ASKING PRICE: \$20,900,000

GOING IN CAP RATE: 6.47%

Kennedy Marketplace offers investors a Target-shadow-anchored, high-credit retail asset with stable income and strong fundamentals. Target was renovated in 2007 they also own their own land and building offering further stability to the subject properties; 1045, 1055 & 1065 Kennedy Road. The combination of affluent demographics, national tenancy, and NNN lease structures provides predictable returns and long-term security.

With limited competitive inventory in the trade area and sustained consumer spending growth, Kennedy Marketplace represents a prime opportunity to acquire a stable, income-producing retail center with exceptional tenant quality and enduring market strength within the Hartford MSA.



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Market Overview

Kennedy Marketplace is a premier neighborhood shopping center located at 1045-1065 Kennedy Road in Windsor, Connecticut, within the Hartford Metropolitan Statistical Area (MSA). The property is shadow-anchored by Target, one of the nation's top-performing big-box retailers, driving consistent customer traffic and cross-shopping to the adjacent tenants.

Strategically positioned along a highly visible and easily accessible retail corridor, Kennedy Marketplace benefits from strong regional draw from nearby towns such as Bloomfield, Hartford, and Windsor Locks. The surrounding area features dense residential neighborhoods, corporate offices, and medical facilities, ensuring steady daytime and evening visitation.

The center's diverse and complementary tenant mix—including HomeGoods, Petco, Dollar Tree, Mattress Firm, Anytime Fitness, GoHealth Urgent Care, T-Mobile, and Verizon—establishes it as a one-stop destination for daily needs, fitness, and lifestyle shopping.



Lease Abstracts

Rent Roll As of October 2025

- All Leases are NNN leases
- Dollar Tree in their second option period as of June-25
- Mattress Warehouse in their first option period as of December-20
- Petco in their second Option period as of October-25
- Petco provides pet grooming on site and pet vaccination over the weekends
- Bank Of America is on a Land lease
- CAM & Taxes for Eyebrow Threading Salon are assumed at appox \$6.60 combined

