



# NOW AVAILABLE FOR LEASE



## 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



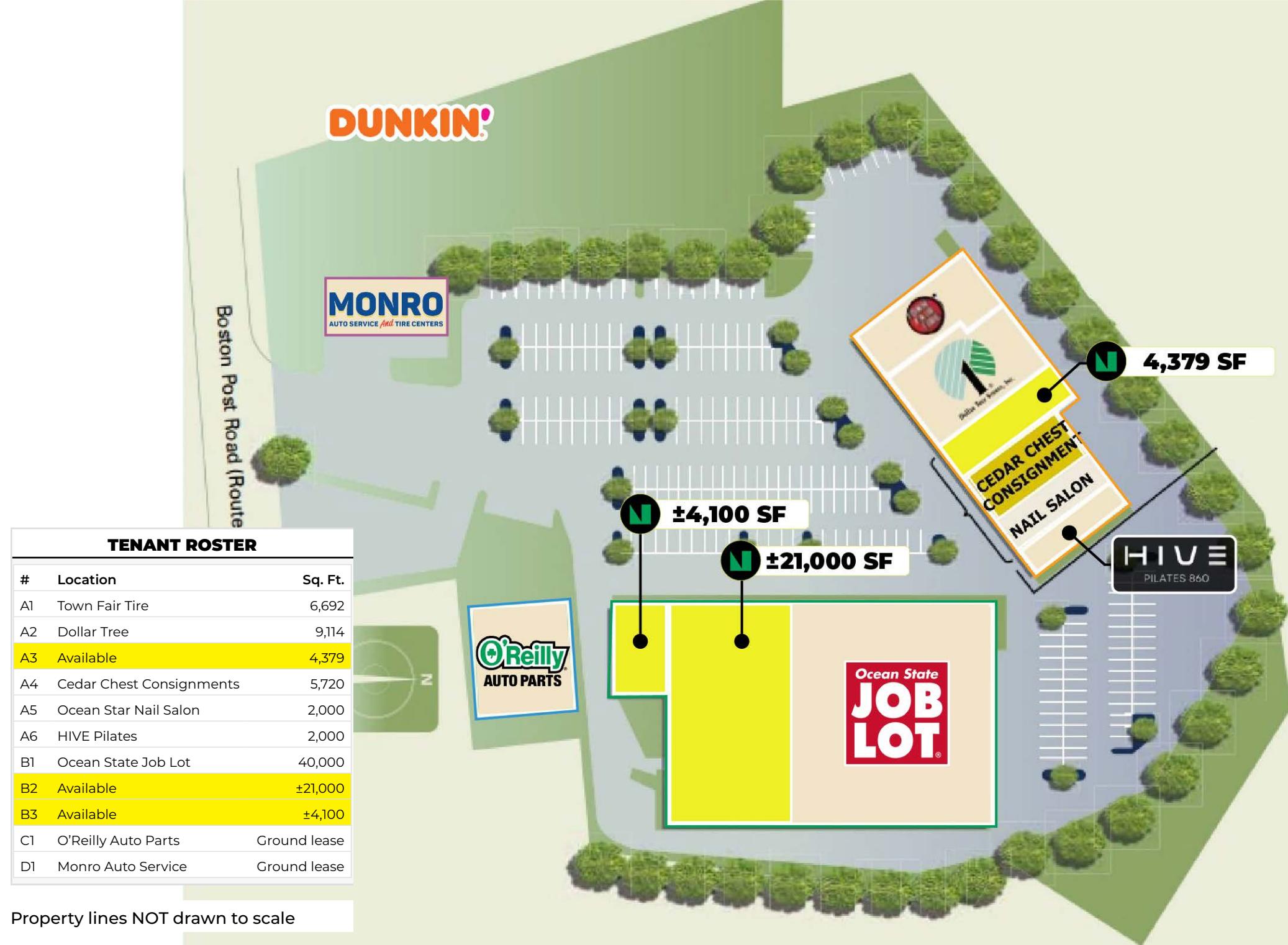
### DEMOGRAPHICS

Estimated population of  
over 44,428 within 7 miles

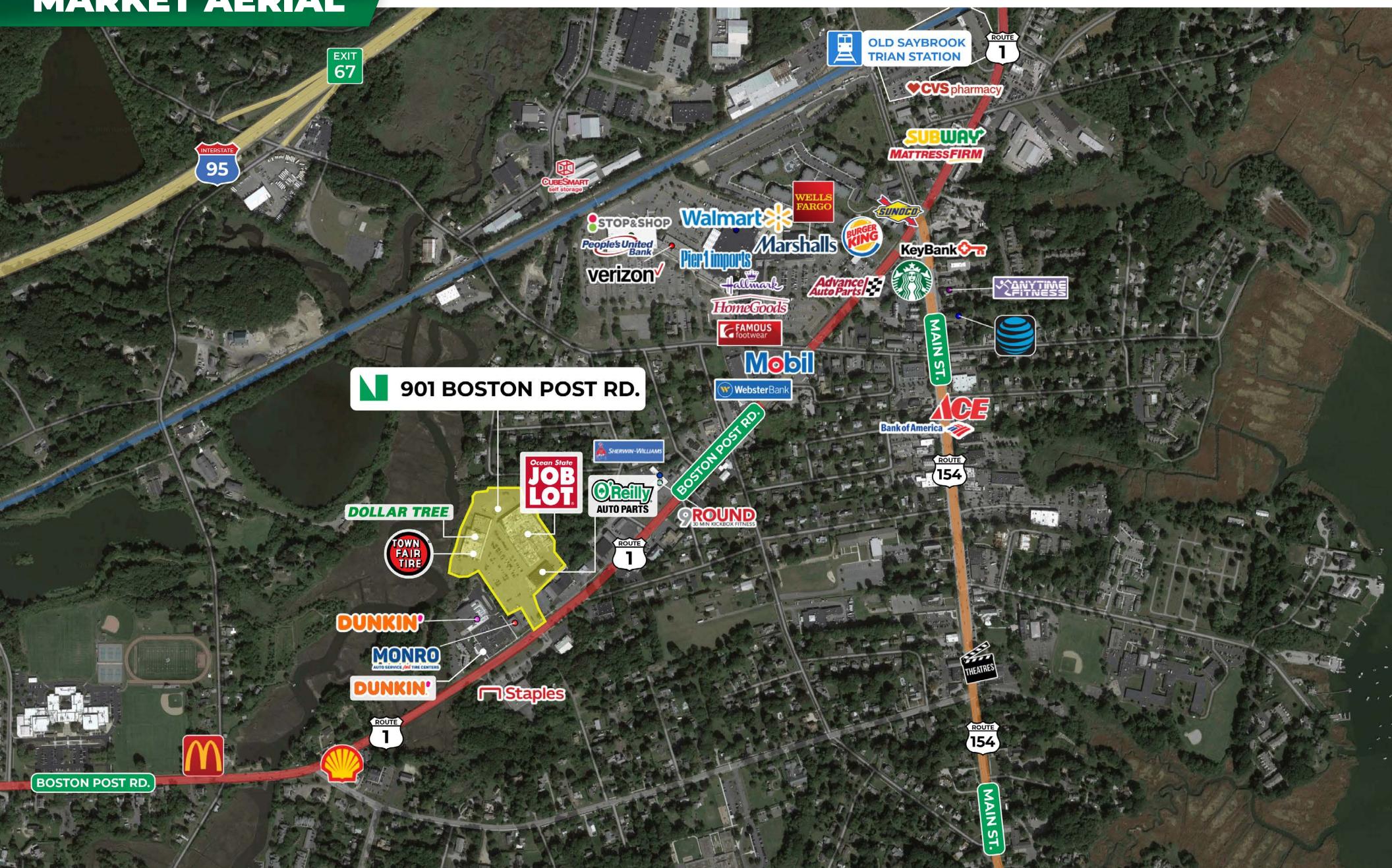


### TRAFFIC COUNTS

Strong Traffic counts with  
