



Wynding Hill Plaza

100% OCCUPIED PLAZA IN RARE NORTHEAST LOCATION

WATERFORD, CT



CP PARTNERS
COMMERCIAL REAL ESTATE

In association with ParaSell, Inc. | A Licensed Connecticut Broker #REB.0792680



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This McDonald's received 437K visits in the past year and ranks in the 86th percentile in Connecticut and in the 87th percentile nationwide in terms of annual visits to Fast Food QSRs.



This Stop & Shop received 985K visits in the past year and ranks in the 89th percentile in Connecticut and in the 87th percentile nationwide in terms of annual visits to grocery stores.

NEW LONDON
GROTON



This Big Lots received 254K visits in the past year and ranks in the 80th percentile in Connecticut and in the 93rd percentile nationwide in terms of annual visits to Big Lots locations.



NEW CONVENIENCE STORE & GAS STATION



WATERFORD PLAZA

10,367 VPD

CLARK LANE



The Shack restaurant received 163K visits in the past year and ranks in the 85th percentile in Connecticut and in the 82nd percentile nationwide in terms of annual visits to restaurants.

SUBJECT PROPERTY



1

20,501 VPD

Located in a thriving New England submarket

1.7M

ANNUAL VISITS AT THE ADJACENT WATERFORD PLAZA (PLACER.AI)

30,868

COMBINED VEHICLES PER DAY AT THE INTERSECTION OF BOSTON POST ROAD AND CLARK LANE

2 miles

TO DOWNTOWN NEW LONDON

Visitation and ranking data provided by Placer.ai

Wynding Hill Plaza

131 BOSTON POST RD, WATERFORD, CT 06385 [↗](#)

\$6,000,000

PRICE

6.28%

CAP RATE

NOI	\$376,604
PRICE/SF	\$274.35
# OF TENANTS	9 Tenants
BUILDING SIZE	21,870 SF
LAND AREA	2.10 AC
YEAR BUILT	1990
PARKING SPACES	225 Spaces



Well-maintained property with longstanding tenancy in desirable retail location

Rare retail opportunity in Waterford, CT. Ideally located on Boston Post Road with **excellent visibility and surrounded by numerous national retailers**. The subject property is located at a heavily trafficked, signalized intersection **across from a newly developed Aldi-anchored shopping center**.

Long Term Stable Multi-Tenant Opportunity

- 100% occupied multi-tenant strip center with two retail buildings and a gas station located in a busy retail area of Waterford, CT, with excellent visibility from Boston Post Road and Clark Lane
- Long-term occupancy featuring a mix of national & local tenants that have been managed by the same family for multiple generations
- Located at a heavily trafficked signalized intersection; directly across the street from Waterford Plaza, a Stop & Shop and Ollie's anchored shopping center that includes McDonald's and Citizen's Bank pads
- Desirable demographics with approximately 77,000 residents in a 5-mile radius with average household incomes exceeding \$91,000

New Retail Construction/ Dense Retail Area

- Located directly across the street from a brand-new Aldi, Chipotle, and M&T Shopping Center on Boston Post Road which was recently completed. A new convenience gas station is currently under construction at the site
- Surrounding national retailers include Aldi, Chipotle, M&T Bank, Stop & Shop, McDonald's, Citizen's Bank, Ollie's, Sherwin-Williams, CVS, Smoothie King, Dunkin', and Dollar General
- Waterford High School, approximately 750 students, and Clark Lane Middle School are conveniently located near the subject property
- The subject property is well-positioned on Boston Post Road, a major thoroughfare that connects to the nearby retail & residential neighborhoods

Accessible Submarket

- Boston Post Road conveniently connects Waterford to Interstate 95 and nearby towns of Niantic, New London, Groton, Mystic, and Stonington, CT
- Rare coastal Northeast opportunity within the I-95 corridor: Subject property is located 3-miles from I-95 with traffic counts of 62,776 VPD
- Nearby attractions are the United States Coast Guard Academy, Connecticut College, Mitchell College, Mohegan Sun, Foxwoods Resort & Casino, and General Dynamics Electric Boat Company



		CURRENT
Price		\$6,000,000
Capitalization Rate		6.28%
Price Per Square Foot		\$274.35
Total Leased (SF):	100.00%	21,870
Total Vacant (SF):	0.00%	0
Total Rentable Area (SF):	100.00%	21,870
Income		\$/SF
Scheduled Rent	\$19.43	\$424,989
Scheduled Recoveries	\$3.10	\$67,812
Effective Gross Income		\$492,801
Vacancy Factor (3%)		(\$14,784)
Adjusted Gross Income		\$478,017
Expense		\$/SF
Property Taxes	(\$1.79)	(\$39,058)
Insurance	(\$1.14)	(\$25,000)
Garbage	(\$0.21)	(\$4,668)
Water	(\$0.11)	(\$2,304)
Sewer	(\$0.25)	(\$5,501)
Snowplow	(\$0.41)	(\$9,000)
Landscape	(\$0.06)	(\$1,400)
Electric	(\$0.11)	(\$2,440)
Capital Expenditure Reserve	(\$0.10)	(\$2,187)
Management Fee (2%)	(\$0.45)	(\$9,856)
Total Operating Expenses		(\$4.64) (\$101,414)
Net Operating Income		\$376,604



Tenant Info			Lease Terms		Rent Summary			
TENANT	SQ. FT.	PERCENT OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT	
Sam's Food Stores & Gas	2,740	12.53%	03/01/19	02/28/20	\$8,238.07	\$98,856.84	\$36.08	
			03/01/20	02/28/21	\$8,320.45	\$99,845.40	\$36.44	
			03/01/21	02/28/22	\$8,403.65	\$100,843.80	\$36.80	
			03/01/22	02/28/23	\$8,487.69	\$101,852.28	\$37.17	
			03/01/23	02/28/24	\$8,572.57	\$102,870.84	\$37.54	
			03/01/24	02/28/25	\$8,744.02	\$104,928.24	\$38.29	
			03/01/25	02/28/26	\$8,918.90	\$107,026.80	\$39.06	
			03/01/26	02/28/27	\$9,097.28	\$109,167.36	\$39.84	
			03/01/27	02/28/28	\$9,279.23	\$111,350.76	\$40.64	
			03/01/28	02/28/29	\$9,464.81	\$113,577.72	\$41.45	
		Options:	2-5 Year Options with 2% Annual Increases					
The Shack Restaurant	3,336	15.25%	05/01/16	04/30/17	\$4,000.00	\$48,000.00	\$14.39	
			05/01/17	04/30/18	\$4,000.00	\$48,000.00	\$14.39	
			05/01/18	04/30/19	\$4,120.00	\$49,440.00	\$14.82	
			05/01/19	04/30/20	\$4,244.00	\$50,928.00	\$15.27	
			05/01/20	04/30/21	\$4,371.00	\$52,452.00	\$15.72	
			05/01/21	04/30/22	\$4,502.00	\$54,024.00	\$16.19	
			05/01/22	04/30/23	\$4,637.00	\$55,644.00	\$16.68	
			05/01/23	04/30/24	\$4,776.00	\$57,312.00	\$17.18	
			05/01/24	04/30/25	\$4,919.00	\$59,028.00	\$17.69	
			05/01/25	04/30/26	\$5,067.00	\$60,804.00	\$18.23	
05/01/26	04/30/27	\$5,219.00	\$62,628.00	\$18.77				
		Options:	2-5 Year Options with 3% Annual Increases					
A Cut Above Hair Design	1,704	7.79%	07/01/16	06/30/21	\$3,329.00	\$39,948.00	\$23.44	
				07/01/21	06/30/26	\$3,578.00	\$42,936.00	\$25.20
			Option 1	07/01/26	06/30/31	\$4,402.00	\$52,824.00	\$31.00
Professional Eyecare	3,460	15.82%	07/01/19	06/30/24	\$6,025.99	\$72,311.88	\$20.90	
		Options:	1-5 Year Option					

Tenant Info			Lease Terms		Rent Summary			
TENANT	SQ. FT.	PERCENT OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT	
Nail Spa II	3,830	17.51%	05/01/16	04/30/21	\$4,272.92	\$51,275.04	\$13.39	
			05/01/21	04/30/22	\$4,401.00	\$52,812.00	\$13.79	
			05/01/22	04/30/23	\$4,533.14	\$54,397.68	\$14.20	
			05/01/23	04/30/24	\$4,300.00	\$51,600.00	\$13.47	
			05/01/24	04/30/25	\$4,300.00	\$51,600.00	\$13.47	
			05/01/25	04/30/26	\$4,300.00	\$51,600.00	\$13.47	
			Option 1	05/01/26	04/30/27	\$5,102.08	\$61,224.96	\$15.99
			05/01/27	04/30/28	\$5,255.14	\$63,061.68	\$16.47	
			05/01/28	04/30/29	\$5,412.79	\$64,953.48	\$16.96	
			05/01/29	04/30/30	\$5,575.17	\$66,902.04	\$17.47	
			05/01/30	04/30/31	\$5,742.43	\$68,909.16	\$17.99	
Extreme Tan	1,200	5.49%	04/01/19	03/31/20	\$2,283.35	\$27,400.20	\$22.83	
			04/01/20	03/31/21	\$2,351.85	\$28,222.20	\$23.52	
			04/01/21	03/31/22	\$2,422.41	\$29,068.92	\$24.22	
			04/01/22	03/31/23	\$2,495.08	\$29,940.96	\$24.95	
			04/01/23	03/31/24	\$2,455.35	\$29,464.20	\$24.55	
			Option 1	04/01/24	03/31/25	\$2,455.35	\$29,464.20	\$24.55
			04/01/25	03/31/26	\$2,726.44	\$32,717.28	\$27.26	
			04/01/26	03/31/27	\$2,808.24	\$33,698.88	\$28.08	
			04/01/27	03/31/28	\$2,892.49	\$34,709.88	\$28.92	
04/01/28	03/31/29	\$2,979.26	\$35,751.12	\$29.79				

Tenant Info			Lease Terms		Rent Summary		
TENANT	SQ. FT.	PERCENT OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT
Design 2 Consign	2,900	13.26%	02/01/16	01/31/17	\$2,750.00	\$33,000.00	\$11.38
			02/01/17	01/31/18	\$2,750.00	\$33,000.00	\$11.38
			02/01/18	01/31/19	\$2,832.50	\$33,990.00	\$11.72
			02/01/19	01/31/20	\$2,832.50	\$33,990.00	\$11.72
			02/01/20	01/31/21	\$2,917.48	\$35,009.76	\$12.07
			02/01/21	01/31/22	\$2,917.48	\$35,009.76	\$12.07
			02/01/22	01/31/23	\$3,005.00	\$36,060.00	\$12.43
			02/01/23	01/31/24	\$3,005.00	\$36,060.00	\$12.43
			02/01/24	01/31/25	\$2,000.00	\$24,000.00	\$8.28
			02/01/25	01/31/26	\$3,095.15	\$37,141.80	\$12.81
Atto di Fede Nutrition Café	922	4.22%	03/01/22	02/28/23	\$950.00	\$11,400.00	\$12.36
			03/01/23	02/28/24	\$1,000.00	\$12,000.00	\$13.02
			03/01/24	02/28/25	\$883.00	\$10,596.00	\$11.49
Cricket Wireless	1,778	8.13%	06/01/22	05/31/25	\$2,510.43	\$30,125.16	\$16.94
OCCUPIED	21,870	100.00%	TOTAL CURRENT		\$35,415.79	\$424,989.48	\$19.43
VACANT	0	0.00%					
CURRENT TOTALS	21,870	68.91%					

LEGEND

Property Boundary

21,870
Rentable SF

2.10
Acres

225
Parking Spaces

Egress





The Shack Restaurant

The Shack is a local, family owned and operated company that has been serving southeastern Connecticut residents and visitors since 1989. Serving breakfast, lunch, and dinner, the menu offers both all-American favorites and classic comfort foods. The restaurant has locations in East Lyme, Waterford and Groton, CT.