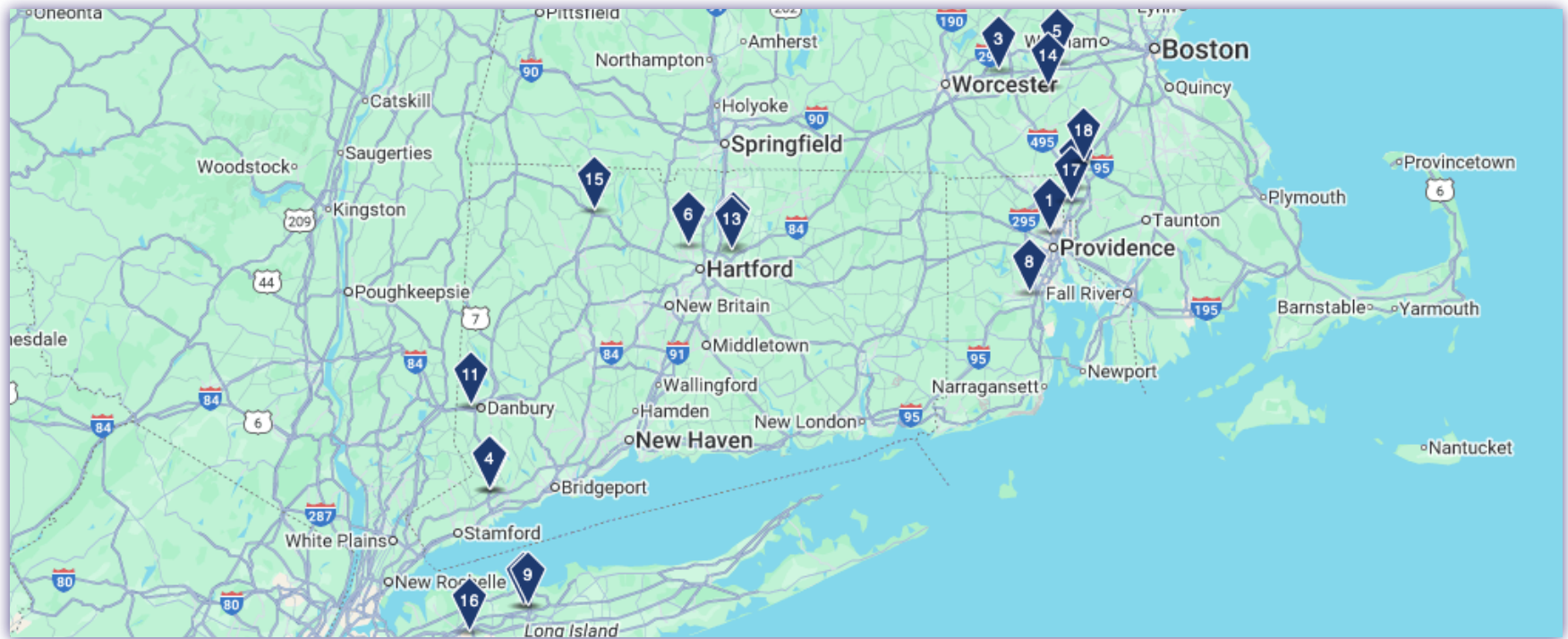
Suite	Tenant Name	Rental Sq.Ft.	Lease Start	Lease Ends	Next Rent Increase	Option Terms	Base Rent Monthly	Rent PSF	CAM	Real Estate Taxes	Insurance	BIN	Pylon Sign	Base Rent Increases
003	PETCO	15,257	6/11/07	9/30/30	10/1/30	3-5Yr	\$20,978	\$16.50	\$3,465	Annual				
001	Chilis Bar & Grill (CAM Only)		04/25/07	04/30/27	5/1/27	4-5yr	-	-	\$3,909	-			\$300	
004	HomeGoods #805	20000	08/03/18	08/31/28	9/1/28	4-5yr	\$20,000	\$12.00	\$5,019	Annual				8.33%
005	Lucky 7 Nails & Spa	1800	04/20/22	08/31/27	9/1/26	1-5yr	\$3,606	\$24.04	\$498	\$501				3%
002	Eyebrow Threading Salon	1250	07/07/25			1-5yr	\$2,396	\$23.00	\$383	\$348				
007	Dollar Tree #3925	9160	06/06/08	06/30/30	7/1/30	NONE	\$11,832	\$15.50	\$2,238	\$2,590				
008	Verizon Wireless	1900	07/09/25	09/30/30	10/1/26	2-5yr	\$3,642	\$23.00	\$538	\$538	\$95			
OP 4	Bank of America	4650	04/15/08	04/14/28	4/15/28	8, 5-yr	\$16,083	\$41.50						
10-11	Anytime Fitness	6840	12/01/18	12/31/28	1/1/29	2-5yr	\$8,550	\$15.00	\$2,244	\$2,432				-
OP1	T-Mobile	2500	12/22/17	12/31/27	1/1/26	2-5yr	\$7,897	\$37.91	\$638	\$706			\$200	2%
OP2	Mattress Warehouse	4000	12/08/17	12/31/27	1/1/28	NONE	\$10,267	\$30.80	\$1,022	\$1,131				
OP3	GoHealth	2000	03/01/18	02/29/28	1/1/26	2-5yr	\$6,700	\$40.20	\$552	\$593				2%
BIN	Eminent Property Mgmt Recycling		07/01/19	M-T-M								\$650		
Total		69,357					\$111,950		\$20,506	\$8,840	\$95	\$650	\$500	
Weighted Average Rent PSF								\$19						

