



# OLD LYME MARKETPLACE

OLD LYME, CT

RETAIL SPACE FOR LEASE



68,996 VPD



HALLS ROAD



9,517 VPD





# OLD LYME MARKETPLACE

## PROPERTY INFORMATION

102,500± SF grocery anchored shopping center located on the heavily traveled Route 1 in Old Lyme, CT.

• • • •

Anchored by Big Y World Class Market, one of the region's premier supermarkets, and a mix of national, regional, and local tenants.

• • • •

Situated immediately off exit 70 on Interstate 95 (±68,996 vehicles per day), the property sits in the heart of the primary trade corridor at a signalized intersection on Route 1 (±9,500 vehicles per day).

• • • •

584 dedicated parking spaces available for customers and employees.

## SPACE DETAILS

**Available space from 750 sf – 10,063 sf**

• • • •

Available immediately



# SITE PLAN

## TENANTS / AVAILABILITY

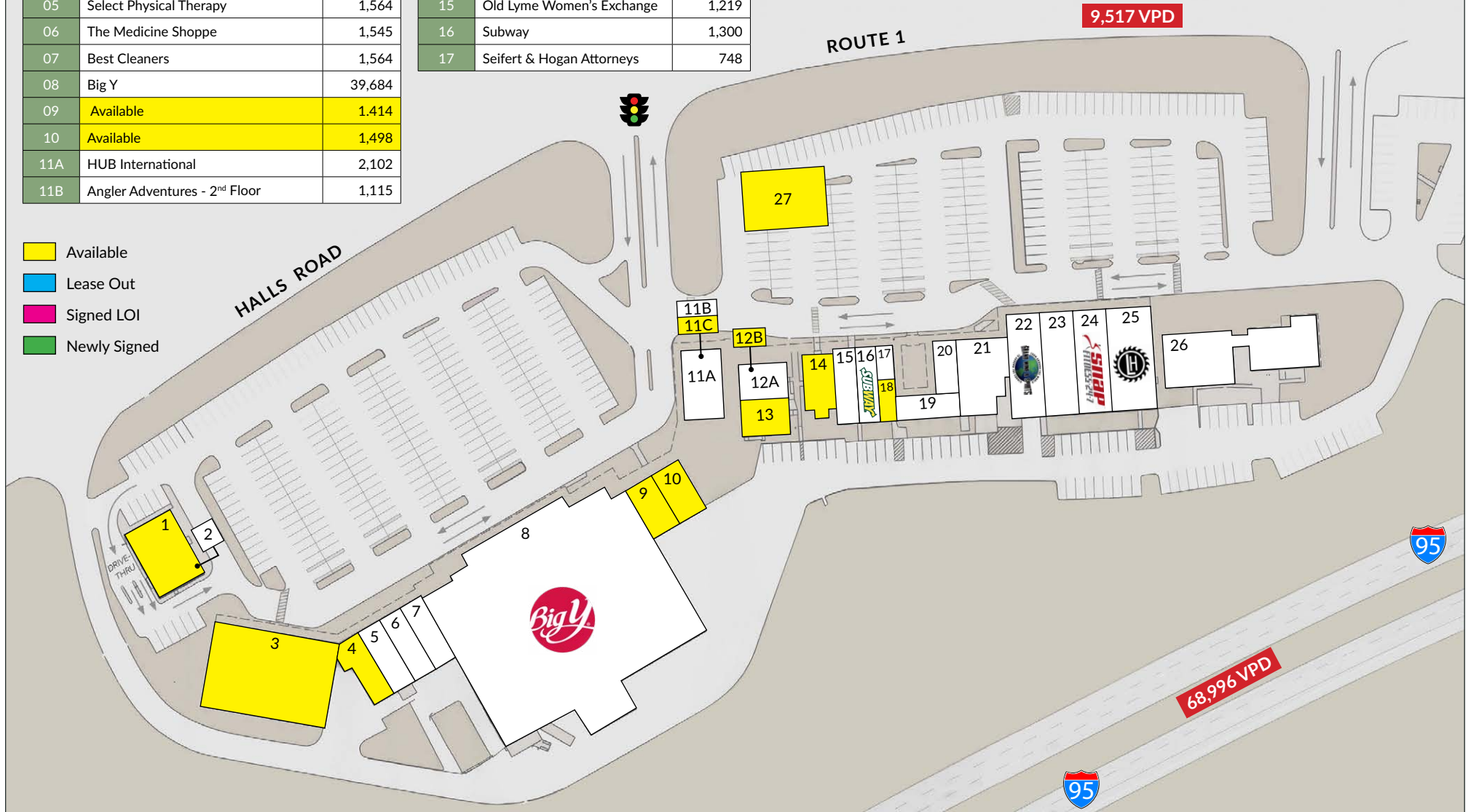
#	TENANT	Sq. Ft.
01	Available	3,351
02	Grenier Lender Accounting - 2 <sup>nd</sup> Floor	1,000
03	Former Walgreens - Available	10,063
04	Available	1,836
05	Select Physical Therapy	1,564
06	The Medicine Shoppe	1,545
07	Best Cleaners	1,564
08	Big Y	39,684
09	Available	1,414
10	Available	1,498
11A	HUB International	2,102
11B	Angler Adventures - 2 <sup>nd</sup> Floor	1,115

