



New England
Retail Properties, Inc.

NOW LEASING 2,148 SF - 11,914 SF



MATT HALPRIN

D: 860.529.9000 X 105
halprinm@newenglandretail.com
www.newenglandretail.com

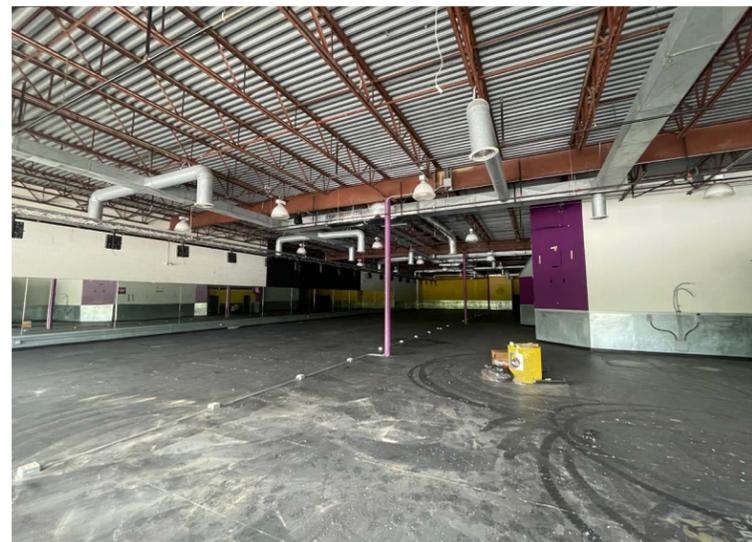
Ocean State Job Lot Shopping Center
681 Main Street, Torrington, CT 06790

OCEAN STATE JOB LOT SHOPPING CENTER



PROPERTY DETAILS | Now Leasing

SPACE AVAILABLE	2,148 SF - 11,914 SF
PROPERTY SIZE	±19.10 Acres
PROPERTY USE	Retail / Medical / Restaurant / Education



The Ocean State Job Lot Shopping Center located on Main Street in a densely populated neighborhood of Torrington. The center is anchored by Ocean State Job Lot, Planet Fitness, PriceRite Marketplace and Harbor Freight Tools.

ROUTE 8 HIGHWAY ACCESS
Approximately 0.9 miles,
4 minutes to CT RTE-8



DEMOGRAPHICS
Heavily populated area:
+41,000 people within 5 miles



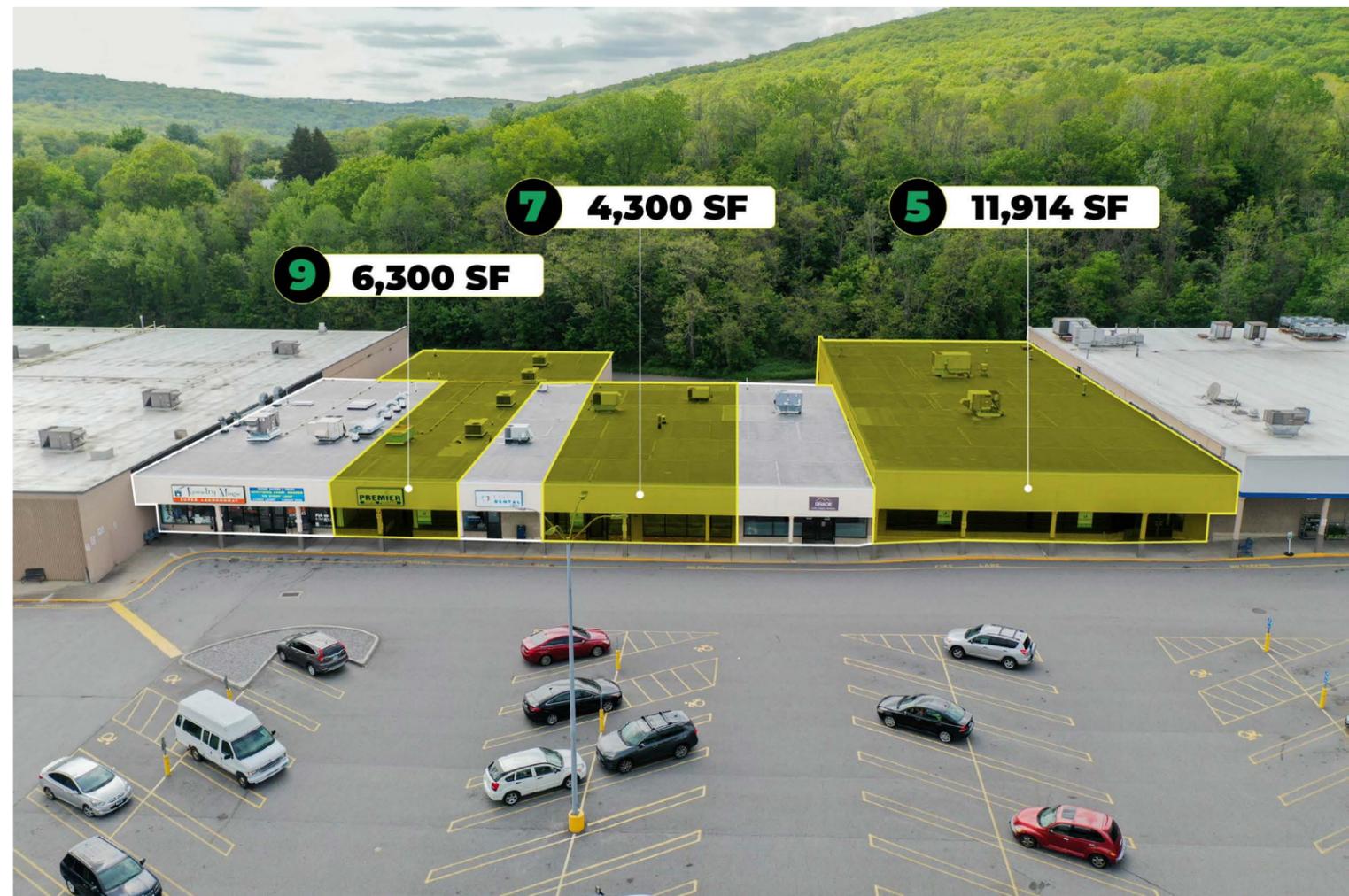
TRAFFIC COUNTS
Strong traffic counts +10,900
vehicles per day on Main St.

SITE PLAN



TENANT ROSTER		
SPACE #	TENANT	SIZE (SQ. FT.)
01	Town Fair Tire	9,000
03	AVAILABLE	2,148
04	Price Rite Marketplace	33,072
05	AVAILABLE	11,914
06	Karate Studio	3,027
07	AVAILABLE	4,300
08	Horizon Dental	1,260
09	AVAILABLE	6,300
10	Laundromat	4,244
11	Harbor Freight Tools	23,036
12	Planet Fitness	-
TOTAL		96,864

SPACE AVAILABLE



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Auto Zone

TSB Torrington Savings Bank

apple cinemas

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

CVS

True Value

Mobil

planet fitness

Ocean State JOB LOT

Price Rite
MARKETPLACE

TOWN FAIR TIRE

McDonald's

FARLEY PL

FARLEY PL

MAIN ST

MAIN ST



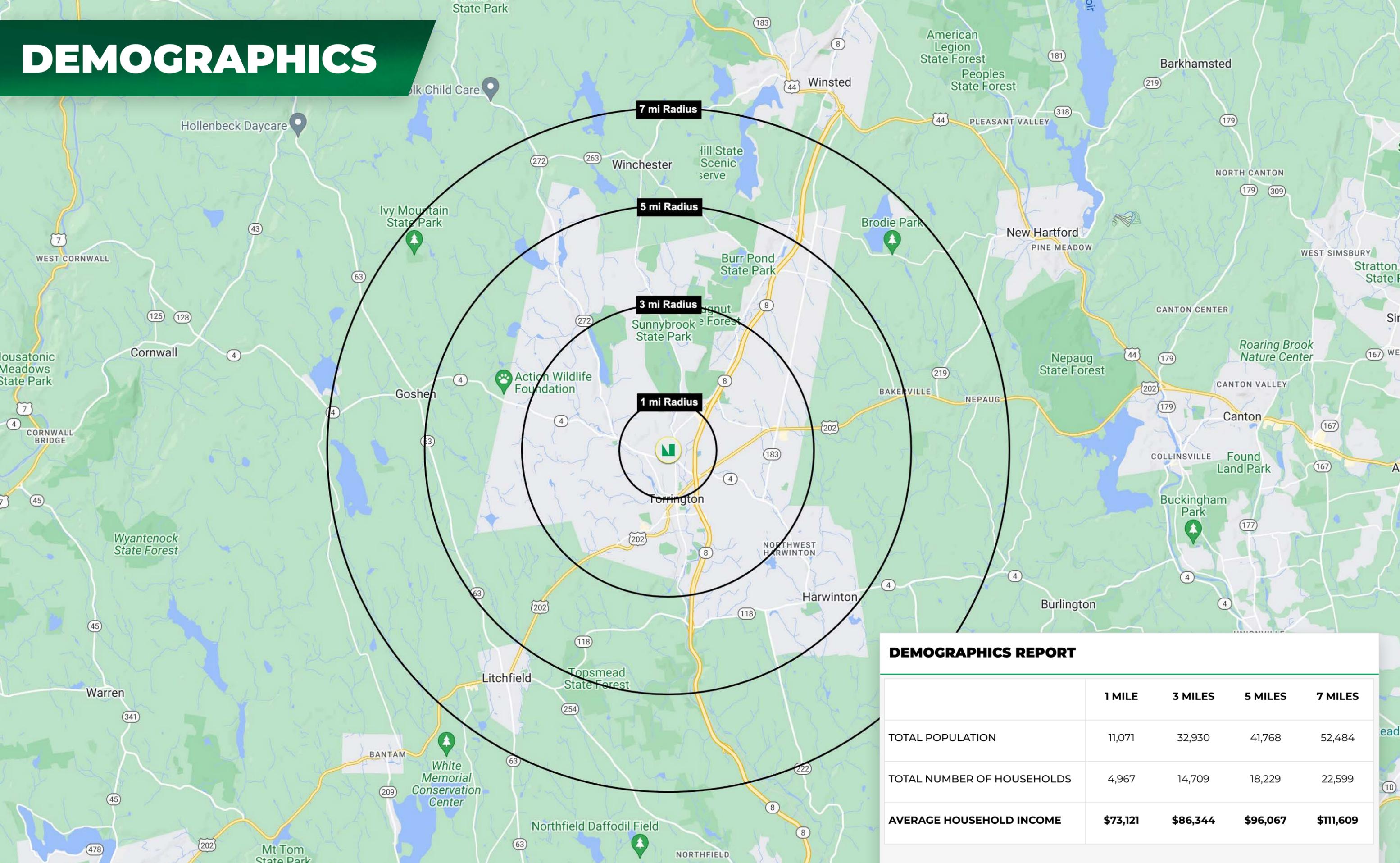


OCEAN STATE JOB LOT SHOPPING CENTER

TRAFFIC COUNTS (AVERAGE VEHICLES PER DAY)

MAIN STREET	10,639 VPD
ROUTE 8 (NORTHBOUND)	9,838 VPD
ROUTE 8 (SOUTHBOUND)	9,906 VPD

DEMOGRAPHICS



DEMOCRAPHICS REPORT				
	1 MILE	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	11,071	32,930	41,768	52,484
TOTAL NUMBER OF HOUSEHOLDS	4,967	14,709	18,229	22,599
AVERAGE HOUSEHOLD INCOME	\$73,121	\$86,344	\$96,067	\$111,609



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



Ocean State
JOB LOT

Price Rite
MARKETPLACE



OCEAN STATE JOB LOT SHOPPING CENTER

FARLEY PL

FARLEY PL

MAIN ST



CONTACT

Matt Halprin
D: 860.529.9000 X 105 | C: 860.729.6810
E: halpinm@newenglandretail.com
www.newenglandretail.com

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