



New England
Retail Properties, Inc.

CROSSROADS PLAZA



Tiffany's
Nail & Spa



Habitat
for Humanity



BATTLEGROUND
NUTRITION



Fil's Deli



d'angelo
GRILLED SANDWICHES

TESLA
SUPERCHARGER

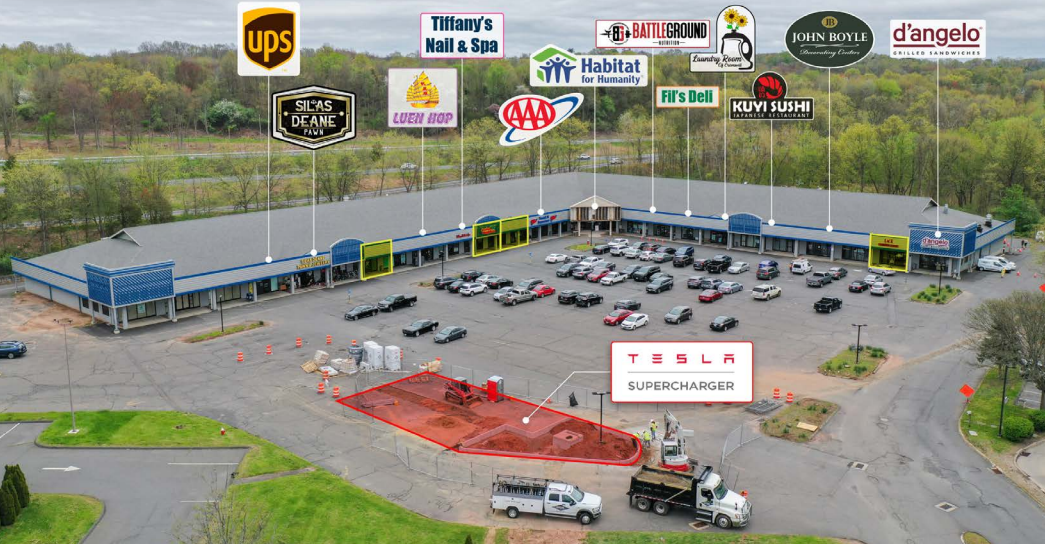
KERRY WOOD

D: 860.529.9000 X 102
kwood@newenglandretail.com
www.newenglandretail.com

Multiple Spaces Available For Lease

Crossroads Plaza | 34 Shunpike Road, Cromwell, CT 06416

CROSSROADS PLAZA



PROPERTY OVERVIEW | Now Leasing

Building Size	57,319 SF
Lot Size	2.29 Acres
Parking	+250 on-site spaces
Use Type	Retail, medical, or restaurant

AVAILABLE SPACES

Unit #	Space Position	Size (Sq. Ft.)	Rental Rate
Unit 10	In-line	1,230 SF	\$2,350/ mo
Unit 16A	In-line	1,800 SF - 3,600 SF	\$3,450/ mo
Unit 16B	In-line	1,800 SF - 3,600 SF	\$3,450/ mo
Unit 40	In-line	1,260 SF	\$2,415/ mo

LEASING EXPENSES

CAM & Insurance	\$7.15/ SF
-----------------	------------

HIGHLIGHTS

- Newly renovated facade
- Parking lot equipped with a Tesla Supercharging Station
- Improvements available for qualified tenants
- High traffic retail corridor just off CT-Route 9
- Excellent location with fantastic visibility at the intersection of Shunpike Road & West Street