Design 2 Consign

Design 2 Consign is a boutique carrying women's and men's clothing as well as furniture, household items and more.

Nail Spa II

Nail Spa II provides a serene environment for pampering and relaxation. With skilled technicians and a wide range of nail services, including manicures, pedicures, and nail art.



Sam's Food Stores & Gas

Sam's Food Stores and Gulf gas station is a one stop shop convenience store that offers snacks, drinks, and essentials for travelers, alongside fuel pumps for vehicles.



Atto di Fede Nutrition Cafe

Atto di Fede Nutrition Cafe is a health shake, coffee, and iced drink cafe with a huge menu of delicious drinks. They specialize in meal replacement shakes, energy teas, weight loss & sports nutrition.



Cricket Wireless

Cricket Wireless is an American wireless service provider, owned by AT&T. It provides wireless services to over 12 million subscribers in the United States. It's a reliable service provider and was even named one of the best full-service MVNOs by the American Customer Satisfaction Index in 2023.



A Cut Above Hair Design

A Cut Above is a state-of-the-art hair salon offering professional haircuts, styling, and coloring services in a modern setting. Their educated design team continually provides the best professional Hair Coloring, Hair Painting, Balayage, and Hair Styling services that Southeastern Connecticut has to offer.



Professional Eyecare

Professional Eyecare offers a dynamic team of professionals for all aspects of eye care, including primary care, ocular disease, and fashionable and protective ophthalmic eye wear. They are committed to providing patients with state-of-the-art comprehensive eye examinations and have invested in the very best of the latest technological advances.



Extreme Tan

Extreme Tan offers a wide variety of tanning beds and booths for all indoor tanning needs. They also have brought in the dermatologist recommended UV-free mystic tan sunless spray booth, which is a popular choice for patrons. They have packages to fit into any budget, and sell the best products available in the industry.





NEW HAVEN
46.5 MILES



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2022	9,098	46,654	77,263

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$71,457	\$85,422	\$91,691
Median	\$56,187	\$69,585	\$76,287

