

## NOW LEASING

# 28 Shunpike Road (Route 3), Cromwell, CT



### PROPERTY OVERVIEW

ADDRESS 28 Shunpike Road (Route 3), Cromwell, CT 06416

#### DETAILS

LEASING	UNIT 1	3,150 SF remaining
TYPE	End cap space	
USES	Retail, medical, office, bank or dispensary	
ZONING	HB (Highway Business)	
CURRENT TENANTS	Middlesex Behavior Health, Hair Connection, Flavia's Tailoring & Bridal, Cromwell Chiropractic Center LLC, and Loveland Eyecare LLC.	

#### FEATURES

- Existing drive-thru available
- Zoning regulations allow for Medical Dispensary
- Ideal visibility from Shunpike Road
- Easy access to Route 9 (Exit 19) and I-95 N
- High traffic retail corridor with over 21,000 VPD at the intersection of Shunpike Rd. & Berlin Rd.
- Surrounding retailers include, McDonald's, Dunkin, Stop & Shop, Taco Bell, Shop Rite and many more.

### ABOUT US

New England Retail Properties, Inc. is a full service commercial real estate development and brokerage company specializing in shopping center leasing, development and investment sales.

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## TENANT ROASTER

UNIT	TENANT	SIZE
<b>Unit 1</b>	<b>AVAILABLE</b>	<b>3,150 SF</b>
Unit 2	Loveland Eyecare LLC	-
Unit 3	Cromwell Chiropractic Center LLC	-
Unit 4	Hair Connection	-
Unit 5	Flavia's Tailoring & Bridal	-

## HIGHLIGHTS

- Existing drive-thru window available
- Ample on-site parking with 73 spaces
- Subject property adjacent to McDonald's and Dental Arts of Cromwell
- Easy access to Route 9 and I-91

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**Walgreens**

**American Eagle**  
Financial Credit Union

**Cumberland FARMS**

**STOP&SHOP**

**MATTRESS FIRM**

**M&T Bank**

**Wendy's**

**Marshalls**

**five BELOW**

**ShopRite**

**Burlington**

**Ruby Tuesday**

**Citizens Bank**

**ExxonMobil**

**T-Mobile**

**DOLLAR TREE**

**Chicago TAX 412**

**ME** **Massage Envy**

**ANYTIME FITNESS**

**TACO BELL**

**Splash CAR WASH**

**KFC**

**McDonald's**

**DUNKIN'**

**Dental Arts of Cromwell**

**28 SHUNPIKE ROAD**

**ups**

**d'angelo**  
GRILLED SANDWICHES

**Habitat for Humanity**

**AAA**

**ROUTE 3**

**ROUTE 372**

**ROUTE 9**



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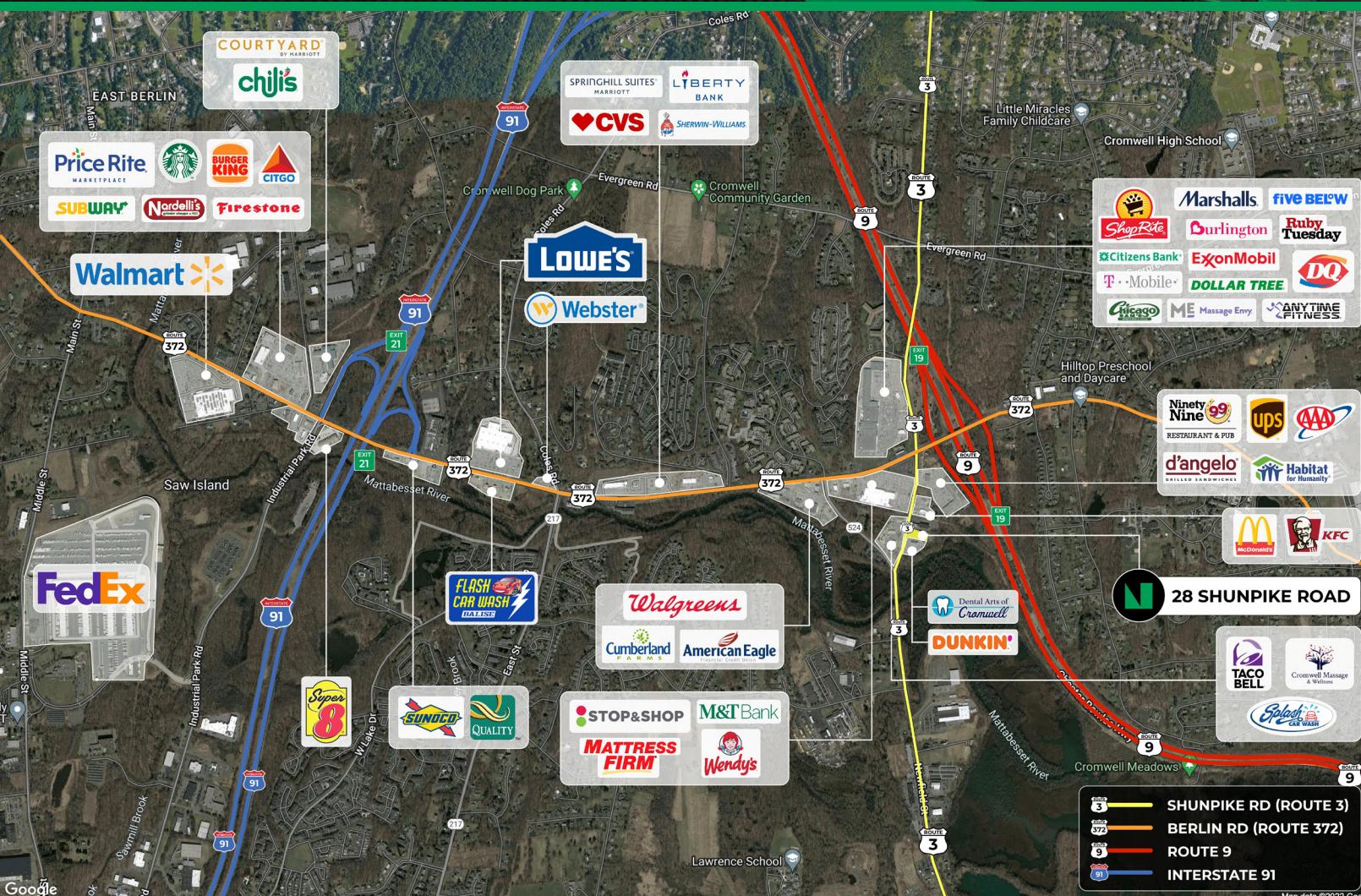
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**ICSC**  
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## DEMOGRAPHIC REPORT

	5 MILES	10 MILES	20 MILES
<b>TOTAL POPULATION</b>	4,198	12,831	55,530
<b>TOTAL NUMBER OF HOUSEHOLDS</b>	1,673	5,068	22,353
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>\$70,281</b>	<b>\$76,932</b>	<b>\$75,496</b>

## TRAFFIC COUNTS

SHUNPIKE ROAD (ROUTE 3)	14,686 VPD	BERLIN ROAD (ROUTE 372)	21,816 VPD
ROUTE 9	58,418 VPD	INTERSTATE-91	113,418 VPD

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