Pro Forma January, 2026-2027



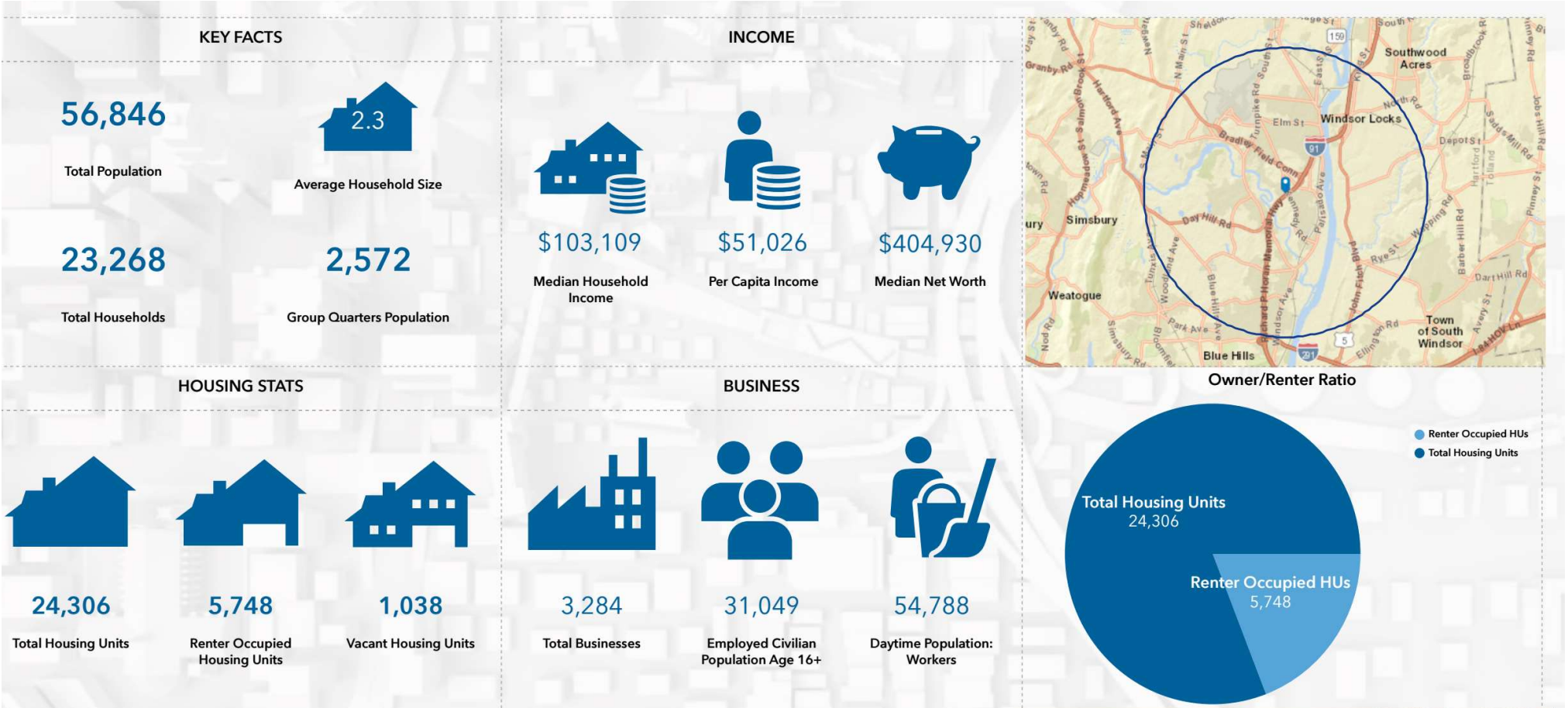
	Pro Forma	PSF
REVENUES		
Rent	1,348,663	17.88
CAM	156,574	2.08
INS	44,421	0.59
Taxes	338,817	4.49
Other Income	13,800	0.18
EGI	1,902,275	25.22
EXPENSES		
Management Fee	42,000	0.56
Electricity	20,193	0.27
Fire Alarm & Life Safety	9,324	0.12
Landscaping	24,428	0.32
Snow Removal	40,425	0.54
Porter Services	20,301	0.27
Power Washing	2,739	0.04
Pest Control	2,661	0.04
General R&M	11,851	0.16
CAM Subtotal	173,921	2.31
Property Insurance	20,419	0.27
Liability Insurance	25,342	0.34
Insurance Subtotal	45,761	0.61
Real Estate Taxes - Petco & Homegoods & OP	278,942	3.70
Real Estate Taxes - Rest of Center	5,678	0.08
Real Estate Taxes - Personal Property Tax	36	0.00
Real Estate Taxes - Chili's	4,140	0.05
Real Estate Taxes - BoA	41,216	0.55
RET Subtotal	330,013	4.38
Total Recoverable Expenses	549,695	7.29
NOI	1,352,580	17.93

Shopping Center Regional - Sales Comparables, - Last 12 Months



	Property Name	Address	Building SF	Sale Price (\$)	Price/SF
1	Branch Avenue Plaza	650 Branch Ave, Providence, RI	75,847	\$ 10,625,000	\$140
2	Wal-Mart Center	650-654 Main Ave, Norwalk, CT	161,709	\$ 43,077,809	\$266
3	9 West Plaza	1 Oak St, Westborough, MA	35,371	\$ 10,000,000	\$283
4	Center Seven Shopping Center	607 Main Ave, Norwalk, CT	33,062	\$ 10,985,765	\$332
5	Lowe's	350 Cochituate Rd, Framingham, MA	153,543	\$ 32,600,000	\$212
6	Copaco Shopping Center	271-319 Cottage Grove Rd, Bloomfield, CT	200,422	\$ 20,959,451	\$105
7	Commack Square	6090-6136 Jericho Tpke, Commack, NY	53,145	\$ 12,700,000	\$239
8	Cowesett Corners	300 Quaker Ln, Warwick, RI	120,433	\$ 10,998,738	\$91
9	Commack	2160 Jericho Tpke, Commack, NY	48,092	\$ 12,729,050	\$265
10	LA Fitness	100 Cedar Ave, South Windsor, CT	43,419	\$ 13,725,000	\$316
11	Stop & Shop	44 Lake Avenue Ext, Danbury, CT	72,336	\$ 16,708,828	\$231
12	Lantern Plaza Shopping Center	206 E Washington St, North Attleboro, MA	71,297	\$ 18,025,000	\$253
13	The Plaza at Buckland Hills	1440-1540 Pleasant Valley Rd, Manchester, CT	300,877	\$ 64,880,241	\$216
14	Shaw's Plaza	301 Pond St, Ashland, MA	96,601	\$ 19,314,252	\$200
15	The Shops at Ledgebrook	200 New Hartford Rd, Winsted, CT	109,987	\$ 13,536,983	\$123
16	Multi-Property Sale	589-613 Old Country Rd, Plainview, NY	22,673	\$ 10,055,179	\$443
17	Christmas Tree Shops Plaza	1505 S Washington St, North Attleboro, MA	97,027	\$ 12,547,000	\$129
18	Ledgeview Way at Wrentham	5-15 Ledgeview Way, Wrentham, MA	22,067	\$ 10,600,011	\$480
Average			95,439	\$ 19,114,906	\$240
Median				\$ 13,133,017	\$235

