



Gross Leasable Area

Unit #	Tenant	Area	Approx. Dims.
210	Mattress Firm	4,442 SF	57'x78'
214	Available	2,395 SF	30.7'x78'
220	GameStop	2,000 SF	25'x80,
230	Aspen Dental	3,400 SF	42.5'x80'
250	Available	1,200 SF	20'x60'
260	GNC	1,200 SF	20'x60'
270	Great Clips	1,200 SF	20'x60'
280	Barla Nails	1,200 SF	20'x60'
Total GLA		17,037 SF	
Target		126,842 SF	
Lowe's		139,410 SF	
Aldi		16,871 SF	
Chili's		5,811 SF	



Location:

Located in the scenic, historic town of Lisbon, New London County, Connecticut, this site is situated at the intersection of I-395 and River Road.

Nerby Traffic Generators:

- Lisbon Landing (Walmart, Home Depot, Kohl's, Dick's Sporting Goods)

Traffic Counts:

13,935 VPD (2022) on RT 12 (River Road)
34,692 VPD (2022) on I-395

Anchor Tenants:

Target & Lowe's



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Crossing at Lisbon | Lisbon, CT

Description	Radius 5 Miles		Radius 10 Miles		Radius 15 Miles	
		%		%		%
Population						
2025 Estimate	28,739		93,182		193,986	
Growth 2020 - 2025		1.31%		0.78%		0.45%
2025 Est. Population by Single-Classification Race	28,739		93,182		193,986	
White Alone	21,666	75.39%	65,424	70.21%	142,105	73.25%
Black or African American Alone	1,757	6.11%	6,714	7.21%	10,129	5.22%
Asian Alone	693	2.41%	4,365	4.68%	7,180	3.70%
Hispanic or Latino	3,416	11.89%	12,918	13.86%	28,803	14.85%
2025 Est. Population by Age	28,739		93,182		193,986	
Age 25 - 34	3,360	11.69%	11,489	12.33%	24,679	12.72%
Age 35 - 44	3,553	12.36%	11,669	12.52%	24,718	12.74%
2025 Est. Median Age	43.1		42.7		41.9	
2025 Est. Median Age, Male	42.0		41.5		40.5	
2025 Est. Median Age, Female	44.2		43.9		43.4	
Households						
2025 Estimate	12,066		38,218		76,792	
Growth 2020 - 2025		2.88%		2.03%		1.76%
2025 Est. Average Household Income	\$99,430		\$101,455		\$107,543	
2025 Est. Average Household Size	2.38		2.42		2.44	
2025 Est. Pop 16+ by Occupation Classification	14,225		46,720		95,566	
White Collar	8,341	58.64%	25,820	55.27%	55,933	58.53%
Blue Collar	3,054	21.47%	10,217	21.87%	20,484	21.43%
Service and Farm	2,830	19.89%	10,683	22.87%	19,149	20.04%
2025 Est. Avg Travel Time to Work in Minutes	31.00		29.00		29.00	
2025 Est. Median All Owner-Occupied Housing Value	\$309,670		\$304,499		\$325,282	
2025 Est. Average Number of Vehicles	1.9		1.8		1.9	