

## Groton Square

**2,400 - 3,433 SF AVAILABLE FOR LEASE**

Groton Square is the dominant retail center in the area anchored by Kohl's and Stop & Shop and shadow anchored by a neighboring Walmart. The center has easy access to I-95 and includes a strong lineup of national retailers. The center benefits from its proximity to surrounding employers, Connecticut College, and the Naval Submarine Base New London; home to more than 6,500 military personnel and over 12,000 family members.



### CURRENT TENANTS

**KOHL'S**

**STOP&SHOP**

YaleNewHaven**Health**  
Urgent Care

**CosmoProf**

**Panera** BREAD® **GNC** LIVE WELL.



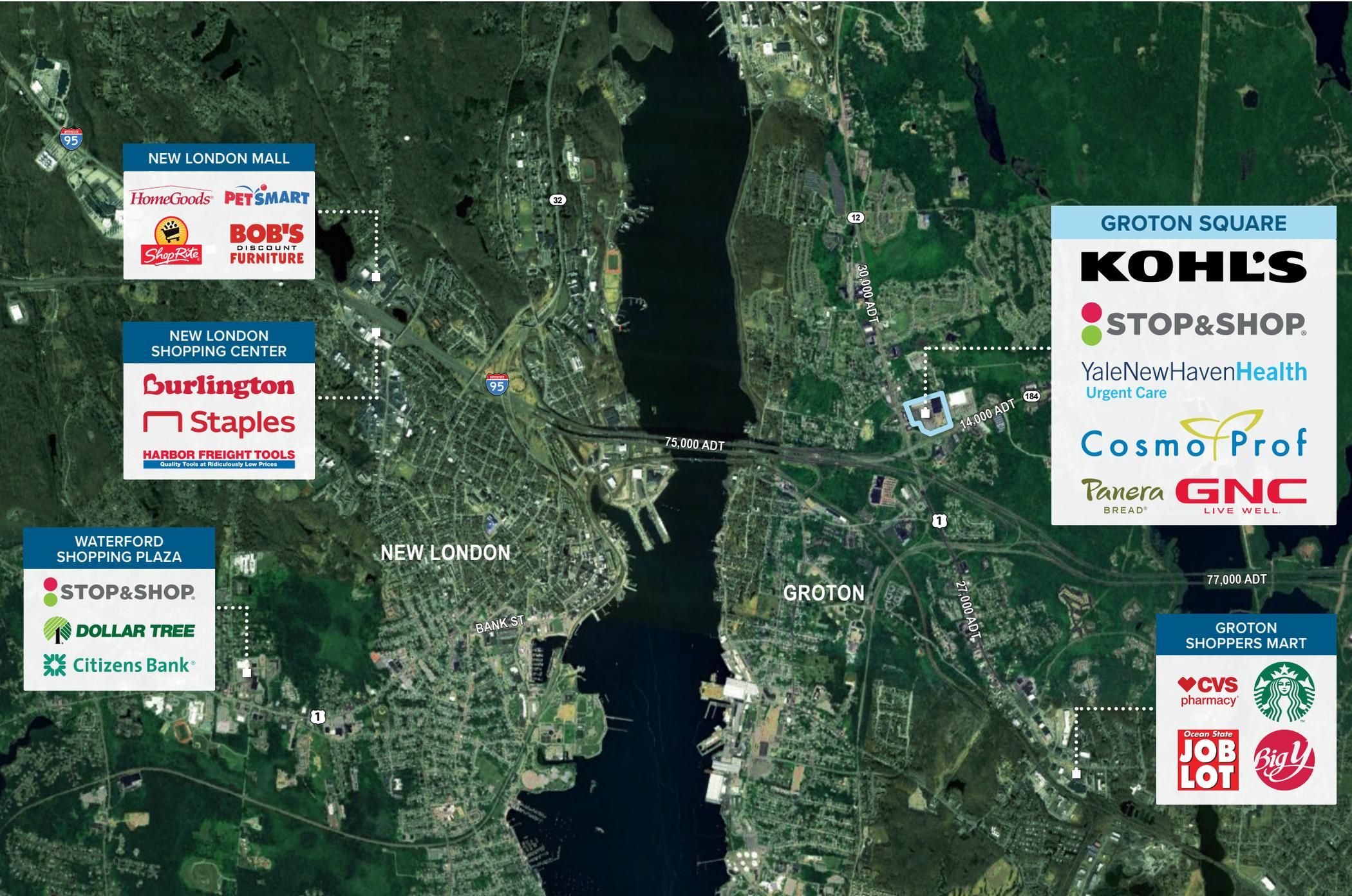
**GROSS LEASABLE AREA**  
196,802 SF



**PROPERTY STATUS**  
2,400 - 3,433 SF AVAILABLE



**AVERAGE DAILY TRAFFIC**  
Route 184: 14,000 ADT  
Route 12: 30,100 ADT



**NEW LONDON MALL**

HomeGoods PETSMART  
ShopRite BOB'S DISCOUNT FURNITURE

**NEW LONDON SHOPPING CENTER**

Burlington Staples  
HARBOR FREIGHT TOOLS  
Quality Tools at Ridiculously Low Prices