Demographic - Summary



With in a 3-Mile radius over 40% of area residents hold a bachelor’s degree or higher, and the largest household income segment is between \$100,000–\$149,999, representing nearly one-quarter of all households. The median disposable income exceeds \$80,000, underscoring the purchasing power that supports strong retail performance throughout the corridor.

Kennedy Marketplace also benefits from stable residential growth, a balanced age distribution, and a low average household size (2.33) consistent with professional suburban communities. The area’s workforce is heavily concentrated in office, management, financial, healthcare, and education sectors—further contributing to economic stability and predictable consumer spending.

BRADLEY INTERNATIONAL AIRPORT

DUNKIN' DONUTS, McDonald's, BURGER KING, Popeyes, Wendy's, SUBWAY, BEAR'S, 7-Eleven, Sizzler

Kennedy Marketplace

target, HomeGoods, STOP & SHOP, petco, ANYTIME FITNESS, verizon, T-Mobile, MATTRESS Warehouse, Bank of America, DOLLAR TREE

Walmart, Wendy's, TACO BELL, DUNKIN' DONUTS

DUNKIN' DONUTS, MOEs, BUFFALO WILD WINGS

THE HOME DEPOT, Lowe's, STOP & SHOP, Burlington, FIVE BELOW, Planet Fitness, 9, CVS pharmacy, DOLLAR TREE

xfinity theatre, save a lot, FAMILY DOLLAR, boost, Hertz, CARMAX

(144,700 VPD)

(47,300 VPD)

COSTCO WHOLESALE, WHOLE FOODS MARKET

Marshalls, Party City, ULTA, BIG LOTS, PET SMART, Michael's, DOLLAR TREE, JOANN

macy's, Lowe's, Walmart, petco, target, JCPenney, BEST BUY, DSW, Bath & Body Works, BARNES & NOBLE, KROGER, THE HOME DEPOT

