



# A New Town Center Development

Retail, Medical, & Office Space For Lease



## BRAINERD PLACE

A Modern New England Town Center

Main Street & Marlborough Street | Portland, Connecticut



# Welcome to Brainerd Place

Discover Brainerd Place, Portland, CT's exciting new town center poised to become a regional hotspot for shopping, dining, and lifestyle experiences. With flexible leasing opportunities ranging from 1,470 to 20,000 square feet, this development is ideal for retail, restaurant, medical, and office spaces, complementing the 230 residential apartments onsite. The strategic location boasts direct access to Middletown and Wesleyan University via the Arrigoni Bridge, along with proximity to popular attractions like the Brownstone Adventure Sports Park. With existing traffic drivers and a vibrant community atmosphere, Brainerd Place is set to attract visitors from Fairfield and Hartford counties, ensuring a thriving environment for your business. Join us in shaping this dynamic destination!

230

Residential Apartments

1,470-20,000 SF

Available Retail Space

±9,000 SF

Rooftop Bar/Restaurant Space

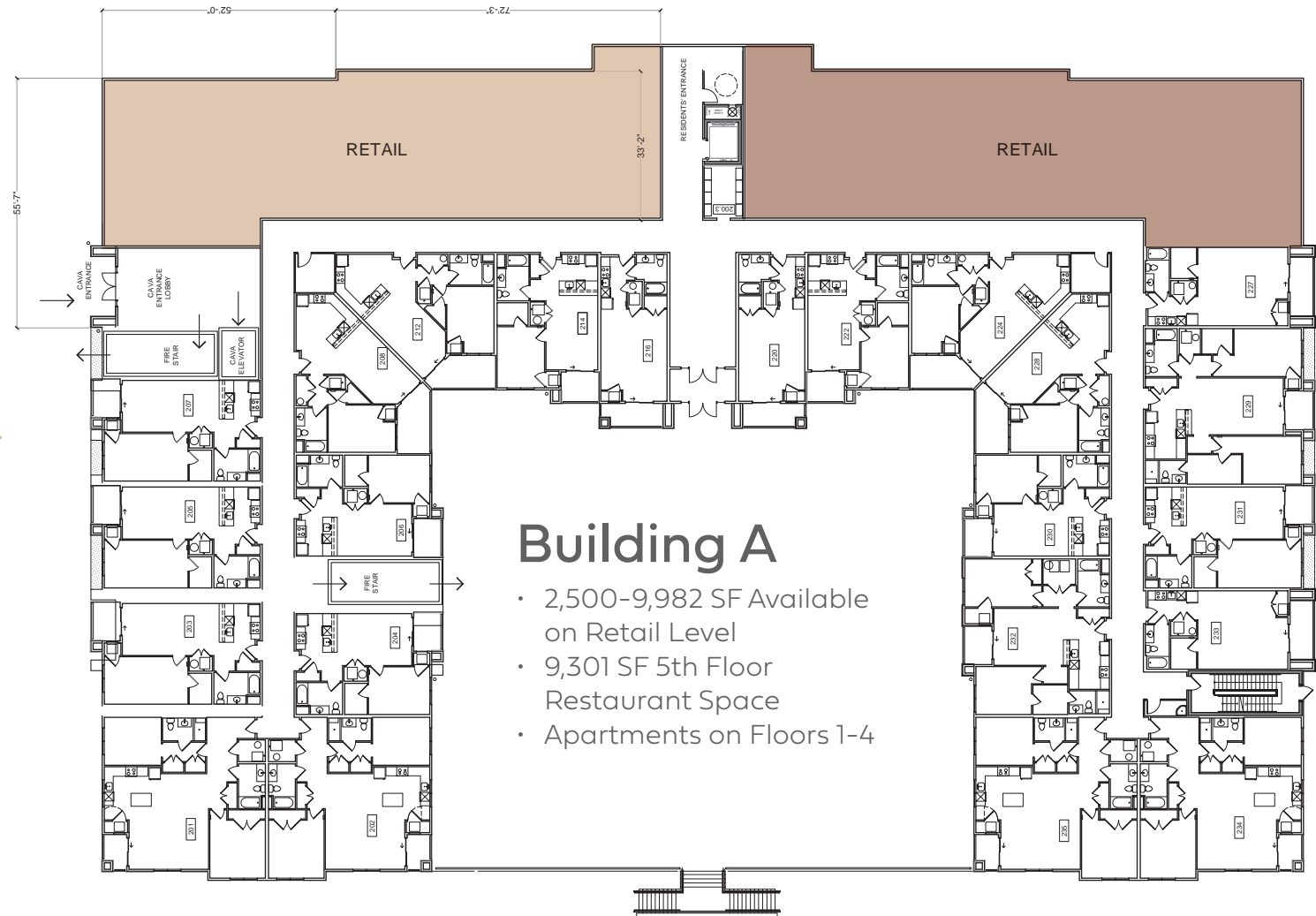


# the Plan





# Availabilities: Building A

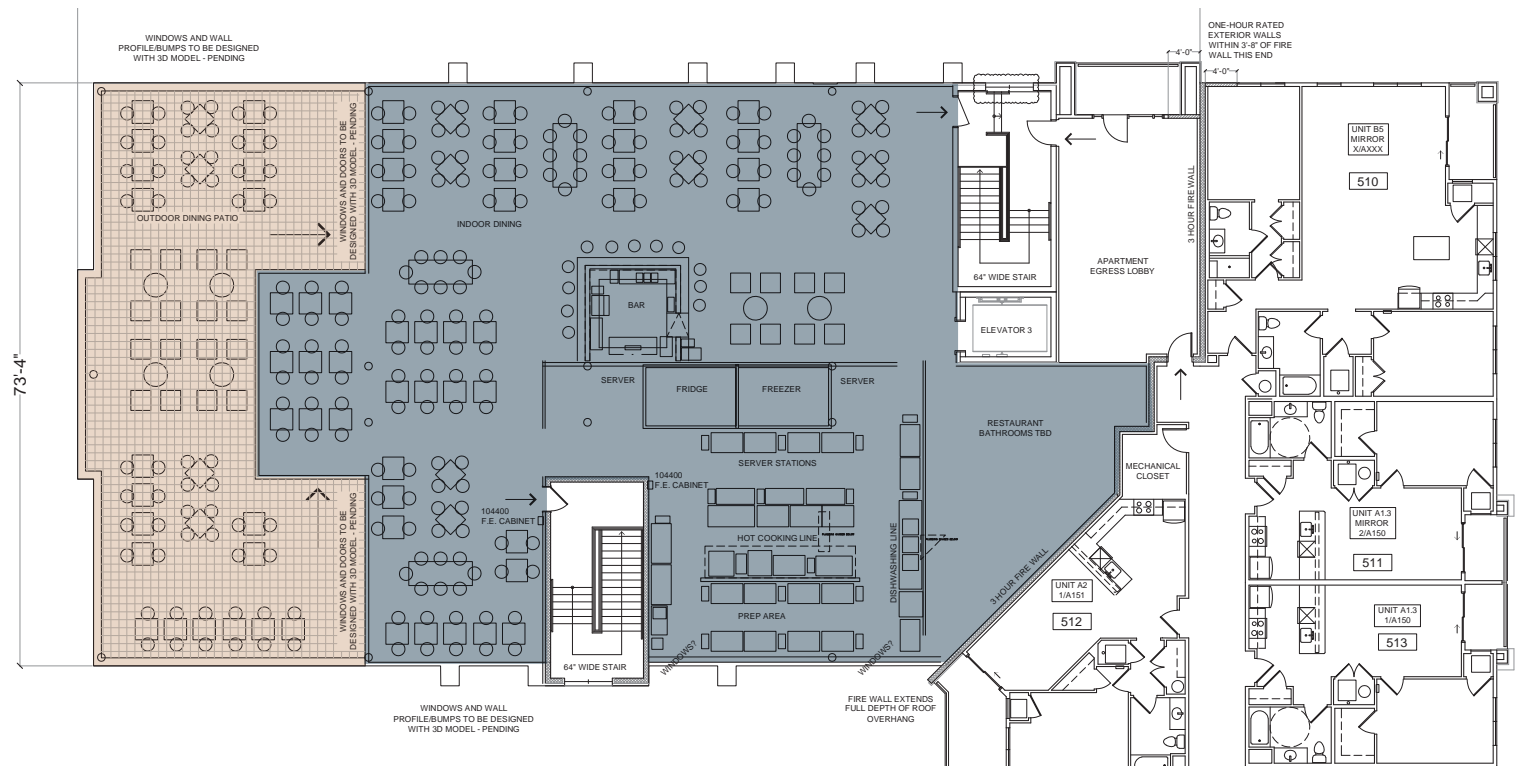


# Availabilities: Building A

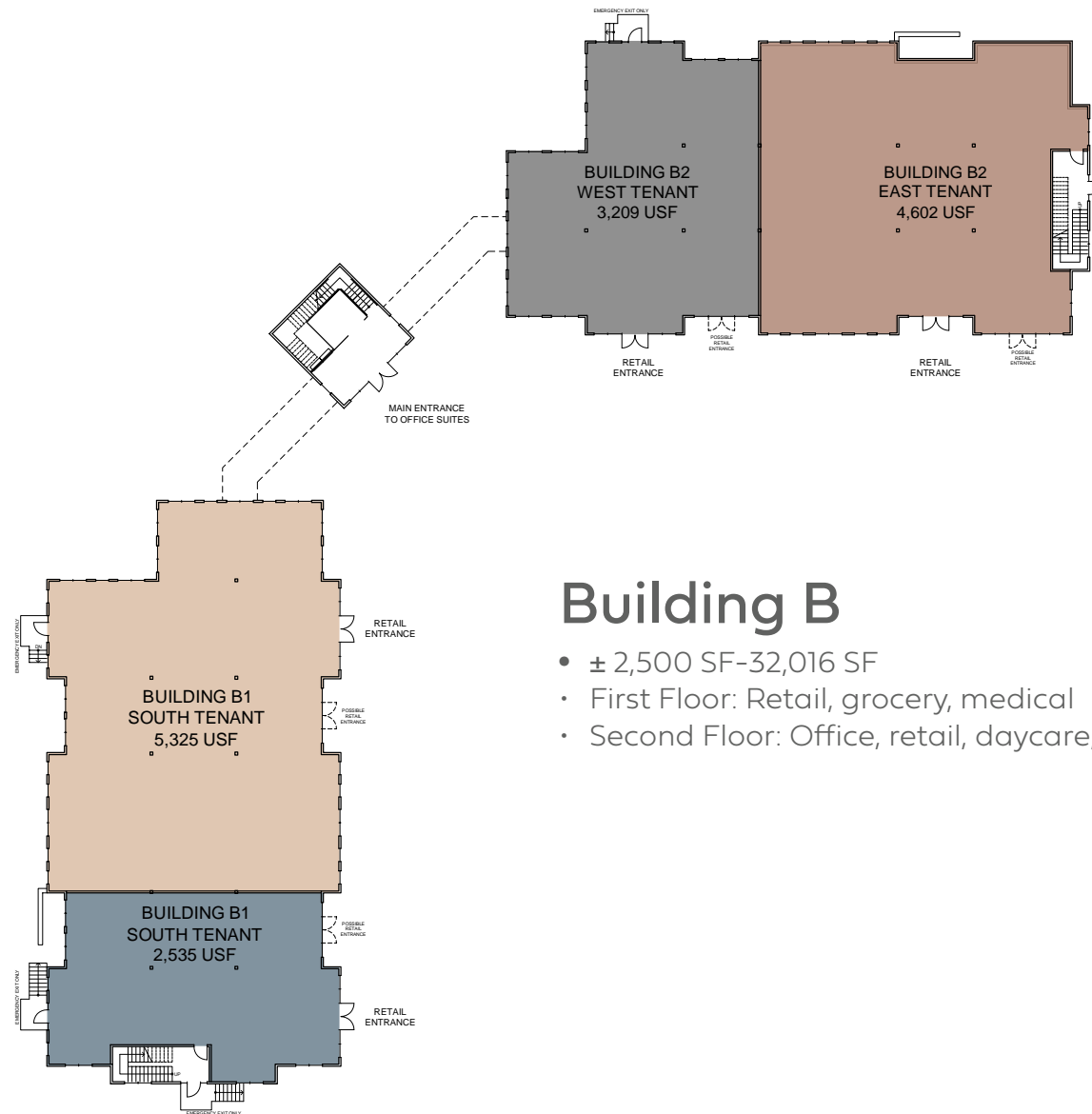


## Building A

± 9,301 SF Restaurant Space Available with Open Air Patio Dining  
Overlooking CT River and Arrigoni Bridge