HIGHWAY ACCESS

Approximately 0.4 miles,
3 minutes to I-91



DEMOGRAPHICS

Estimated population of
over 96,000 within 5 miles



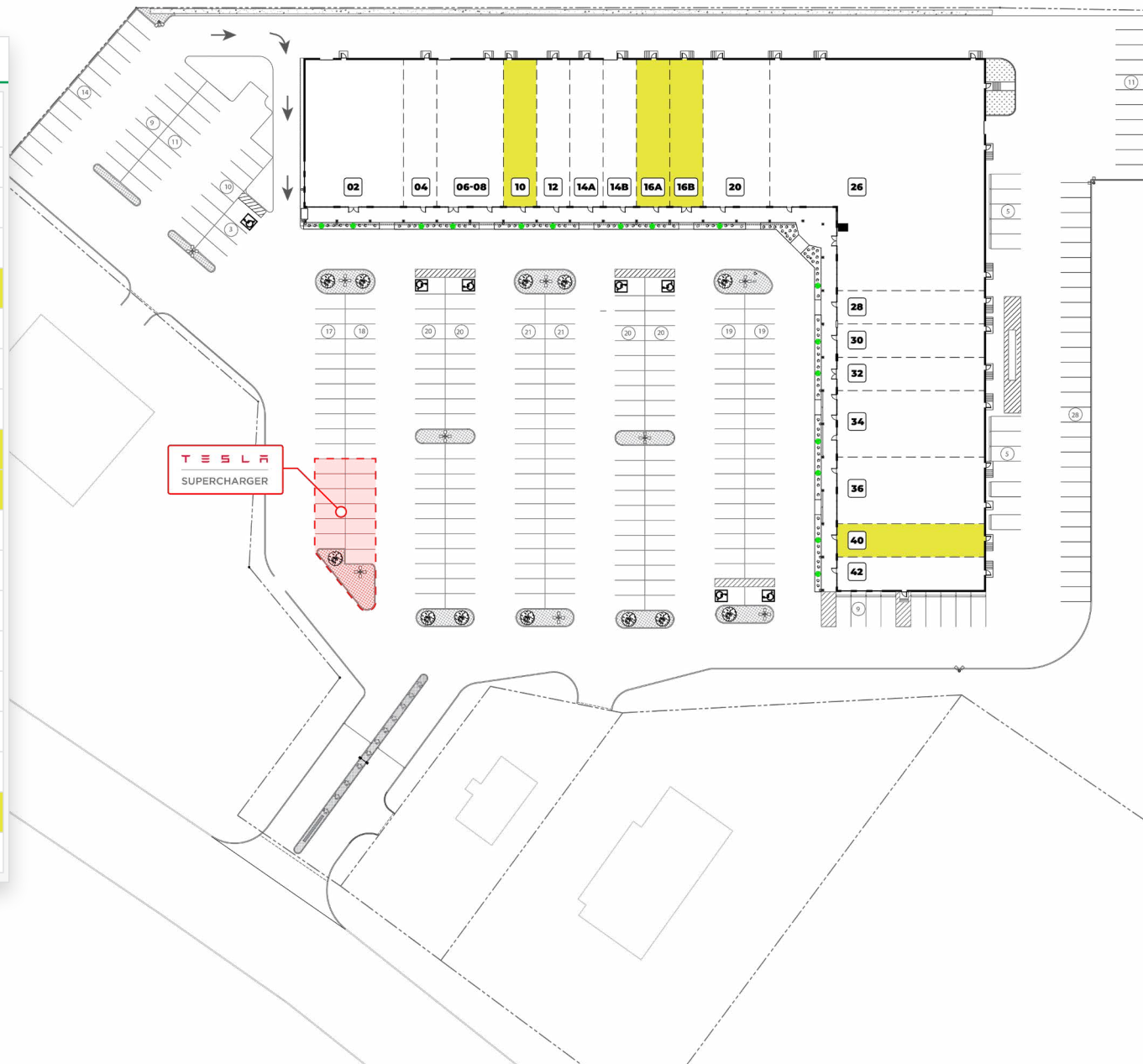
TRAFFIC COUNTS

Strong Traffic counts with
over 10,700 vehicles per day

SITE PLAN

TENANT ROSTER

Unit #	Tenant	Size (Sq. Ft.)
02	BEYOGLU MARKET	6,120 SF
04	UPS	1,080 SF
06-08	Silas Deane Pawn	4,000 SF
10	AVAILABLE	1,230 SF
12	ReStore, Office	1,980 SF
14A	Luen Hop	1,800 SF
14B	Tiffany's Nail & Spa	1,800 SF
16A	AVAILABLE	1,800 SF
16B	AVAILABLE	1,800 SF
20	AAA - Hartford	3,420 SF
26	ReStore	16,279 SF
28	Battle Ground Nutrition	1,620 SF
30	Fil's Deli	1,260 SF
32	Laundry Room	2,340 SF
34	Kuyi Sushi	3,060 SF
36	John Boyle Decorating Centers	4,140 SF
40	AVAILABLE	1,260 SF
42	D'Angelo's	2,340 SF