Planet Fitness, FAMILY DOLLAR

DICK'S Sporting Goods, at home, BOOT BARN, SONIC, JESSE'S BARBERS

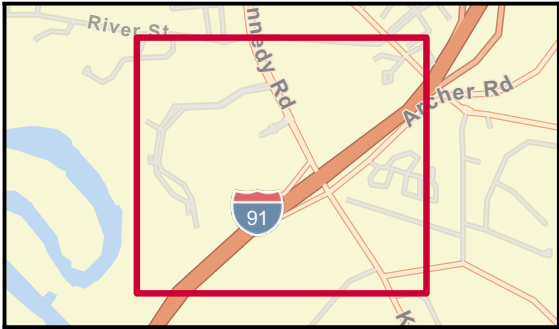


KENNEDY RD - 11,700 VPD

HIGH PATH RD

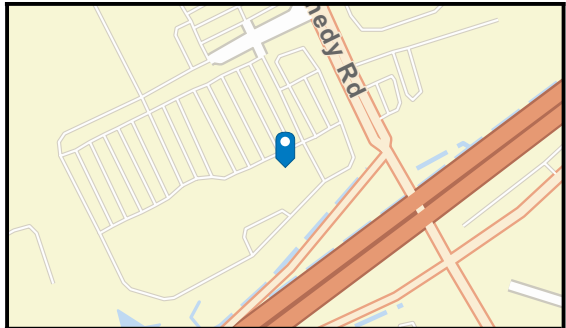


TRAFFIC COUNT



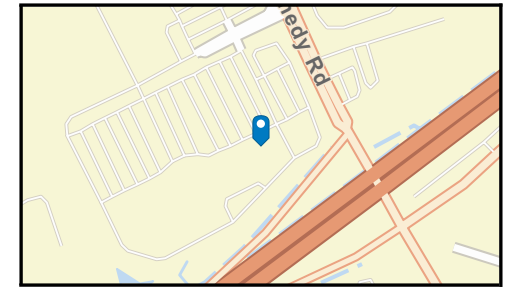
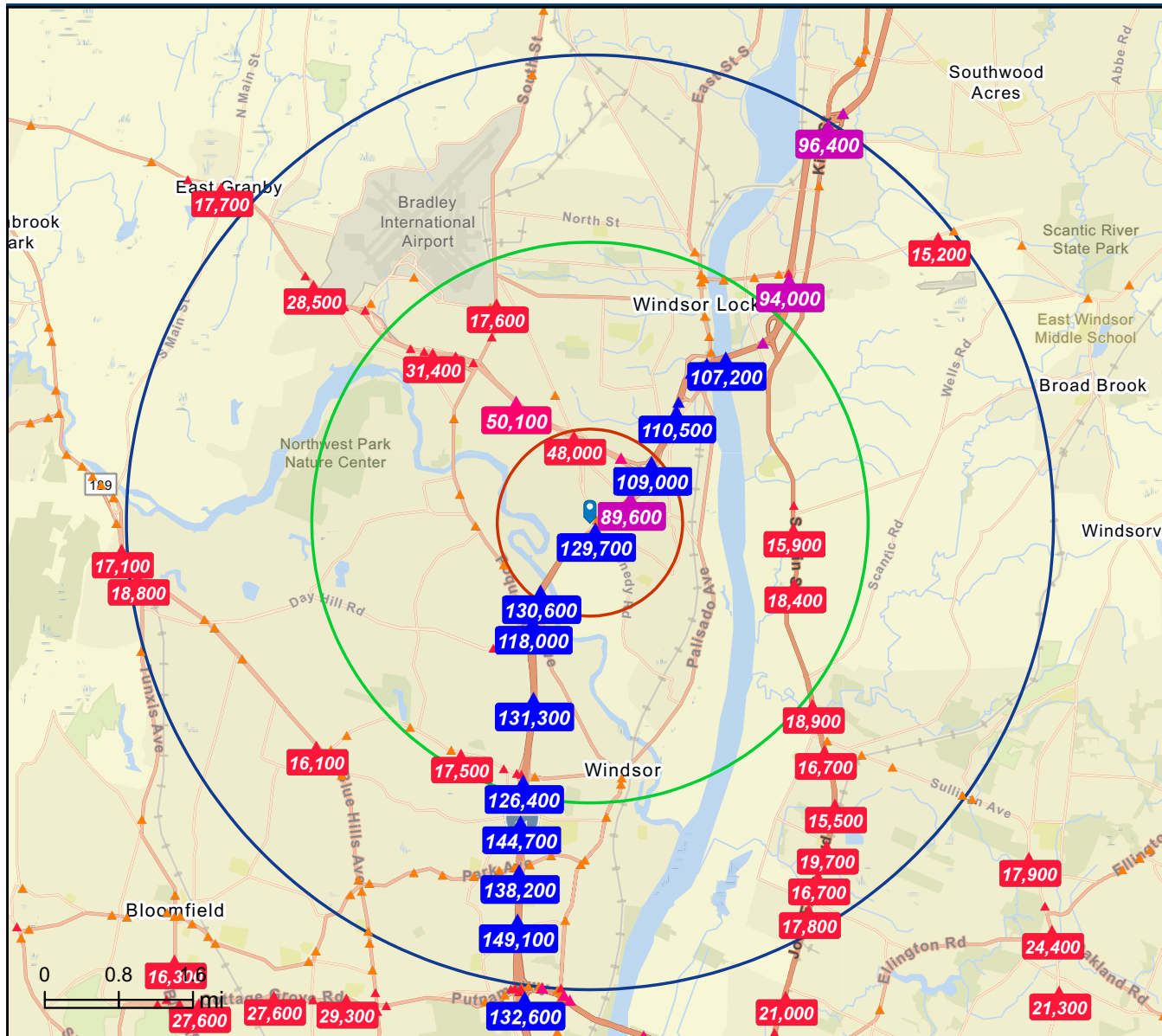
Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