11C	Available - 2 <sup>nd</sup> Floor	947
12A	Coldwell Banker	2,574
12B	Available - 2 <sup>nd</sup> Floor	1,030
13	Available Office Space	1,329
14	Available	1,711
15	Old Lyme Women's Exchange	1,219
16	Subway	1,300
17	Seifert & Hogan Attorneys	748

18	Available	750
19	Faces Skin Care	585
20	Lyme Beauty Nail Salon	1,530
21	Stumble Inn	2,900
22	Grand Wine & Spirits	3,471

23	Office Express	2,130
24	Snap Fitness	2,600
25	Old Lyme Hardware	5,000
26	Bowerbird Gift Shop	6,730
27	Proposed Pad	4,500

- Available
- Lease Out
- Signed LOI
- Newly Signed



# DEMOGRAPHICS AT 3, 5, AND 7 MILE RADIUS

## 3 MILE RADIUS:



Total Population: **8,383**  
Households: **3,656**  
Daytime Population: **9,697**  
Median Age: **51.7**



Average Household Income: **\$205,955**  
Median Household Income: **\$125,632**

## 5 MILE RADIUS:



Total Population: **28,136**  
Households: **12,484**  
Daytime Population: **25,738**  
Median Age: **51.1**



Average Household Income: **\$181,941**  
Median Household Income: **\$125,036**

## 7 MILE RADIUS:



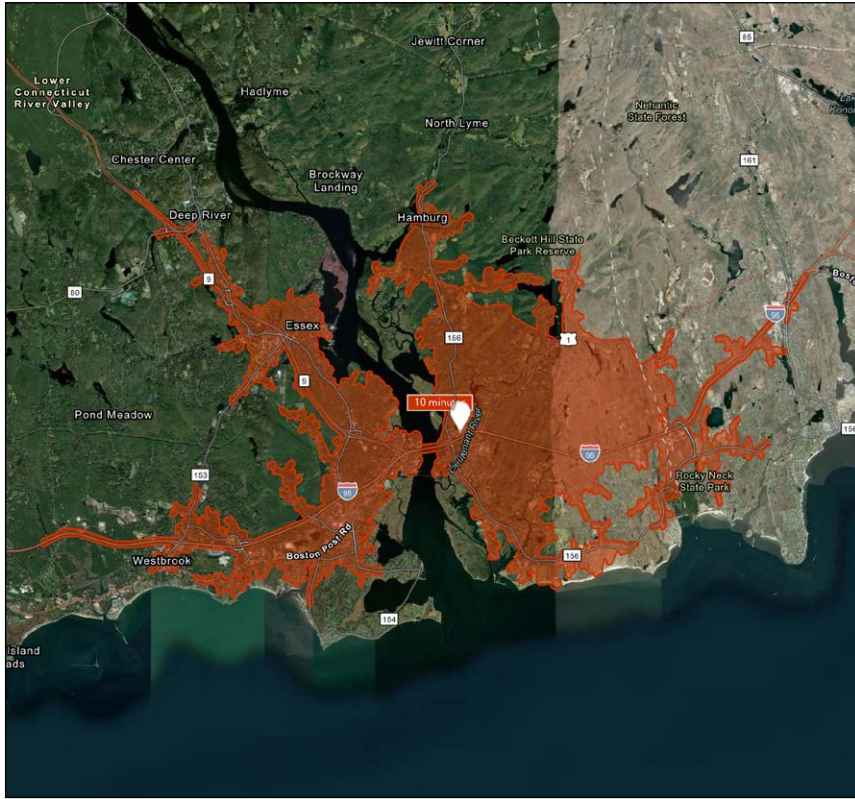
Total Population: **50,116**  
Households: **22,150**  
Daytime Population: **39,314**  
Median Age: **49.9**



Average Household Income: **\$163,420**  
Median Household Income: **\$114,548**



# 10 MINUTE DRIVE TIME



## KEY FACTS

16,213

Population

53.6

Median Age

\$104,607

Median Household Income

21,619

Daytime Population

## TAPESTRY SEGMENTS

Exurbanites <i>2,883 Households</i>	Golden Years <i>1,266 Households</i>	Savvy Suburbanites <i>1,192 Households</i>
<p><b>Socioeconomic Traits</b></p> <p>This labor force is beginning to retire. Participation has declined to less than 60%. Residents are college educated; nearly 81% have some college education.</p>	<p><b>Socioeconomic Traits</b></p> <p>Independent, active seniors nearing the end of their careers or already in retirement. Older market w/ Median age of 52. Nearly 32% of residents aged 65 or older.</p>	<p><b>Socioeconomic Traits</b></p> <p>Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.</p>
<p><b>Household Types</b></p> <p>A larger market of empty nesters, married couples with no children; average household size is 2.50.</p>	<p><b>Household Types</b></p> <p>Single-person households and married-couple families w/ no children.</p>	<p><b>Household Types</b></p> <p>Married couples with no children or older children; average household size is 2.85.</p>
<p><b>Typical Housing</b></p> <p>Single Family</p>	<p><b>Typical Housing</b></p> <p>Single Family; Multi-units</p>	<p><b>Typical Housing</b></p> <p>Single Family</p>

### TOTAL RETAIL SALES

Includes F&B



\$229,753,056

### EDUCATION

Bachelor's Degree or Higher



52%

### OWNER OCCUPIED HOME VALUE

Average



\$621,096

## ANNUAL HOUSEHOLD SPENDING

\$4,875

Eating Out

\$2,917

Apparel & Services

\$9,076

Groceries

\$346

Computer & Hardware

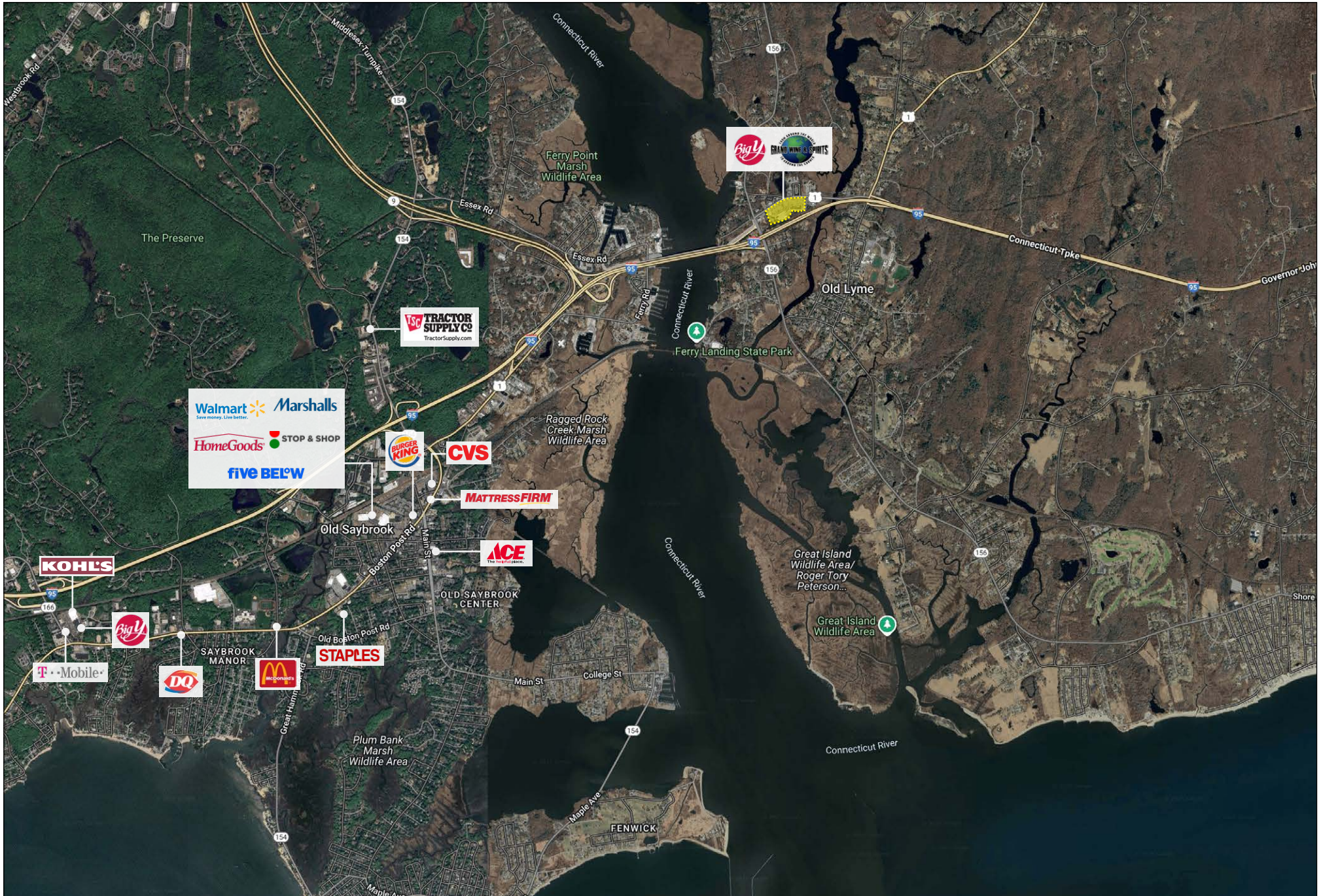
\$10,113

Health Care

# SITE AERIAL



# LOCAL RETAIL



# CONCEPTUAL RENDERINGS FOR CENTER IMPROVEMENTS



Painted storefronts and improved visual consistency through the introduction of a cohesive sign band material. A standardized signage framework—including building-mounted signage and blade signs—paired with column consistency improvements through boxed column treatments and integrated architectural lighting.

# CONCEPTUAL RENDERINGS FOR CENTER IMPROVEMENTS



# OLD LYME MARKETPLACE PHOTOS



# OLD LYME MARKETPLACE



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