



CROSSROADS PLAZA



KERRY WOOD

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Multiple Spaces Available For Lease

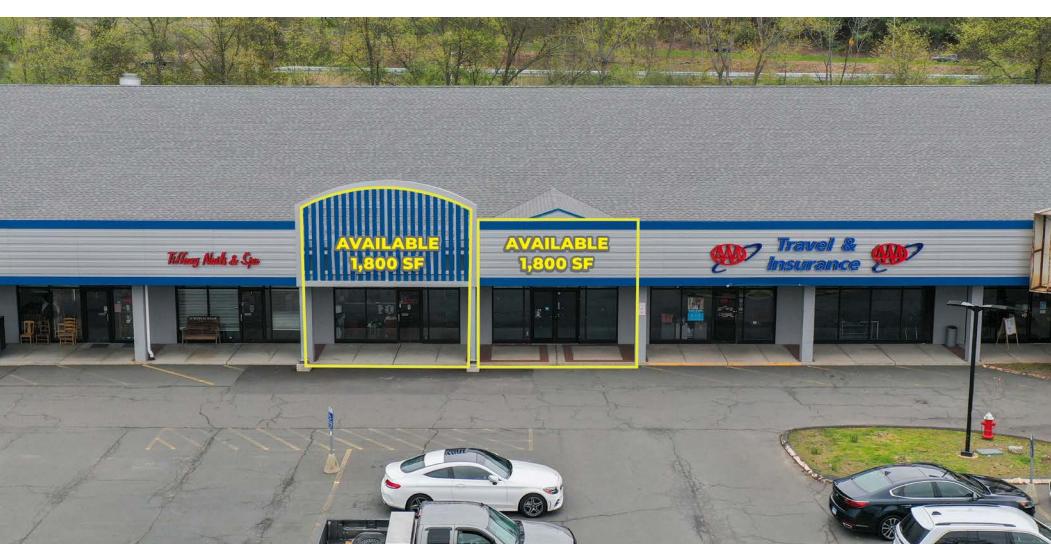
Crossroads Plaza | 34 Shunpike Road, Cromwell, CT 06416



New England Retail Properties, Inc. | 150 Hartford Ave, Wethersfield, CT 06109 | 860.529.9000



CROSSROADS PLAZA



HIGHWAY ACCESS

Approximately 0.4 miles,
3 minutes to I-91



DEMOGRAPHICS

Estimated population of
over 96,000 within 5 miles

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
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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