# Availabilities: Building B



## Building B

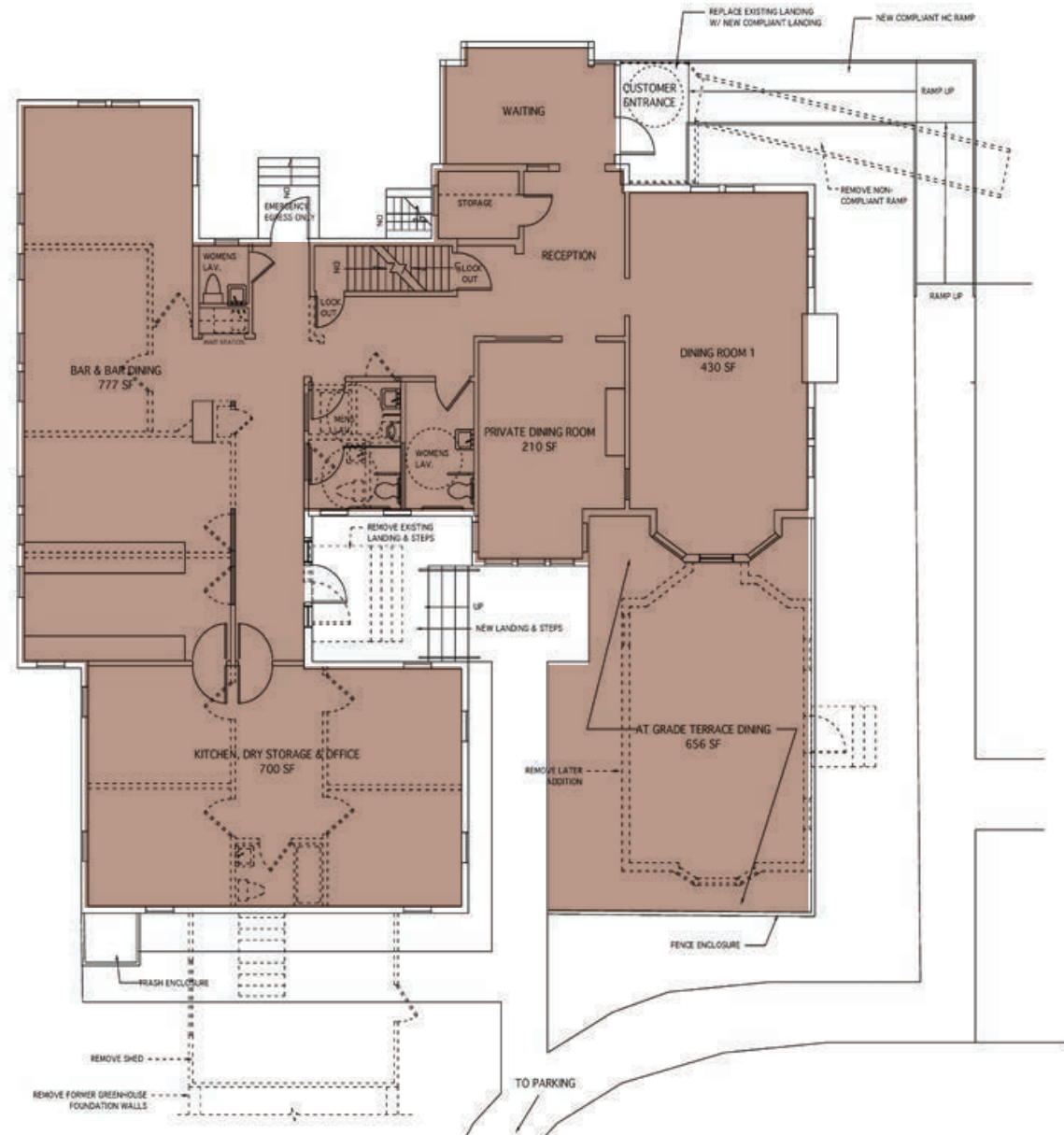
- $\pm 2,500$  SF-32,016 SF
- First Floor: Retail, grocery, medical
- Second Floor: Office, retail, daycare, mixed use

# Availabilities: Building C



## Building C

- 5,244 SF
- Ideal for:
  - Restaurant
  - Daycare
  - Spa
  - Offices
  - Retail
  - Medical