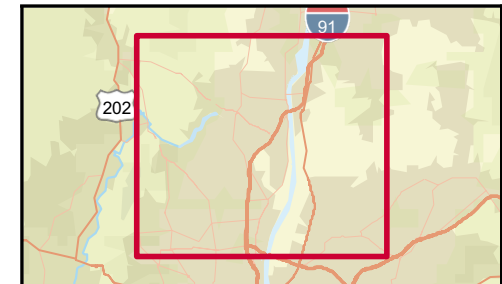
TRAFFIC COUNT

Longitude: -72.65063



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
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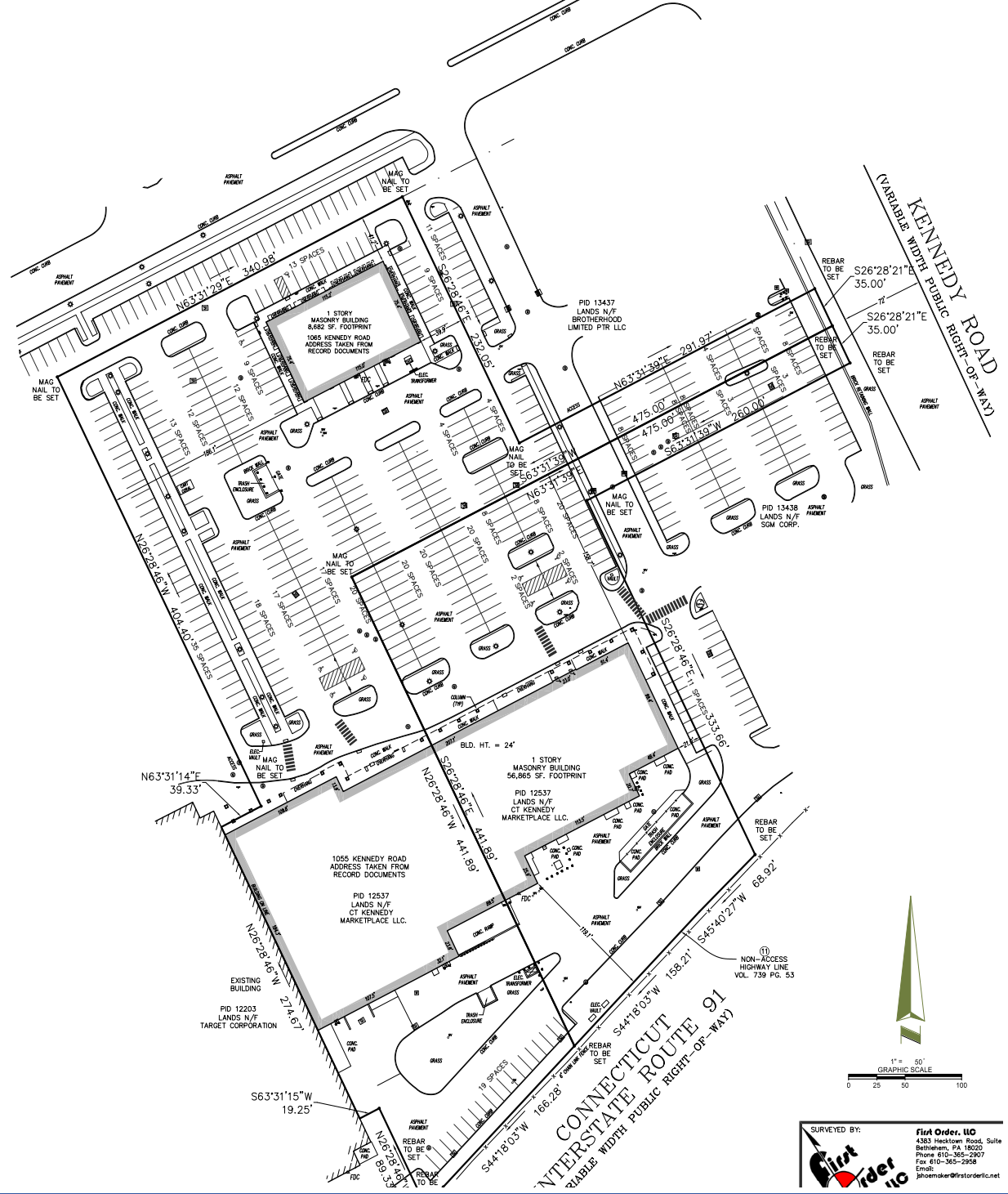


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Survey

Engineers 288 Main Street Manchester, CT. (the Survey). NOTE: Solid survey is not recorded in Windsor Town Clerk's Office. - NOT PLOTTED, EXACT LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.