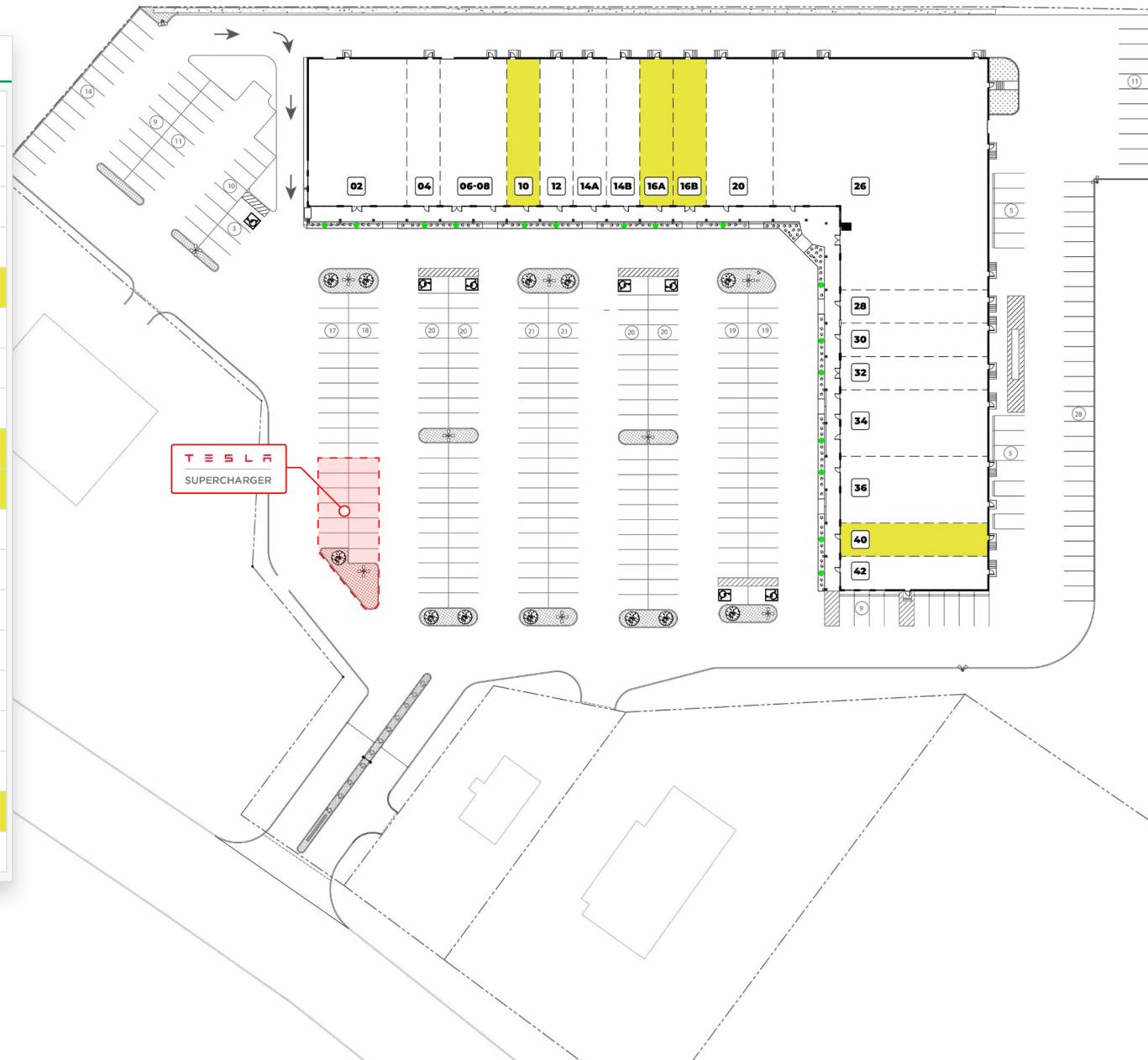
TRAFFIC COUNTS

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

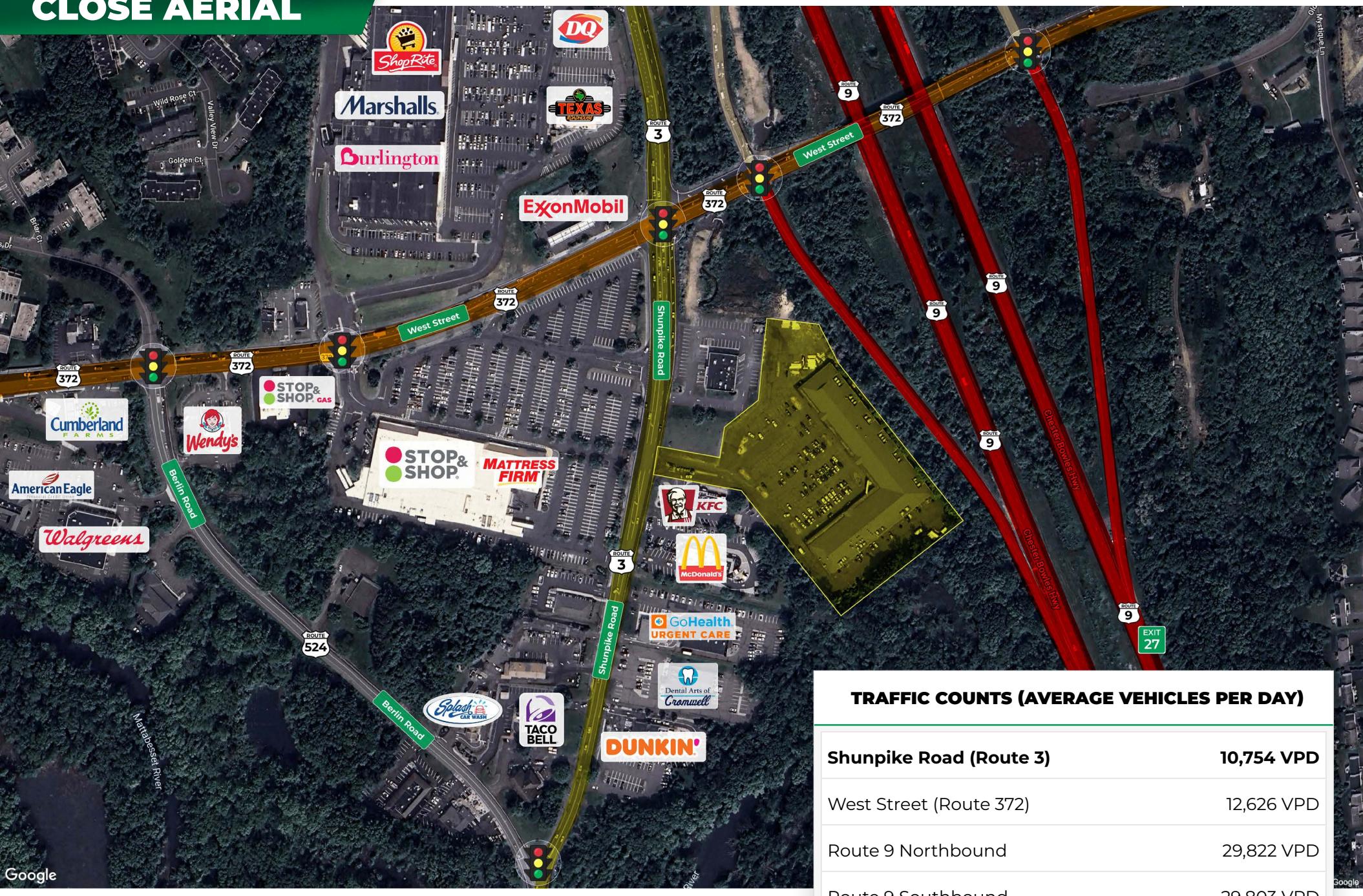


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PROPERTY PHOTOS



CLOSE AERIAL

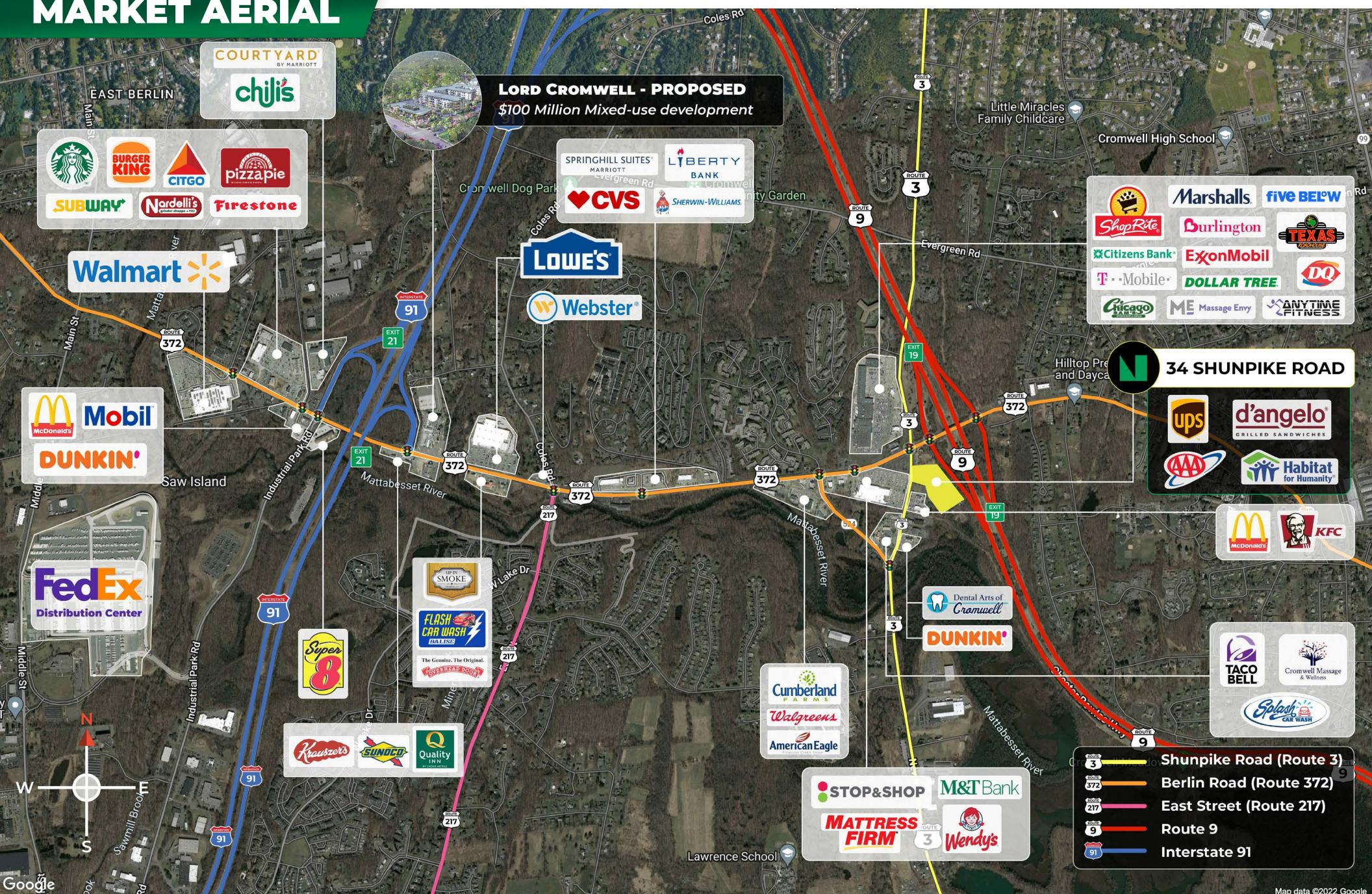


TRAFFIC COUNTS (AVERAGE VEHICLES PER DAY)