# Availabilities: Building D



## Building D

- Retail
- Restaurant
- Fitness

Available  
1,470 SF



STARBUCKS®

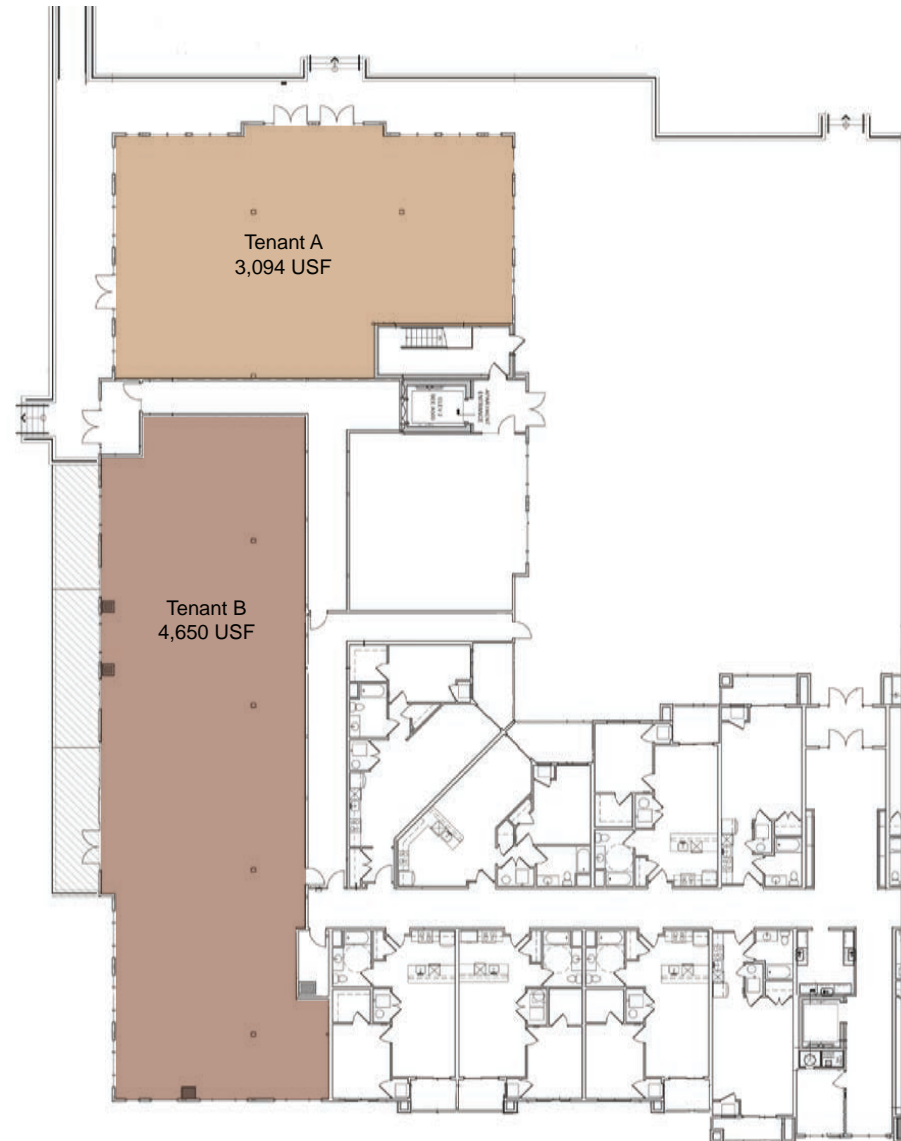


# Availabilities: Building F



## Building F

- 2,500-10,242 SF Available on Retail Level
- Apartments on Floors 1-4
- Dec. 2025: Shell Ready
- 1Q 2026: Tenant Occupancy