- 9 Possible right of way from American Sumatra Tobacco Corporation to Lloyd Smith, et al dated April 8, 1957 and recorded September 19, 1957 in Volume 166, Page 73 of the Windsor Land Records and as shown on the Survey. - NOT PLOTTED, MAP ENTITLED "MAP SHOWING LAND AND RIGHTS OF ACCESS ACQUIRED FROM AMERICAN SUMATRA TOBACCO CORP." NOT PROVIDED.
 - 10 Sanitary sewer easement taken by The Metropolitan District from Poquonock Avenue Associates in Certificate of Taking dated and recorded October 8, 1980 in Volume 386, Page 9 of the Windsor Land Records and as shown on the Survey. - NOT PLOTTED, MAP ENTITLED "RIGHT-OF-WAY AND ASSESSMENT PLAN FOR PROPOSED SANITARY SEWERS IN A PORTION OF KENNEDY ROAD NORTH OF I-91 AND IN PRIVATE LANDS" NOT PROVIDED.
 - 11 The taking of access rights directly to and from said premises from and to Route I-91 and a portion of Kennedy Road by the State of Connecticut from Poquonock Avenue Associates in Certificate of Taking dated March 13, 1989 and recorded April 10, 1989 in Volume 739, Page 53 of the Windsor Land Records, and as shown on the Survey. - PLOTTED ON SURVEY.
 - 12 Conditions and requirements of State Traffic Commission Certificate No. 1074-A issued to Windsor Development Associates Limited Partnership dated January 23, 1992 and recorded March 19, 1992 in Volume 873, Page 54 of the Windsor Land Records. - NOT PLOTTED, PLAN REFERENCE IN DOCUMENT NOT PROVIDED.
 - 13 Reciprocal Easement Agreement between Poquonock Avenue Associates and ABS Development Company dated May 18, 1992 and recorded May 19, 1992 in Volume 884, Page 282 of the Windsor Land Records and as shown on the Survey. - NOT PLOTTED, MAP ENTITLED "MAP SHOWING LAND AND RIGHTS OF ACCESS ACQUIRED FROM AMERICAN SUMATRA TOBACCO CORP." NOT PROVIDED IS ILLIBLE.
 - 14 Conditions and requirements of State Traffic Commission Certificate No. 1074-B issued to Windsor Development Associates Limited Partnership dated July 21, 1992 and recorded August 28, 1992 in Volume 899, Page 206 of the Windsor Land Records. - NOT PLOTTED, PLAN REFERENCE IN DOCUMENT NOT PROVIDED.
 - 15 Agreement between Kmart Corporation and Poquonock Avenue Associates dated December 13, 1994 and recorded March 1, 1995 in Volume 1036, Page 1 of the Windsor Land Records. - NOT PLOTTED, TP2C SITE PLAN WAS NOT PROVIDED.
 - 16 Rights and easements reserved by Poquonock Avenue Associates in Warranty Deed to Kmart Corporation dated and recorded March 29, 1995 in Volume 1040, Page 165 of the Windsor Land Records. - DOES NOT FALL ON SUBJECT PROPERTY.
 - 17 Conditions and requirements of State Traffic Commission Certificate No. 1074-C issued to Kmart Corporation (agent for Poquonock Avenue Associates) dated March 21, 1995 and recorded March 29, 1995 in Volume 1040, Page 178 of the Windsor Land Records. - NOT SURVEY RELATED.
 - 18 Easement from Kmart Corporation to The Connecticut Light and Power Company dated June 26, 1995 and recorded June 29, 1995 in Volume 1050, Page 84 of the Windsor Land Records; assigned in part to Southern New England Telephone Company by instrument dated December 23, 1997 and recorded December 9, 1999 in Volume 1217, Page 280 of the Windsor Land Records. - NOT PLOTTED, MAP ENTITLED "MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT & POWER COMPANY" NOT PROVIDED.
 - 19 Terms and conditions of a Shopping Center Reciprocal Easement and Operating Agreement between Kmart Corporation and CRICKM Windsor Trust dated June 9, 1998 and recorded in Volume 1158, Page 17 of the Windsor Land Records. - NOT PLOTTED, IT IS A BLANKET EASEMENT COVERING THE PROPERTY.
 - 20 Conditions and requirements of State Traffic Commission Certificate No. 1074-D issued to ND-Franklin Windsor, LLC dated August 15, 2006 and recorded in Volume 1571, Page 768 of the Windsor Land Records, as extended by Approval dated July 18, 2008 and recorded in Volume 1640, Page 168 of the Windsor Land Records. - NOT SURVEY RELATED.