**WATERFORD SHOPPING PLAZA**

STOP&SHOP.  
DOLLAR TREE  
Citizens Bank®

**GROTON SQUARE**

**KOHL'S**  
STOP&SHOP.  
YaleNewHavenHealth Urgent Care  
CosmoProf  
Panera BREAD® GNC LIVE WELL.

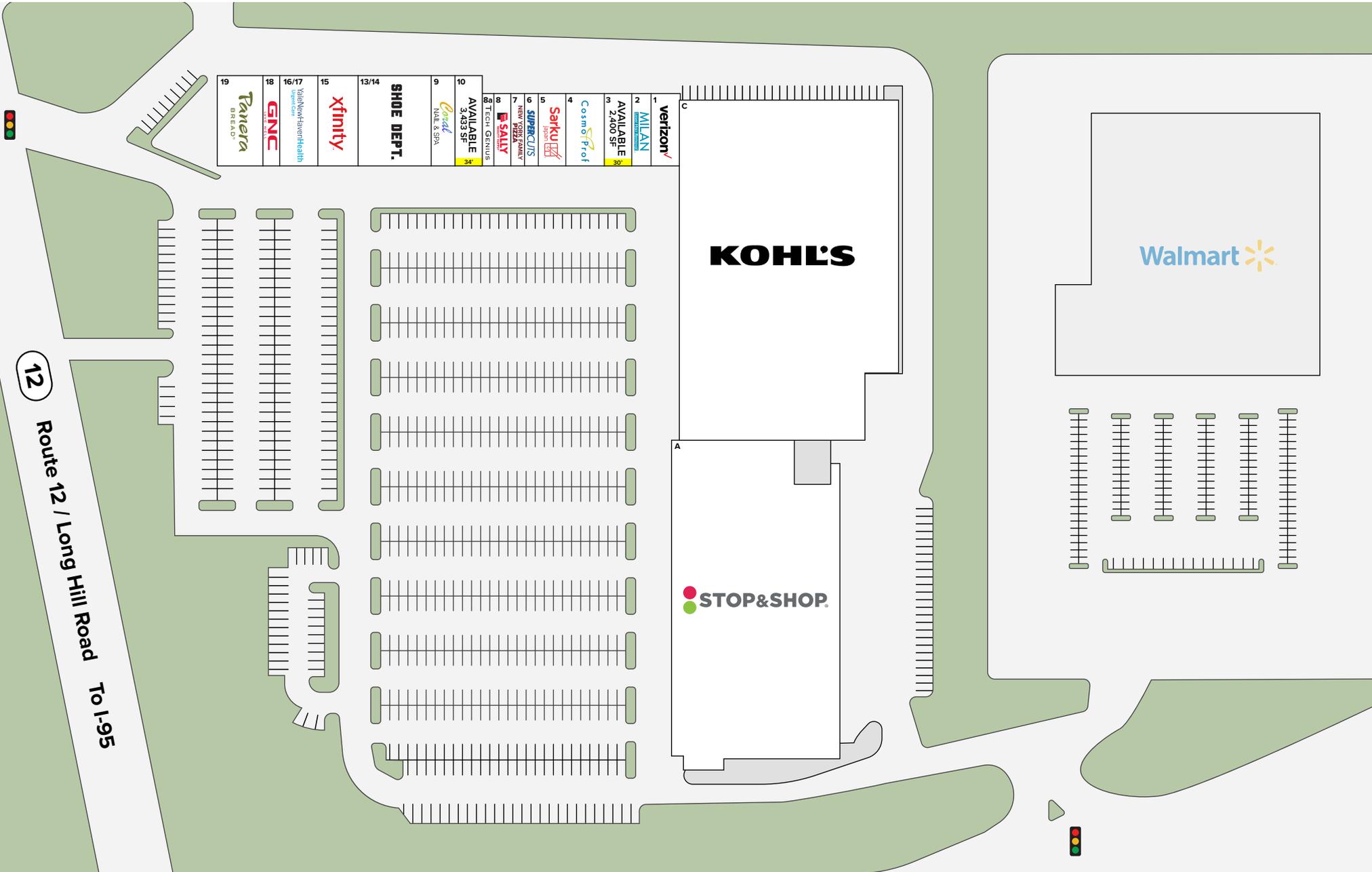
**GROTON SHOPPERS MART**

CVS pharmacy Starbucks  
Ocean State JOB LOT Big Y



# Groton, CT

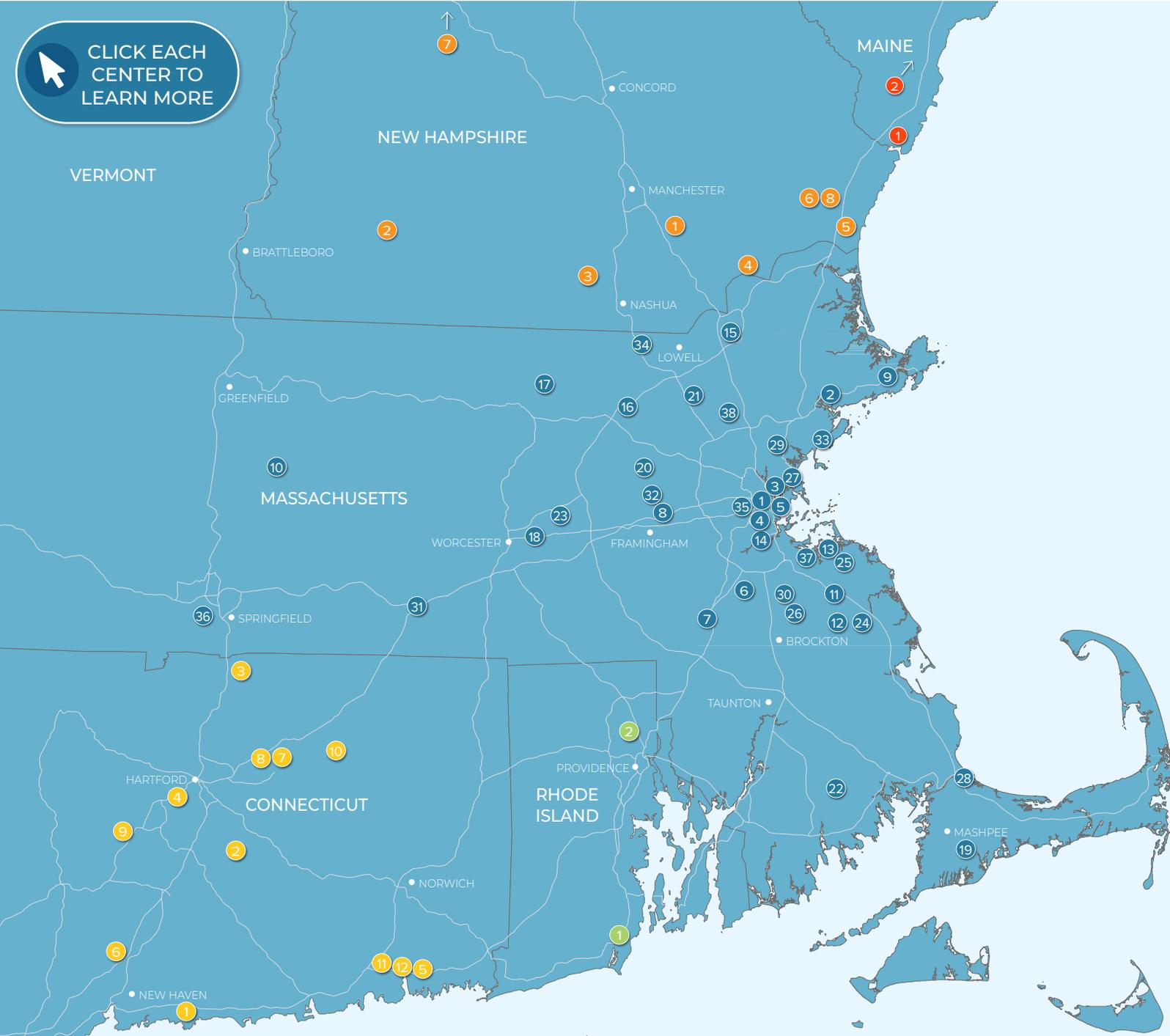
220 Route 12  
Groton, CT 06340



**184** Route 184 / Gold Star Highway to I-95

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

CLICK EACH CENTER TO LEARN MORE



## ME/NH/CT/RI

- 1 2 Gorges Road, Kittery, ME
- 2 300 Gallery Blvd, Scarborough, ME
- 1 Hood Commons, Derry, NH
- 2 Keene Plaza, Keene, NH
- 3 Lordens Plaza, Milford, NH
- 4 Stateline Plaza, Plaistow, NH
- 6 Seabrook Commons, Seabrook, NH
- 6 Stratham Crossing, Stratham, NH
- 7 Powerhouse Plaza, West Lebanon, NH
- 8 Parkman Brook Shopping Center, Stratham, NH
- 1 Branhaven Plaza, Branhaven, CT
- 2 East Hampton Plaza, East Hampton, CT
