



New England
Retail Properties, Inc.

NOW AVAILABLE FOR LEASE



4,379 SF

HIVE
PILATES 860

Ocean Star NAIL & SPA

The CEDAR CHEST

DOLLAR TREE



±21,000 SF



±4,100 SF

O'Reilly
AUTO PARTS

MONRO
AUTO SERVICE And TIRE CENTERS

DUNKIN'

CONTACT

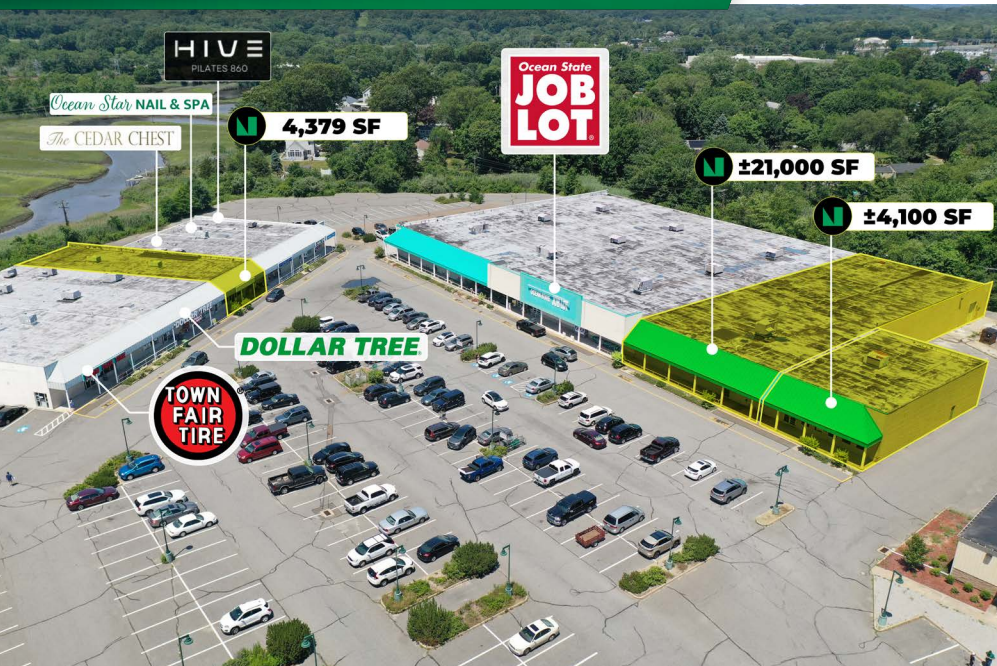
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4,379 SF , ±21,000 SF & ±4,100 SF Spaces
Ocean State Plaza | 901 Boston Post Rd, Old Saybrook, CT

OCEAN STATE PLAZA



PROPERTY DETAILS | Now Leasing

Address	901 Boston Post Rd, Old Saybrook, CT
Building Size (GLA)	95,675 SF
Available Unit Size(s)	4,379 SF, ±21,000 SF, & ±4,100 SF
Lease Type	Triple Net (NNN)
Lot Size	8.44 Acres
Parking	Over 250 on-site spaces
Use Type	Retail, medical, fitness or restaurant

Available Units For Lease

Unit #	Status	Size (Sq. Ft.)
A3	Available	4,379
B2	Available	±21,000
B3	Available	±4,100

NNN Expenses

CAM	Upon Request
Insurance	Upon Request
Taxes	Upon Request
Rent	Upon Request

Highlights

- Shopping center anchored by Ocean State Job Lot
- Signalized entrance allowing for easy access
- High traffic area with over 10,000 vehicles per day
- Excellent visibility from Boston Post Rd. (Rte. 1)



HIGHWAY ACCESS

Approximately 1.4 miles,
5 minutes to Interstate-95



DEMOGRAPHICS

Estimated population of
over 44,428 within 7 miles



TRAFFIC COUNTS

Strong Traffic counts with
over 10,000 vehicles per day

TENANT ROSTER		
#	Location	Sq. Ft.
A1	Town Fair Tire	6,692
A2	Dollar Tree	9,114
A3	Available	4,379
A4	Cedar Chest Consignments	5,720
A5	Ocean Star Nail Salon	2,000
A6	HIVE Pilates	2,000
B1	Ocean State Job Lot	40,000
B2	Available	±21,000
B3	Available	±4,100
C1	O'Reilly Auto Parts	Ground lease
D1	Monro Auto Service	Ground lease