over 10,000 vehicles per day



# MARKET AERIAL



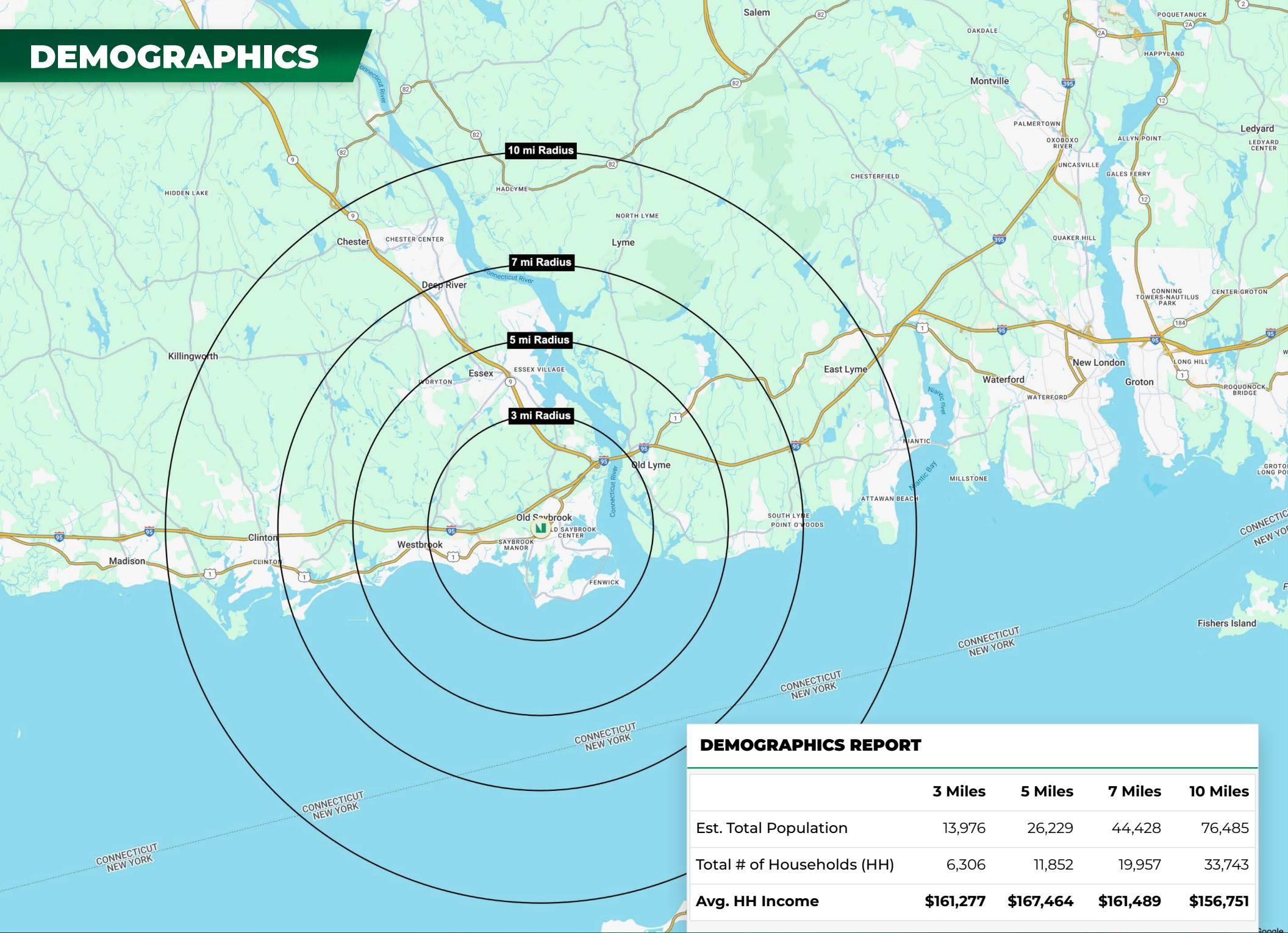
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SITE SOURCE  
RETAIL BROKER NETWORK  
MEMBER

ICSC  
INNOVATING COMMERCE  
ESTABLISHED 1946

# DEMOCRAPHICS



**HIVE**  
PILATES 860

*Ocean Star* NAIL & SPA

The CEDAR CHEST



**4,379 SF**



**±21,000 SF**



**±4,100 SF**



**DOLLAR TREE**

Ocean State Plaza  
**OLD SAYBROOK CONNECTICUT**

**New England**  
Retail Properties, Inc.

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