 - 21 Electric Distribution Easement in favor of The Connecticut Light and Power Company dated March 6, 2007 and recorded in Volume 1588, Page 782 of the Windsor Land Records; assigned in part to The Southern New England Telephone Company DBA AT & T Connecticut, by instrument dated, by instrument dated December 14, 2009 and recorded in Volume 1716, Page 80 of the Windsor Land Records. - NOT PLOTTED, MAP ENTITLED "COMPILED PLAN MAP SHOWING EASEMENT AREA" NOT PROVIDED.
 - 22 Operation and Easement Agreement between Target Corporation and ND-Franklin Windsor LLC dated as of May, 2008 and recorded July 9, 2008 in Volume 1638, Page 79 of the Windsor Land Records, as amended by First Amendment dated as of March 27, 2017 and recorded in Volume 1844, Page 429 of said Land Records. See also Notice by Target Corporation dated November 1, 2017 and recorded in Volume 1851, Page 1263 of said Land Records. - NOT PLOTTED, IT IS A BLANKET EASEMENT COVERING THE PROPERTY.
 - 23 Declaration of Restrictive Covenant and Easement Agreement by CT Kennedy Marketplace LLC dated as of March 27, 2017 and recorded in Volume 1842, Page 561 of the Windsor Land Records, as amended by Amendment by and between CT Kennedy Marketplace LLC and Brotherhood Limited PTR, LLC dated as of April 5, 2017 and recorded in Volume 1847, Page 940 of said Land Records. - NOT PLOTTED, IT IS A BLANKET EASEMENT COVERING THE PROPERTY.
 - 24 Stormwater Management Inspection and Maintenance Agreement by and between JSL Asset Management, LLC, representing CT Kennedy Marketplace, LLC and the Town of Windsor dated and recorded April 26, 2017 in Volume 1843, Page 1 of the Windsor Land Records. - NOT PLOTTED, SURVEY ENTITLED "ALTA/ASCM LAND TITLE SURVEY, PREPARED FOR: CT KENNEDY MARKET PLACE, LLC. 1035, 1055, 1065 KENNEDY ROAD, LOTS 3, 4 & 5, WINDSOR, CT." WAS NOT PROVIDED.
 - 25 Notes and conditions shown on Map No. 5986 on file in the Windsor Town Clerk's Office. - REFLECTS CURRENT BOUNDARY CONFIGURATION.
 - 26 Declaration of Restrictive Covenant and Easement Agreement by CT Kennedy Marketplace LLC and CT Kennedy Marketplace LLC dated as of September 26, 2017 and recorded in Volume 1851, Page 341 of the Windsor Land Records, as amended by Amendment by and between CT Kennedy Marketplace LLC and SGM Corp. dated as of November 3, 2017 and recorded in Volume 1852, Page 386 of said Land Records. - NOT PLOTTED, IT IS A BLANKET EASEMENT COVERING THE PROPERTY.
 - 27 Notice by the State of Connecticut Department of Transportation dated February 7, 2018 and recorded in Volume 1855, Page 995 of the Windsor Land Records. - NOT SURVEY RELATED.
 - 28 Lease from CT Kennedy Marketplace LLC to Homegoods, Inc., a memorandum of which is dated as of January 14, 2017 and recorded in Volume 1840, Page 1151 of the Windsor Land Records. - NOT PLOTTED, IT IS A BLANKET EASEMENT COVERING THE PROPERTY.
- AS TO PARCEL 2 (EASEMENT)
- 29 Lease from ND-Franklin Windsor LLC to Brinker Connecticut Corporation dated May 17, 2006, a memorandum of which is recorded July 25, 2006 in Volume 1550, Page 557 of the Windsor Land Records; corrective memorandum of which is recorded September 8, 2006 in Volume 1566, Page 187 of the Windsor Land Records. - NOT PLOTTED, IT IS A BLANKET EASEMENT COVERING THE PROPERTY.
 - 30 Lease from ND-Franklin Windsor LLC to Bank of America, N.A., a memorandum of which is dated as of April 5, 2007 and recorded in Volume 1595, Page 26 of the Windsor Land Records; Amended and Restated Memorandum of Lease dated as of July 3, 2008 and recorded in Volume 1638, Page 153 of the Windsor Land Records. - NOT PLOTTED, IT IS A BLANKET EASEMENT COVERING THE PROPERTY.



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Kennedy Marketplace

1045 - 1065 Kennedy Rd, Windsor, CT



Confidentiality & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 1055-1075 Kennedy Rd, Windsor, CT. It has been prepared by Kravet Realty LLC. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kravet Realty LLC. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by 1055-1075 Kennedy Rd, Windsor, CT from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from 1055-1075 Kennedy Rd, Windsor CT you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Owner and Kravet Realty LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered