

OYSTER RIVER SHOPPING CENTER

1654 BOSTON POST ROAD, OLD SAYBROOK, CONNECTICUT



RENDERING - MAIN ENTRANCE

LOCATION

Situated within the affluent Old Saybrook community, this site has nearby access to I-95, with strong average household incomes of \$104,420

SPACE

55,840 SF

NEARBY

Dunkin Donuts, Big Y, Five Guys, Ulta Beauty, Kohl's, West Marine

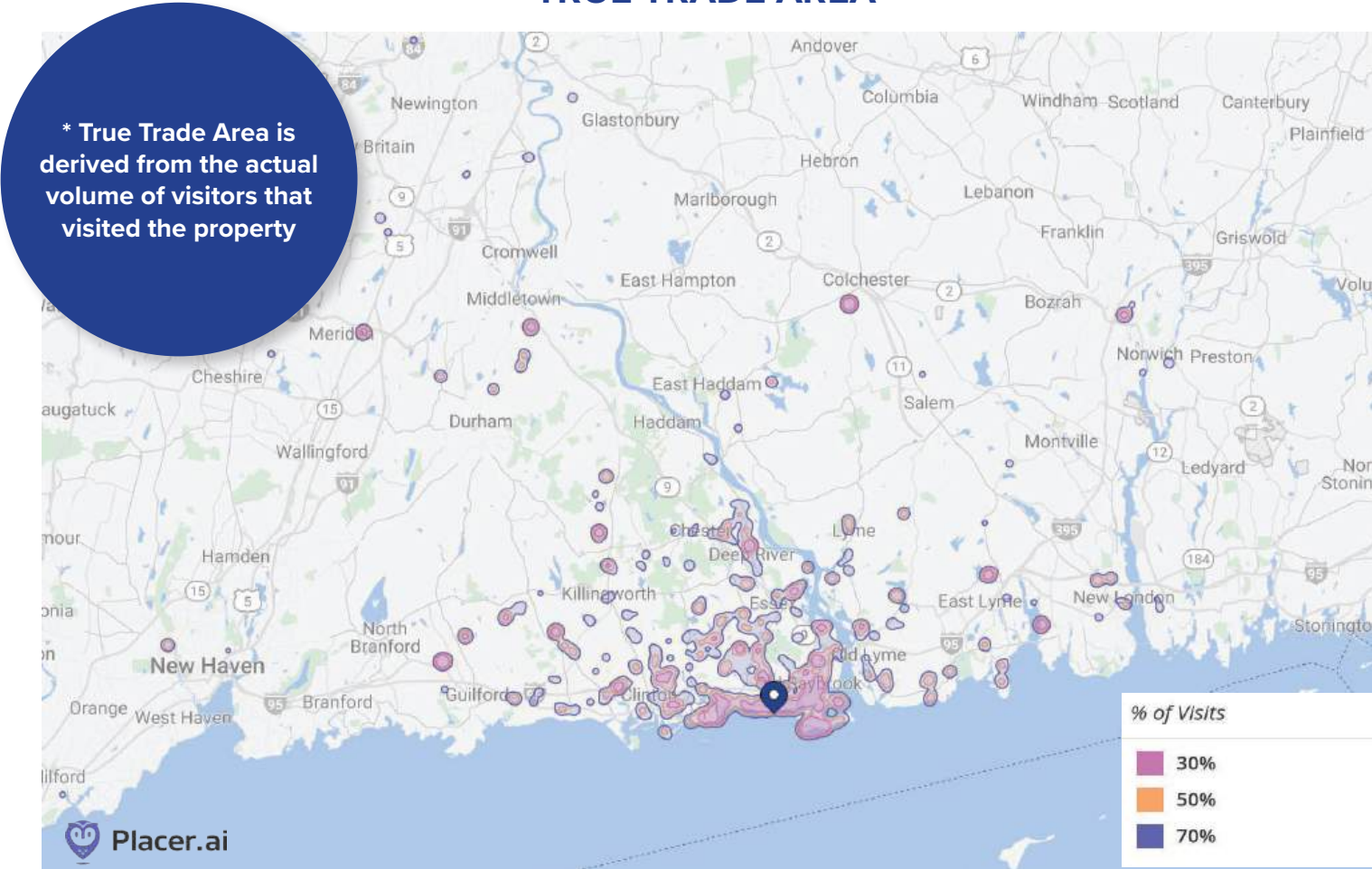


LOCATION & DEMOGRAPHICS

LAT/LON	GLA	PARKING	
41.2854/-72.4152	70,151 SF	321	
TRAFFIC COUNT		CARS/DAY	
Boston Post Road		16,000	
2024	1-MILE	3-MILE	5-MILE
Estimated Population	2,619	14,374	25,028
Estimated Average HH Income	\$109,981	\$149,850	\$146,971



TRUE TRADE AREA



SITE PLAN



TENANTS

	SQUARE FEET	DIMENSIONS
Proposed Wellness	3,612 SF	35' X 100'
Proposed Retail A	4,114 SF	40' X 105'
Proposed Retail B	8,074 SF	59.7' x 145'
Proposed Retail C	4,656 SF	31.5' x 145'
Proposed Retail D	5,000 SF	34.5' X 145'
Whole Foods	40,000 SF	

AVAILABLE

SIGNED TENANTS





The map displays the Oyster River Shopping Center area in Old Saybrook, CT. A red star marks the location of The Oyster River Shopping Center at 1654 Boston Post Rd. Several retail locations are highlighted with callouts:

- Westbrook Outlets:** Visits 364.4K. Includes brands like J.Crew, H&M, Old Navy, Loft, and others.
- Max's Place:** Visits 1.2M. Includes brands like Bigly, Koh's, Five Guys, and others.
- Ulta Beauty**
- DD** (Dorothy's)
- Wayback**
- The Oyster River Shopping Center:** 1654 Boston Post Rd, Old Saybrook, CT. Visits 117.3K.

Other visible streets include Spencer Plain Rd, Center Rd W, Orchard Ln, Chalker Beach Rd, Beach Rd W, Beach Rd E, Sagamore Ter, Old Salt Works Rd, Old Forge Rd, and Cedar Ln. The map also shows the coastline and surrounding water bodies.

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