Property lines NOT drawn to scale

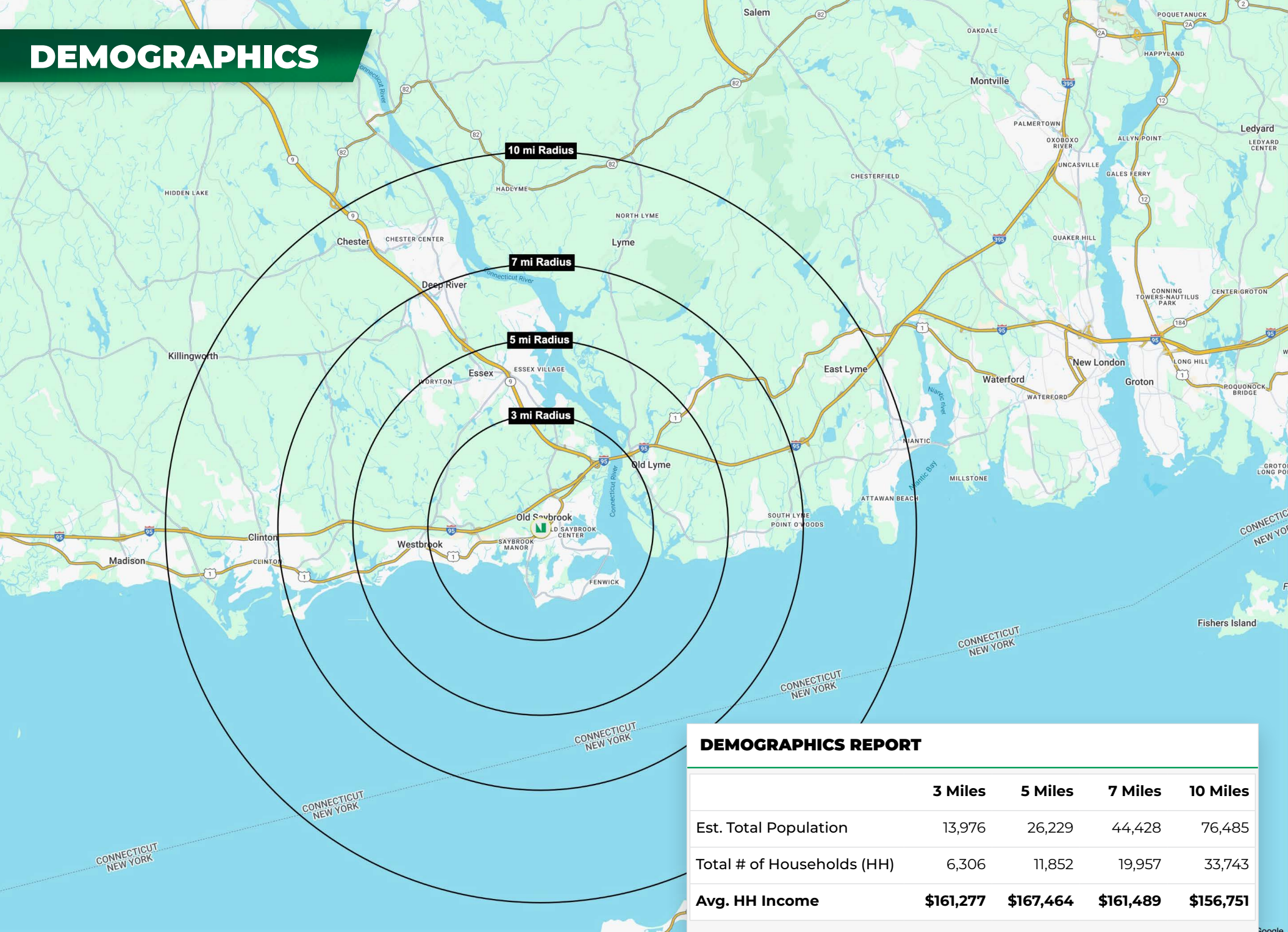


MARKET AERIAL



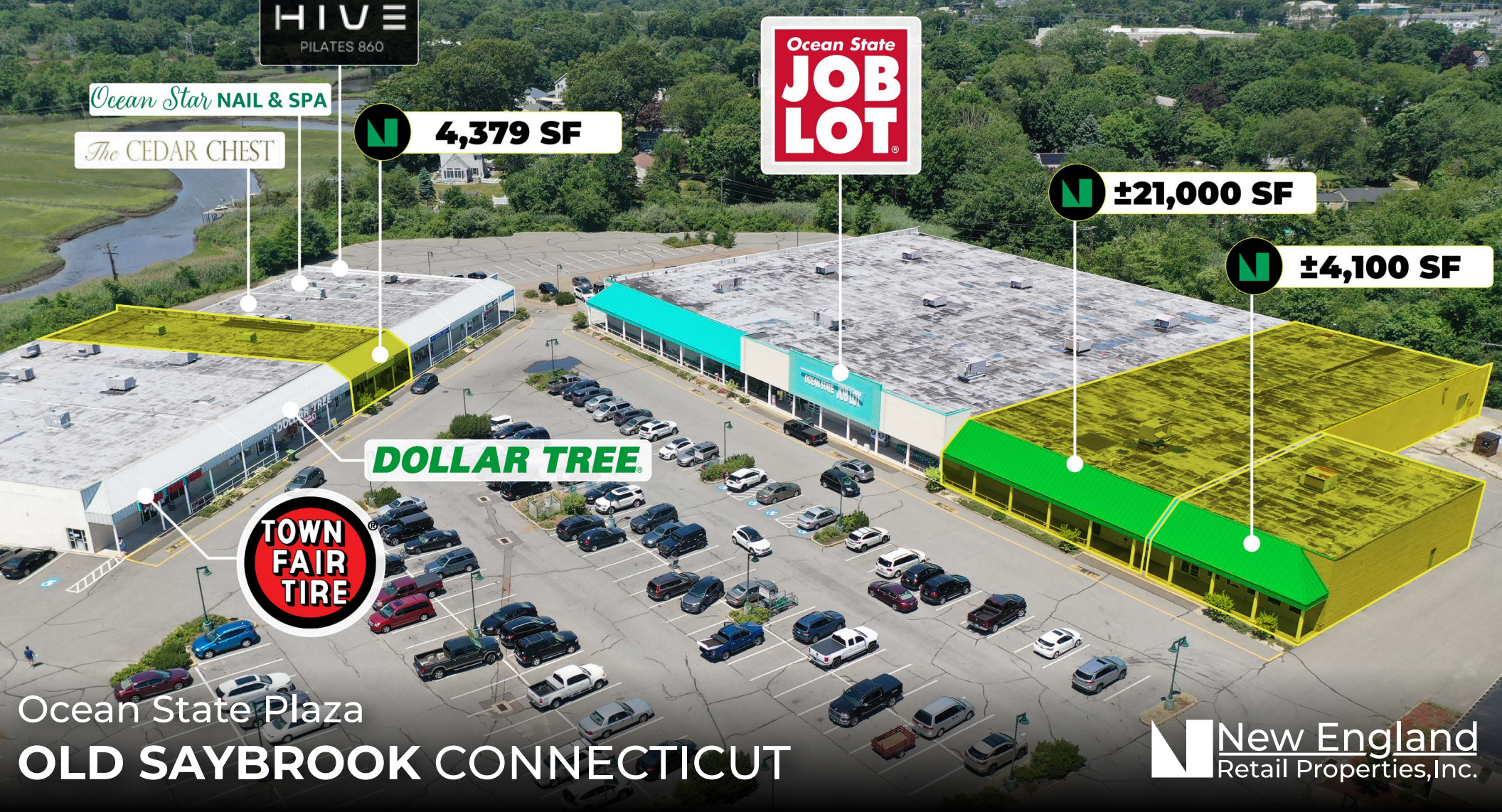
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DEMOGRAPHICS



DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	13,976	26,229	44,428	76,485
Total # of Households (HH)	6,306	11,852	19,957	33,743
Avg. HH Income	\$161,277	\$167,464	\$161,489	\$156,751



HIVE
PILATES 860

Ocean State
JOB LOT

Ocean Star NAIL & SPA

The CEDAR CHEST

4,379 SF

±21,000 SF

±4,100 SF

DOLLAR TREE

TOWN FAIR TIRE

Ocean State Plaza OLD SAYBROOK CONNECTICUT

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