



PROPOSED  
PAD  
21,942 SF

10,450 SF  
AVAILABLE

1,500 SF  
AVAILABLE

PROPOSED  
ANCHOR

700 & 2,789 SF  
AVAILABLE

CVS  
pharmacy

CHASE

POQUONNOCK RD - 21,500 VPD



955 POQUONNOCK ROAD | GROTON, CT



# GROTON SHOPPERS MART

700 - 10,450 SF AVAILABLE | JOIN BIG Y



PROJECT  
DETAILS

<b>AVAILABLE SPACE</b>	700 - 10,450 SF
<b>TRAFFIC COUNTS</b>	21,500 VPD on Poquonnock Road
<b>PROPERTY HIGHLIGHTS</b>	<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
 <b>POPULATION</b>	36,198	77,496	99,901
 <b>DAYTIME POPULATION</b>	50,467	92,082	115,076
 <b>MEDIAN HH INCOME</b>	\$64,568	\$74,705	\$79,573

**A DOMINANT REGIONAL GROCERY ANCHOR**

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



UNIT	TENANT	RSF
A	Proposed Pad	21,942
B	Available	10,450
C	Big Y	64,676
D	Physical Therapy	3,600
E	Available	1,500
F	Natural Nail	1,500
G	Armed Forces Career Center	3,100
H	Proposed Anchor	24,394

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

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

MARKET AERIAL

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WATERFORD COMMONS

DICK'S SPORTING GOODS  
BEST BUY  
ULTA BEAUTY

TRACTOR SUPPLY CO  
BAM! BOOKS-A-MILLION  
DSW  
Party City Michaels

HomeGoods  
Marshall's  
PET SMART  
ShopRite  
CUBESMART self storage  
BOB'S FURNITURE

CONNECTICUT COLLEGE



12

Walmart  
KFC  
STOP & SHOP  
SEPHORA  
KOHL'S

INTERSTATE 95

I-95 - 98,200 VPD

TARGET  
BUFFALO WILD WINGS  
DQ  
MEN'S WEARHOUSE  
JCPenney  
THE HOME DEPOT

Burlington  
TOWN FAIR TIRE  
Staples  
HARBOR FREIGHT  
BANK OF AMERICA

ALDI  
TJ-MAXX  
DOLLAR TREE

GENERAL DYNAMICS  
ELECTRIC BOAT

Pfizer

CVS pharmacy  
CHASE  
Big Y  
Starbucks

GROTON  
NEW LONDON AIRPORT

UConn  
AVERY POINT

GROTON, CONNECTICUT

# GROTON SHOPPERS MART

700 - 10,450 SF AVAILABLE | JOIN BIG Y

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