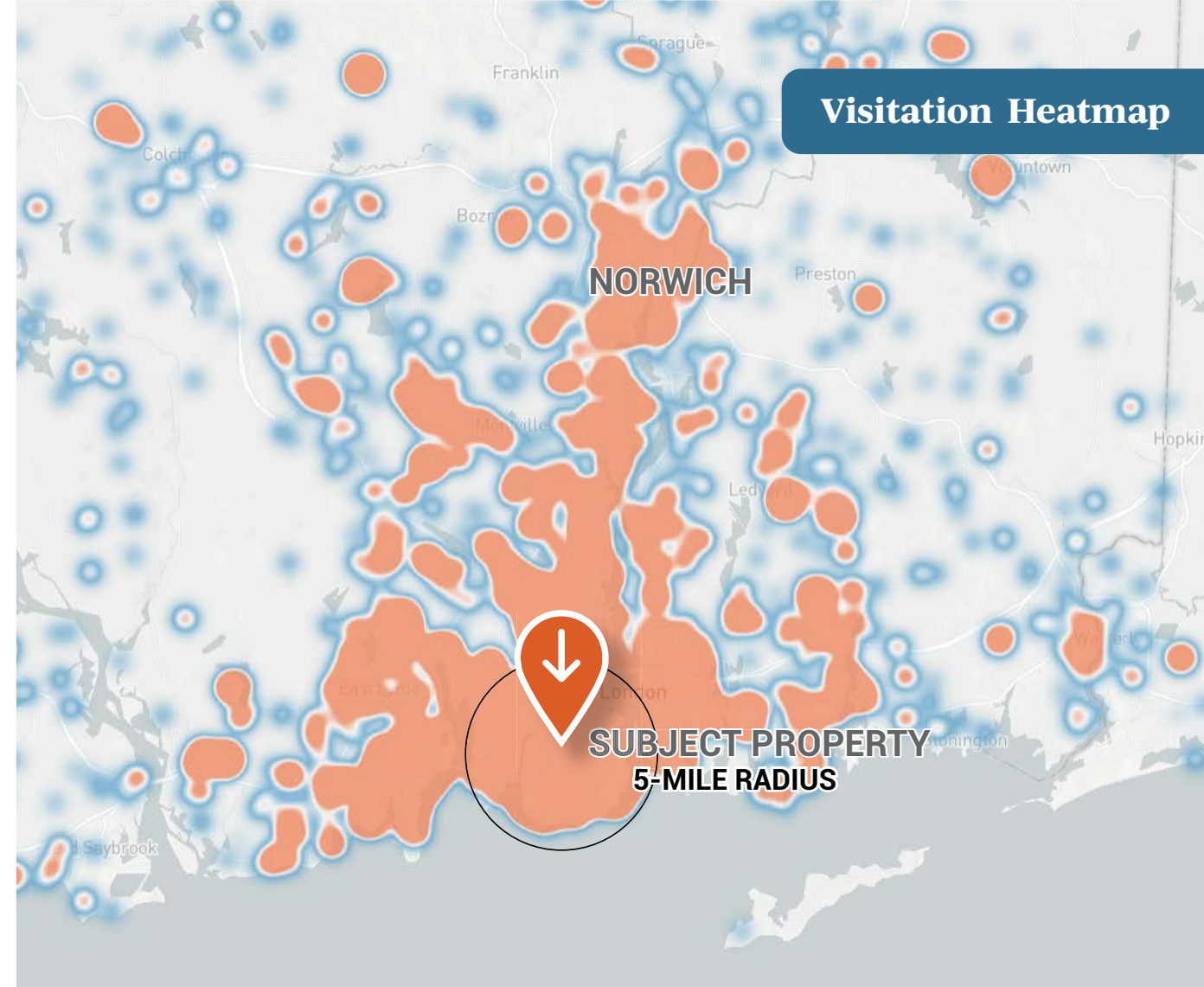
Waterford Plaza, a community shopping center across the street from the subject property, **received 1.7M visits** in the past 12 months.

402K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

29 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Waterford, CT

A NEW ENGLAND BEACH TOWN



A Waterfront City

- A town in New London County situated on Long Island Sound with a population of 19,571 residents
- Waterford's economic center is predominantly retail chains, including a variety of mini-malls and the Crystal Mall
- Home to JayPro Sports, which manufactures sports equipment for baseball, basketball, and tennis, and to Dominion's Millstone Nuclear Power Plant
- Waterford's school district is ranked among the best in the state

Nearby New Haven

- With a population of 134,023, New Haven is the third largest city in Connecticut
- Home of Yale University, a private Ivy League university and New Haven's biggest taxpayer and employer, and an integral part of the city's economy
- The "Cultural Capital of Connecticut" for its supply of established theaters, museums, and music venues

New York City Metro Area

- The largest metropolitan area in the world by urban landmass, and one of the most populous urban agglomerations in the world
- The MSA is estimated to produce a gross metropolitan product (GMP) of \$2.1 trillion as of 2022
- Many Fortune 500 companies have their headquarters in the MSA
- The New York MSA is home to many prestigious institutions of higher education including three Ivy League universities: Columbia University, Princeton University, and Yale University

19.7 Million
ESTIMATED NYC MSA POPULATION

\$2.1 Trillion
NYC MSA GDP





SUBJECT PROPERTY

cricket wireless

EXTREME TAN

The Steak House

Q2 a cut above

Gulf

PROFESSIONAL EYECARE

Sam's FOOD STORES

NUTRITION CAFE

NAIL SPA II



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