

# MONTVILLE COMMONS

MONTVILLE, CT



## SIZE

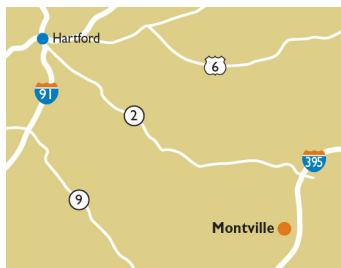
116,916 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
3,365	21,080	55,638
<b>Households</b>		
1,286	8,461	22,084
<b>Median HH Income (\$)</b>		
76,411	77,772	78,691

## MAJOR TENANT(S)

Stop & Shop  
Home Depot



## LOCATION

2020 Norwich - New London Turnpike | Montville, CT 06382

## PROPERTY HIGHLIGHTS

- Anchored by Stop & Shop, the top grocer in the Hartford, CT trade area
- Located in Montville, a suburb 39 miles southeast of Hartford
- Additional national and regional tenants include Home Depot, Anytime Fitness, Chili's Bar & Grill and Subway
- The center is situated on Norwich-New London Turnpike just one mile south of Mohegan Sun Casino, which attracts 11 million visitors annually
- Located just nine miles from Foxwoods Resort & Casino which attracts over 13 million visitors annually
- Two Pad Sites Available

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)