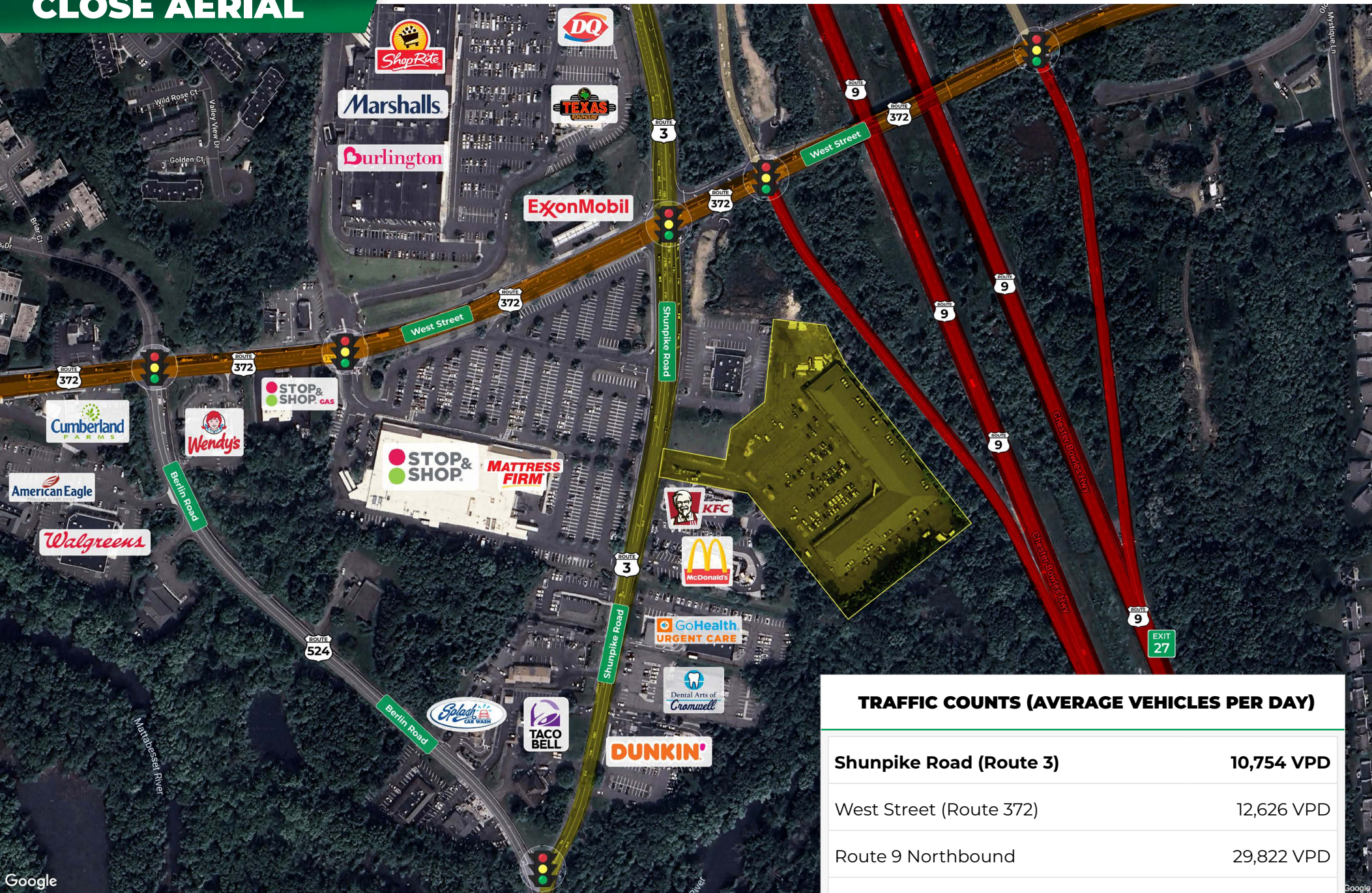


NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

PROPERTY PHOTOS



CLOSE AERIAL



TRAFFIC COUNTS (AVERAGE VEHICLES PER DAY)

