



SIGMUND
COMPANIES



Atlantic
RETAIL



955 POQUONNOCK ROAD | GROTON, CT




GROTON SHOPPERS MART

2,789 & 5,000 - 10,000 SF AVAILABLE | JOIN BIG Y



PROJECT
DETAILS

AVAILABLE SPACE	2,789 & 5,000 - 10,000 SF
TRAFFIC COUNTS	21,500 VPD on Poquonnock Road
PROPERTY HIGHLIGHTS	<p>Top performing Big Y and CVS attract a high volume of shoppers</p> <p>171,858 GLA</p> <p>New ownership investing in large capital improvement plan in 2025</p> <p>Facade improvement, parking lot resurfacing and signage upgrades</p>

	3 MILE	5 MILE	7 MILE
 POPULATION	36,198	77,496	99,901
 DAYTIME POPULATION	50,467	92,082	115,076
 MEDIAN HH INCOME	\$64,568	\$74,705	\$79,573

A DOMINANT REGIONAL GROCERY ANCHOR

 133.5K Individual Customers	 839.8K Visits in the Last 12 Months	 11.50% Visits Yo3Y	 6.31 Average Visits Per Customer
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SITE PLAN



UNIT	TENANT	RSF
A	Proposed Pad	3,000 - 7,000
B	Available	5,000 - 10,000
C	Big Y	64,676
D	Physical Therapy	3,600
E	The Joint	1,500
F	Natural Nail	1,500
G	Armed Forces Career Center	3,100
H	TJ Maxx - Coming Soon	24,394

UNIT	TENANT	RSF
I	Chester's BBQ	4,000
J	Available	2,789
K	Lee's Toys	4,500
L	Grand Wine & Spirits	4,300
M	Liberty Tax Service	700
N	CVS	12,900
O	Chase Bank	3,500
P	Starbucks	1,860

UNIT	TENANT	RSF
Q	Available	1,757
R	Great Clips	1,080
S	EyeBrow Art	745
T	Mr.Fix It	720

PROPOSED
RENDERING

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MARKET AERIAL

WATERFORD COMMONS

DICK'S SPORTING GOODS
BEST BUY
ULTA BEAUTY

TRACTOR SUPPLY CO. (TSC)
BAM! BOOKS-A-MILLION
DSW DESIGNER SHOE WAREHOUSE

Michaels

HomeGoods

Marshalls
PET SMART

ShopRite
CUBESMART self storage

BOB'S FURNITURE

CONNECTICUT COLLEGE



12

Walmart

STOP & SEPHORA SHOP
KOHL'S

INTERSTATE 95

I-95 - 98,200 VPD

TARGET

JCPenney
THE HADLEY CENTER
MEN'S WEARHOUSE

Burlington

TOWN FAIR TIRE
Staples
HARBOR FREIGHT
BANK OF AMERICA

ALDI

DOLLAR TREE

GENERAL DYNAMICS ELECTRIC BOAT



GROTON - NEW LONDON AIRPORT

CVS pharmacy

CHASE

Big Y
Starbucks

TJ-maxx
NOW OPEN

UConn
AVERY POINT

GROTON, CONNECTICUT

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