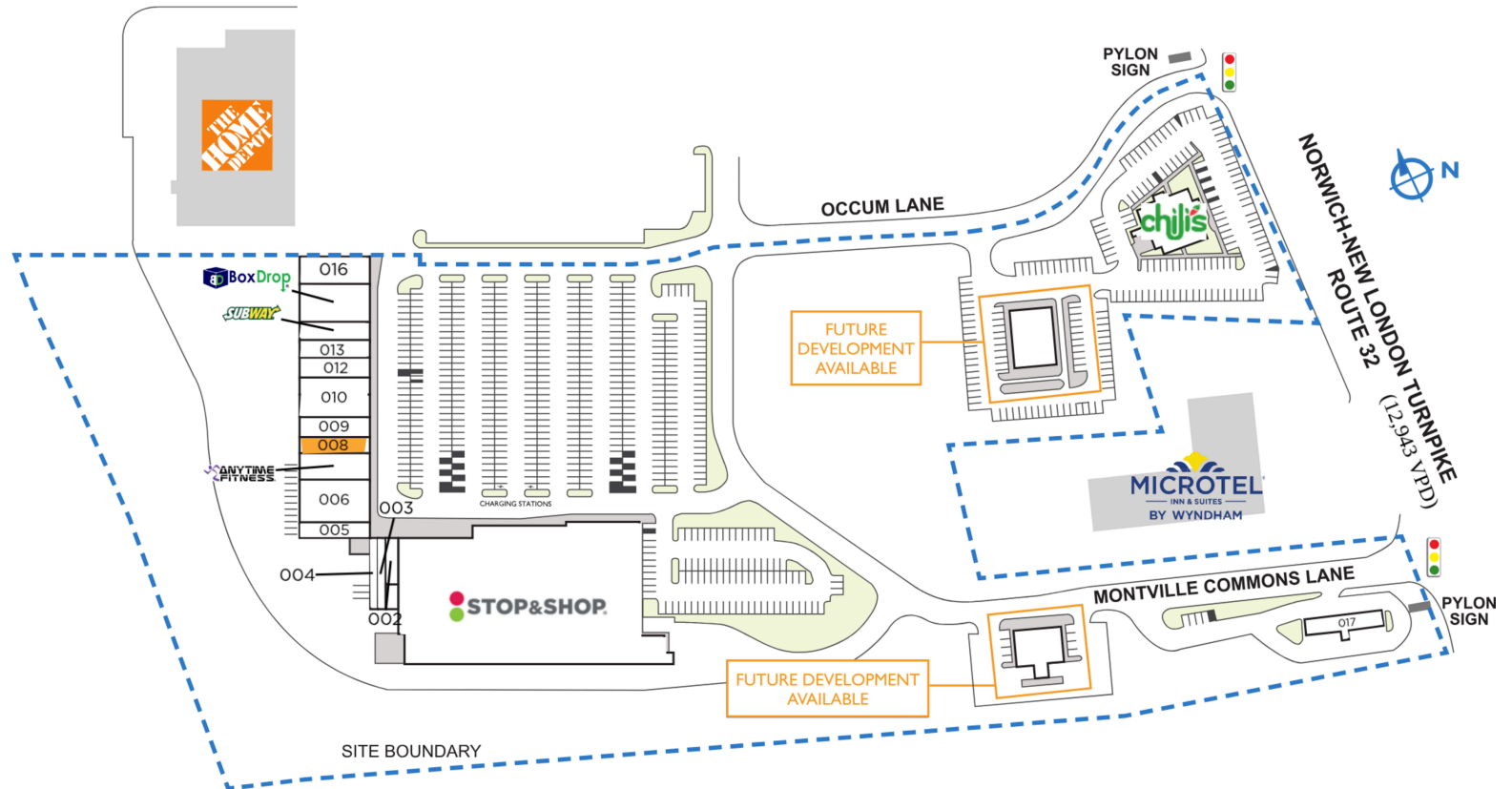


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Space	Tenant	SQ. FT.
002	Carolyn's Custom Pup Cuts	2,000
003	Clean Cuts Salon & Barber	1,500
004	Autumn Nails	1,500
005	Smoking Gorilla Premium Smoke Shop	2,000
006	Longshots Sports Cafe	6,000
007	Anytime Fitness	4,000
008	AVAILABLE	2,000
009	Greater Norwich Chiropractic	2,000
010	Sign Professionals	4,000
011	Sign Professionals	2,000
012	Advanced Vein Associates	3,500
013	Shoreline Ringers	2,500
014	Subway	2,000
015	BoxDrop Shoreline	8,000
016	Montville Wine & Spirits	4,000
017	Stop & Shop Fuel Center	3,000
018	Chili's	5,916
A	Stop & Shop	63,000
SHAD1	Home Depot	N/A
Total SQ. FT.		118,916



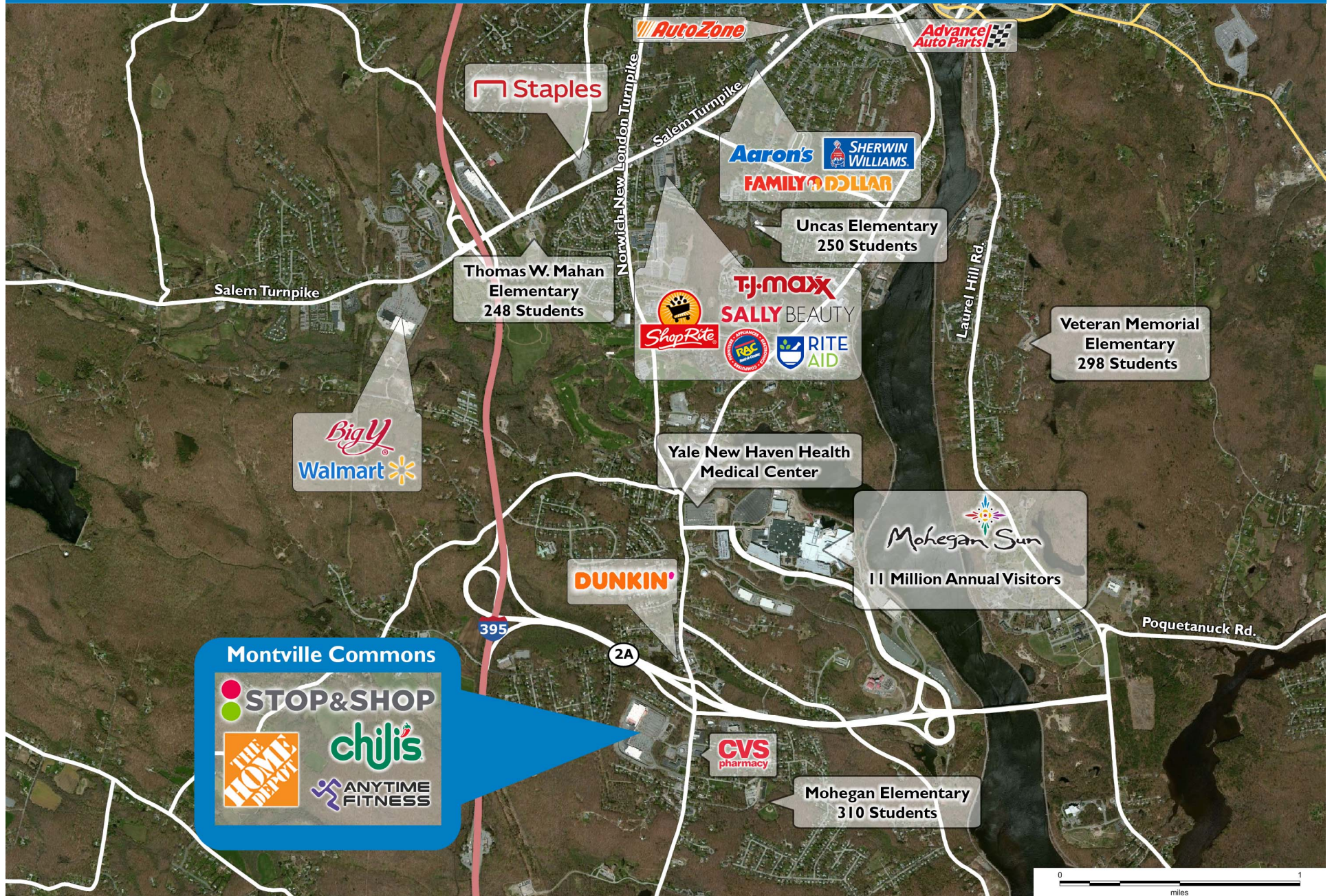
Available
  Occupied
  Coming Available
  Non-Owned
  Site Boundary

