

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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EXCLUSIVE BROKER

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TENANT ROASTER

UNIT	TENANT	SIZE
Unit 1	AVAILABLE	3,150 SF
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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DEMOGRAPHIC REPORT

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

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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