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

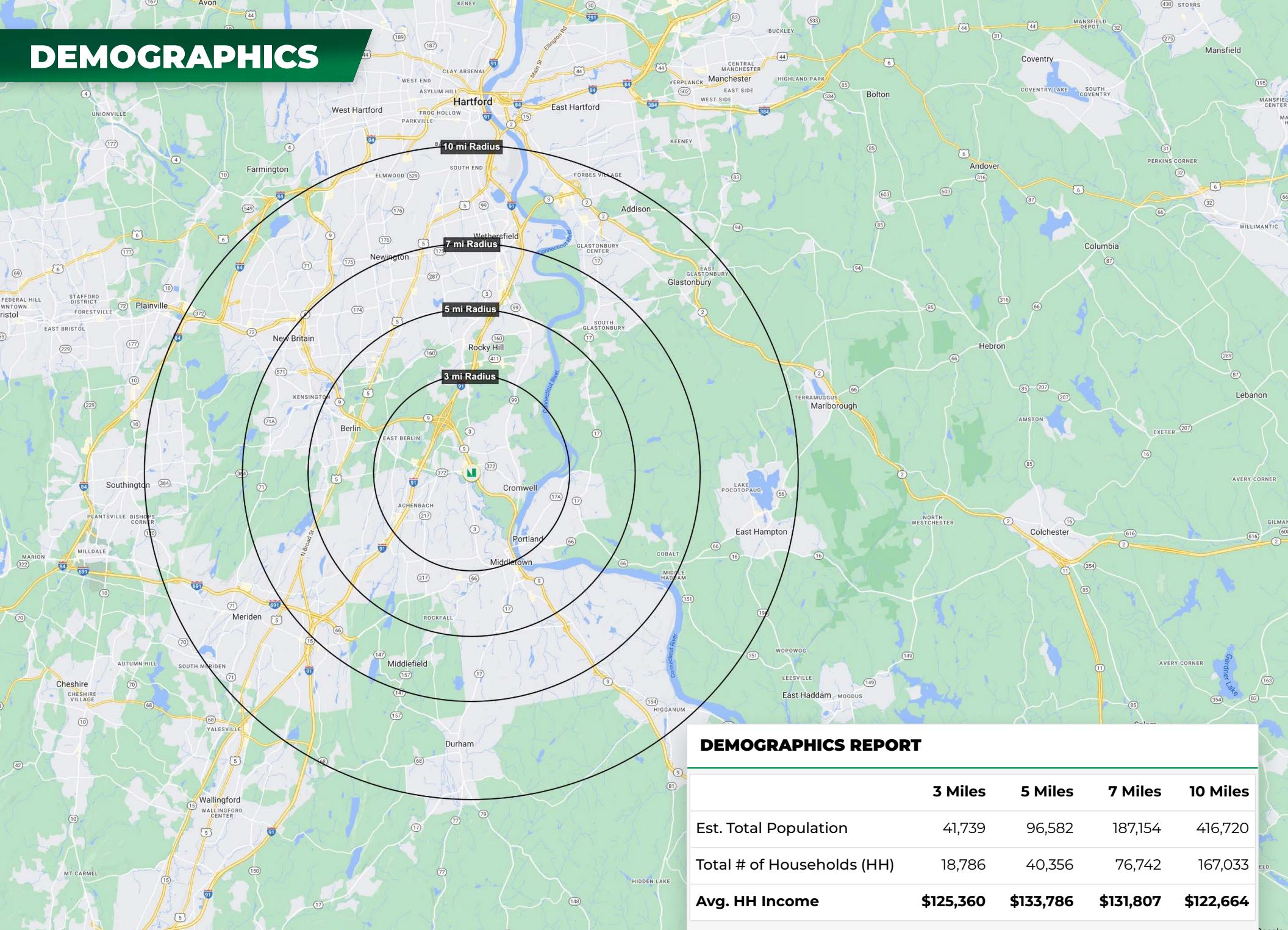
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MARKET AERIAL



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DEMOCRAPHICS





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 **New England
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