- 3 Freshwater Commons, Enfield, CT
- 4 West Farm Shopping Center, Farmington, CT
- 5 Groton Square, Groton, CT
- 6 Hamden Mart, Hamden, CT
- 7 Big Y Plaza, Manchester, CT
- 8 Plaza at Burr Corners, Manchester, CT
- 9 Shop Rite Plaza, Southington, CT
- 10 Storrs Center, Storrs, CT
- 11 Cross Roads Shopping Center, Waterford, CT
- 12 Waterford Plaza, Waterford, CT
- 1 Salt Pond Shopping Center, Narragansett, RI
- 2 Mineral Springs Ave, North Providence, RI

## MASSACHUSETTS

- 1 Continuum, Allston, MA
- 2 North Shore Crossing, Beverly, MA
- 3 Avalon North Station, Boston, MA
- 4 Brigham Circle, Boston, MA
- 5 Flats on D, Boston, MA
- 6 Village Shoppes of Canton, Canton, MA
- 7 Patriot Place, Foxborough, MA
- 8 Nobscot Village, Framingham, MA
- 9 Gloucester Crossing, Gloucester, MA
- 10 Russell Street Pad Site, Hadley, MA
- 11 Hanover Crossing, Hanover, MA
- 12 Shaw's Plaza, Hanson, MA
- 13 Launch at Hingham Shipyard, Hingham, MA