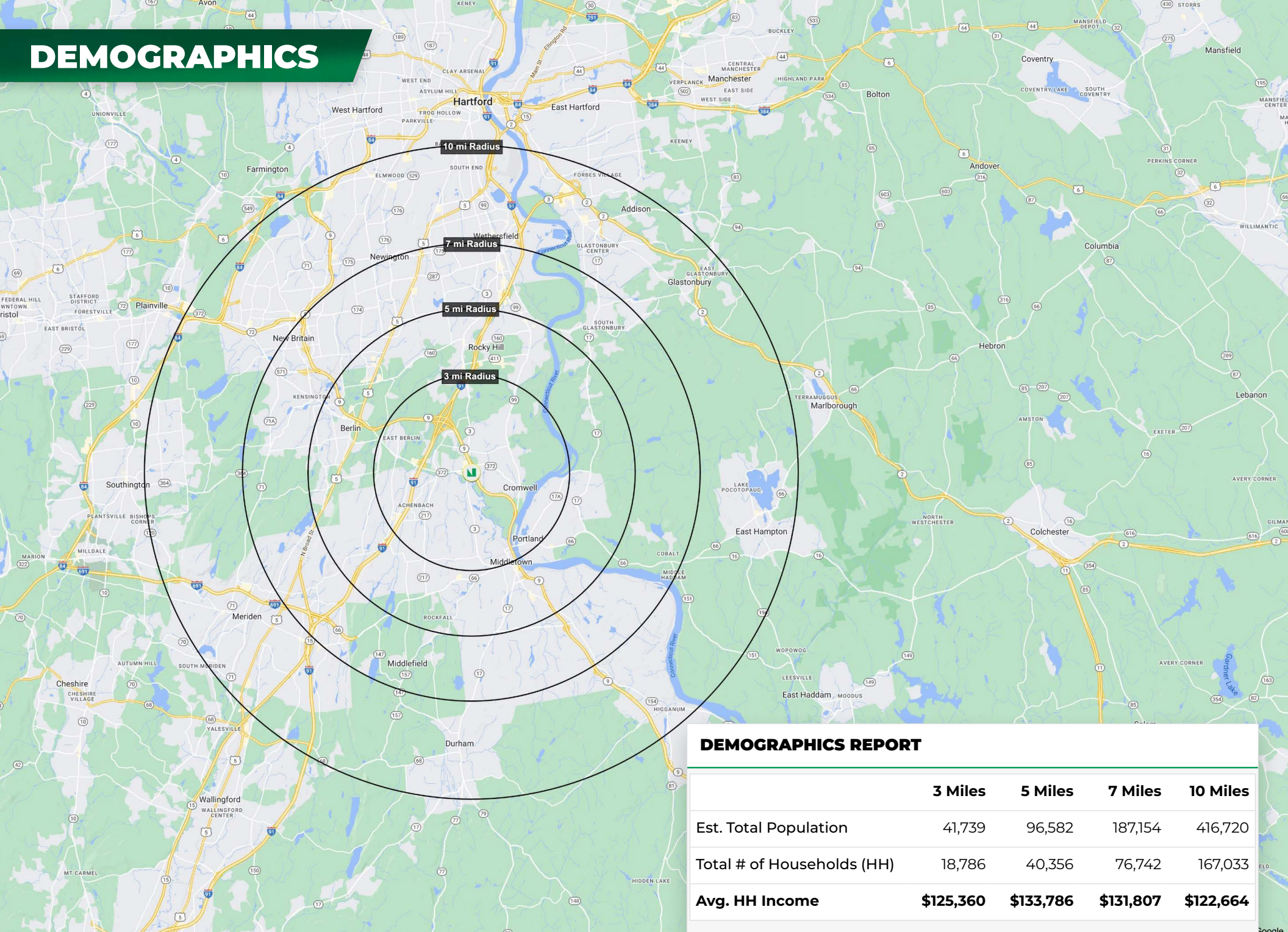
Shunpike Road (Route 3)	10,754 VPD
West Street (Route 372)	12,626 VPD
Route 9 Northbound	29,822 VPD
Route 9 Southbound	29,803 VPD

MARKET AERIAL



NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

DEMOGRAPHICS



DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	41,739	96,582	187,154	416,720
Total # of Households (HH)	18,786	40,356	76,742	167,033
Avg. HH Income	\$125,360	\$133,786	\$131,807	\$122,664



CONTACT

Kerry Wood

D: 860.529.9000 X 102 | C: 203.520.1794

E: kwood@newenglandretail.com

www.newenglandretail.com



NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.