

WILLBROOK SHOPPING CENTER

196-210 Main St. (Route 154) Old Saybrook, CT



PROPERTY OVERVIEW | PAD SITE BUILD-TO-SUIT OR GROUND LEASE

ADDRESS 196-210 Main Street (Route 154), Old Saybrook, CT 06475

DETAILS

LEASING	1± Acre Pad Site & 3,375 SF Space
TYPE	Build-to-suit or Ground Lease
PARKING	+250 on-site spaces
TAXES	\$25,422 (annually)
USE	Retail, medical or drive-thru bank

FEATURES

- Drive-thru bank opportunity in this fully leased shopping center
- Great visibility from Main Street (Route 154)
- Centrally located in Downtown Old Saybrook
- Active shoreline community with strong demographics
- 1.0 mi / 3 min to Interstate-95 North and South

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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BUILDING B | TENANT ROSTER

SPACE	TENANT	SIZE
B1	Middletown Adult Education #1	1,680 SF
B2	The Dead Whale Tattoo Studio	1,680 SF
B3	Elegance Nails	1,680 SF
B4	Fantasia Consignments	1,540 SF
B5	SeaSalt Medical Aesthetics	1,556 SF
B6	AAA Insurance	3,600 SF
B7	AJ Noodle Bar	1,650 SF
B8	Achieve Wellness Chiropractic	1,700 SF
B9	AVAILABLE (CAN BE DIVIDED)	3,375 SF
B10	Middletown Adult Education #2	1,125 SF

PAD SITE | PROPOSED RENDERING



DETAILS

PAD SIZE	1± acre pad site
TYPE	Build-to-suit or ground lease
LOCATION	Excellent visibility from Main Street
TOTAL LOT SIZE	5± acres
USES	Retail, medical or drive-thru bank branch

1± ACRE PAD

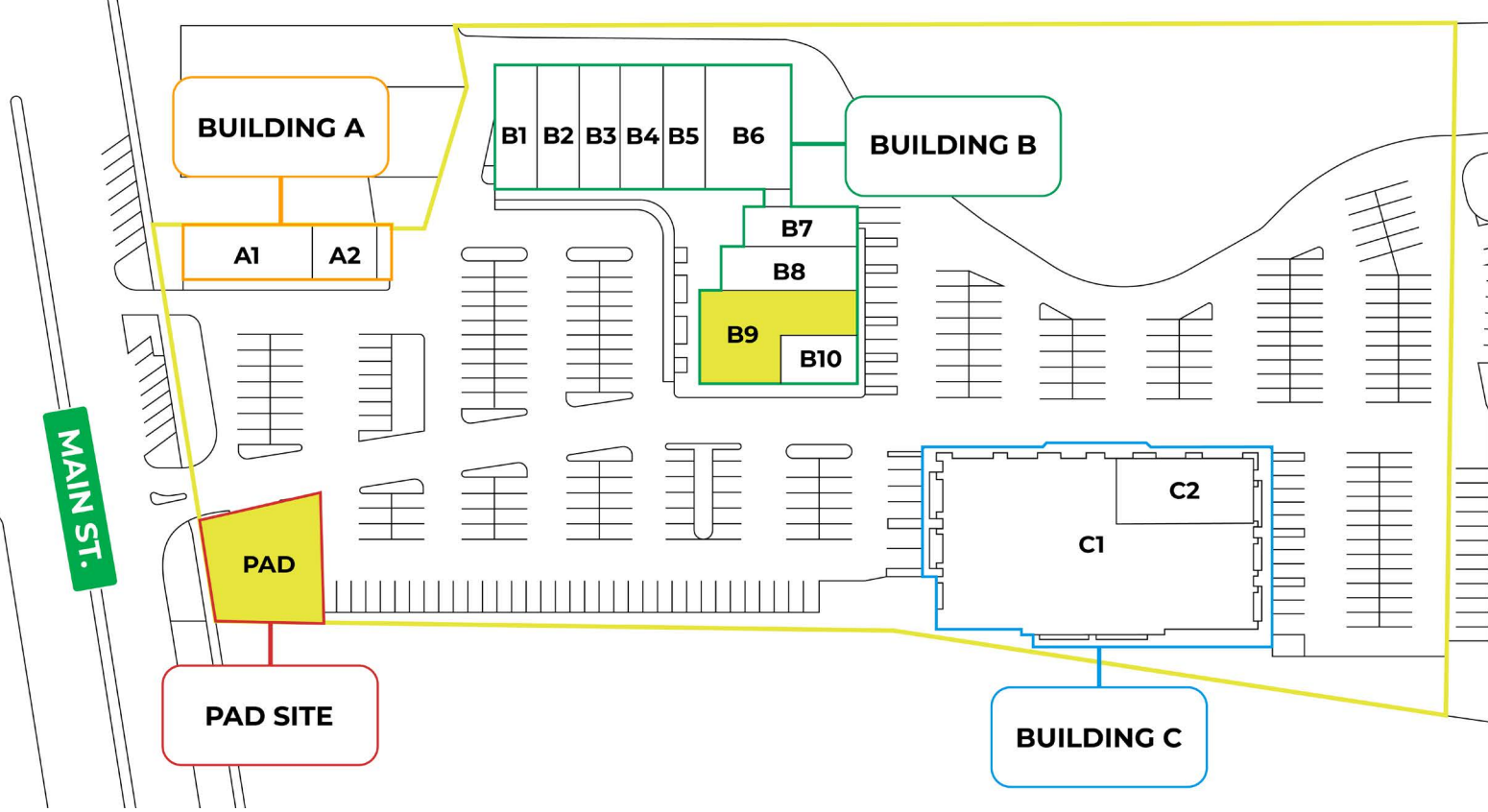


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CURRENT TENANTS | WILLBROOK SHOPPING CENTER



BUILDING A

A1	Paperback Cafe	1,980 SF
A2	Fiore Pizzeria	1,320 SF

BUILDING B

B1	Middletown Adult Education #1	1,680 SF
B2	The Dead Whale Tattoo Studio	1,680 SF
B3	Elegance Nails	1,680 SF
B4	Fantasia Consignments	1,540 SF
B5	SeaSalt Medical Aesthetics	1,556 SF
B6	AAA Insurance	3,600 SF
B7	AJ Noodle Bar	1,650 SF
B8	Achieve Wellness Chiropractic	1,700 SF
B9	AVAILABLE (CAN BE DIVIDED)	3,375 SF
B10	Middletown Adult Education #2	1,125 SF

BUILDING C

C1	BAM FITNESS	17,384 SF
C2	Rise Martial Arts	2,000 SF

PAD SITE

PAD AVAILABLE 1± ACRES



OLD SAYBROOK, CT



DEMOGRAPHICS REPORT	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	12,313	24,238	72,807
TOTAL # OF HOUSEHOLDS	5,424	10,671	31,334
AVG. HOUSEHOLD INCOME	\$122,097	\$151,045	\$133,758

TRAFFIC COUNTS			
Main Street (Route 154)	9,365 VPD	Boston Post Road (Route 1)	15,015 VPD

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