- 14 Hyde Park Plaza, Hyde Park, MA
- 15 Plaza 114, Lawrence, MA
- 16 The Point, Littleton, MA
- 17 Lunenburg Crossing, Lunenburg, MA
- 18 57 Main Street, Marlborough, MA
- 19 South Cape Village, Mashpee, MA
- 20 Victory Plaza, Maynard, MA
- 21 Pad Site, North Billerica, MA
- 22 Towne Center, North Dartmouth, MA
- 23 Free Standing Restaurant, Northborough, MA
- 24 Pembroke Center Plaza, Pembroke, MA
- 25 The Grove at Plymouth, Plymouth, MA
- 26 Randolph Shopping Center, Randolph, MA
- 27 Beachmont Square at Suffolk Downs, Revere, MA
- 28 Stop & Shop Plaza, Sandwich, MA
- 29 Hilltop Avalon Saugus, Saugus, MA
- 30 Walgreens Plaza, Stoughton, MA
- 31 The Center at Hobbs Brook, Sturbridge, MA
- 32 Meadow Walk, Sudbury, MA
- 33 The Shops at Vinnin Square, Swampscott, MA
- 34 The Edge District, Tyngsborough, MA
- 35 Stop & Shop Plaza, Watertown, MA
- 36 Westfield Shops, Westfield, MA
- 37 1515 Commercial Street, Weymouth, MA
- 38 Wilmington Crossing, Wilmington, MA