# Renderings Building F



Looking South Into Courtyard



View Looking Southeast, From Hart-Jarvis House



View Looking Southwest, Towards Retail Tenants



View Looking North At Vehicular Entrance

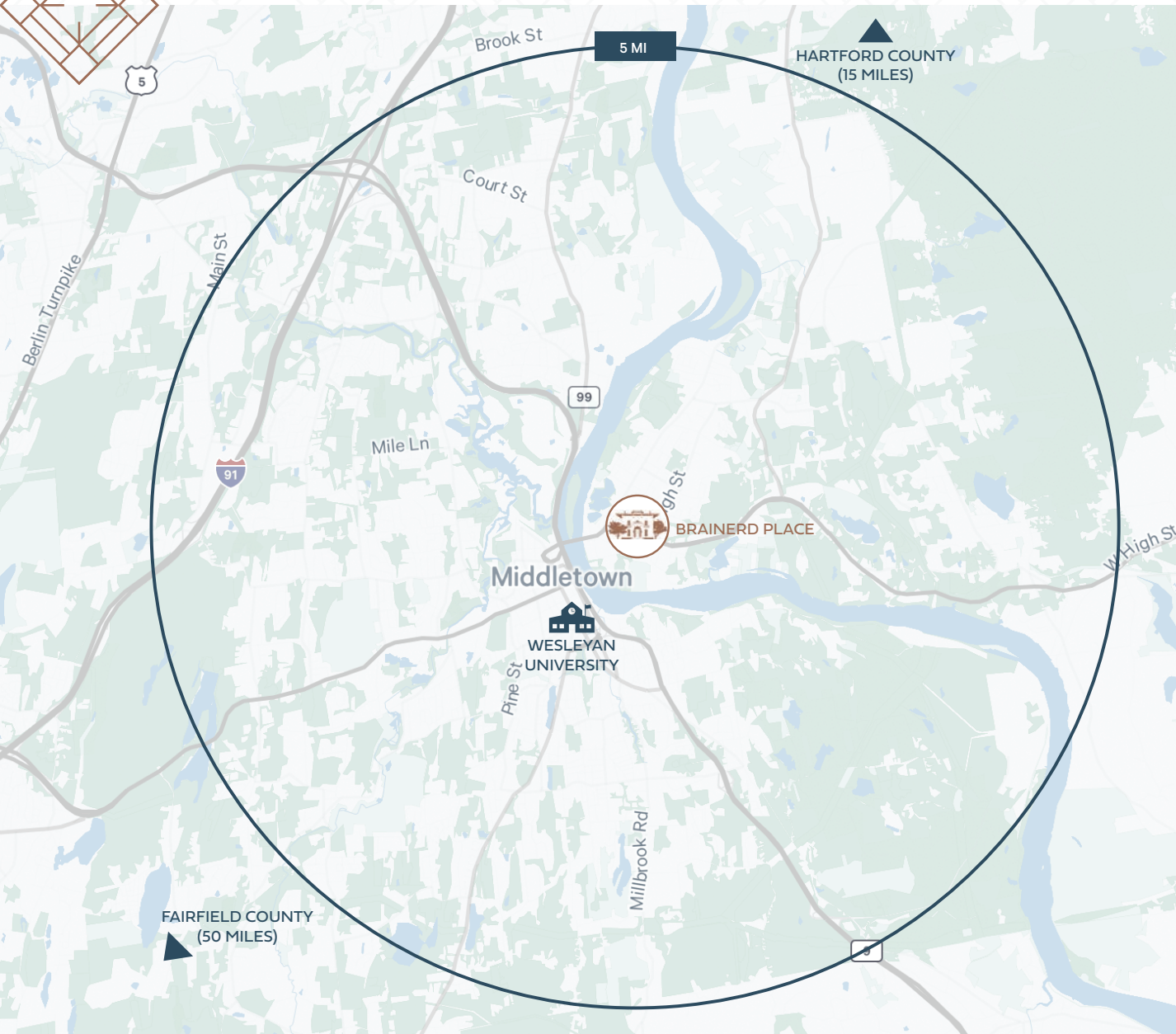
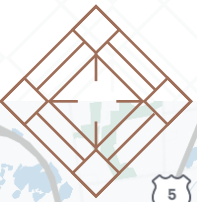


View Looking Northwest, From Perry Avenue





# Portland, CT: A Regional Destination



## Demographics within 5 Miles

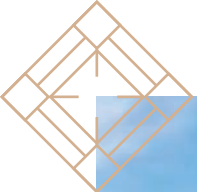
**74,493**  
Population

**\$119,460**  
Average Household Income

**78,971**  
Daytime Population

## Nearby Traffic Drivers

- Nordic inn and spa redevelopment on the river
- Direct access to Middletown, including Wesleyan University, via Arrigoni Bridge
- Brownstone Adventure Sports Park at neighboring quarry
- Visitors from neighboring Fairfield and Hartford counties



## BRAINERD PLACE

A Modern New England Town Center

Main Street & Marlborough Street | Portland, Connecticut

# A New Town Center Development

Retail, Medical, & Office Space For Lease

**Jennifer Gosselin**

Vice President

+1 860 987 4734

[jennifer.gosselin@cbre.com](mailto:jennifer.gosselin@cbre.com)

**Alexis Augsberger**

First Vice President

+1 860 987 4708

[alexis.augsberger@cbre.com](mailto:alexis.augsberger@cbre.com)



**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.