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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# Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Jun 2, 2025



Latitude: 41.4792

Longitude: -72.103911

Montville Commons Montville, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2024 Estimated Population	3,403	20,953	55,385
	2029 Projected Population	3,344	20,666	54,684
	2010 Census Population	3,506	21,250	56,244
	2000 Census Population	3,517	20,322	51,576
	1990 Census Population	3,345	19,442	51,121
	Historical Annual Growth 1990 to 2000	0.50%	0.44%	0.09%
	Historical Annual Growth 2000 to 2010	-0.03%	0.45%	0.87%
	Estimated Annual Growth 2010 to 2024	-0.20%	-0.10%	-0.10%
	Projected Annual Growth 2024 to 2029	-0.35%	-0.28%	-0.25%
	Median Age	45.1	43.0	41.5
Households	Q4 2024 Estimated Households	1,300	8,410	21,987
	2029 Projected Households	1,277	8,296	21,703
	2010 Census Households	1,315	8,285	21,739
	2000 Census Households	1,326	7,825	19,938
	1990 Census Households	1,254	7,369	19,343
	Historical Annual Growth 1990 to 2000	0.56%	0.60%	0.30%
	Historical Annual Growth 2000 to 2010	-0.08%	0.57%	0.87%
	Estimated Annual Growth 2010 to 2024	-0.08%	0.10%	0.08%
	Projected Annual Growth 2024 to 2029	-0.35%	-0.27%	-0.26%
	Population per Household	2.51	2.40	2.44
Population by Race	White	60.6%	61.4%	61.6%
	Black or African American	3.3%	6.4%	8.7%
	Asian & Pacific Islander	15.6%	10.1%	6.6%
	Other Races	9.3%	7.6%	7.5%
	Hispanic Population	11.2%	14.4%	15.5%
Income	Average Household Income	\$94,954	\$94,242	\$96,720
	Median Household Income	\$76,499	\$77,357	\$78,612
	Per Capita Income	\$37,546	\$38,665	\$39,112
Education (Age 25+)	Elementary	2.9%	3.2%	3.9%
	Some High School	5.5%	7.1%	6.3%
	High School Graduate	37.8%	35.0%	33.8%
	Some College	22.2%	24.8%	23.4%
	Associates Degree Only	12.9%	8.6%	7.9%
	Bachelors Degree Only	9.2%	13.7%	14.9%
	Graduate Degree	9.5%	7.5%	9.8%
Business	Number of Businesses	79	490	1,610
	Total Number of Employees	2,066	7,610	20,062
	Employees per Business	26.00	15.52	12.46
	Residential Population per Business	42.83	42.73	34.41

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