

TAFTVILLE LANDING
3 NORTH SECOND AVENUE TAFTVILLE
CONNECTICUT



COMMERCIAL SPACE FOR LEASE

EXECUTIVE SUMMARY

Taftville Landing LLC, is a mixed use development, located at 3 North Second Avenue Taftville, CT. The proposed development includes 12 residential units and approximately 15,000 square feet of commercial space. The owners have leased/preleased 4,000 square feet of this space already.

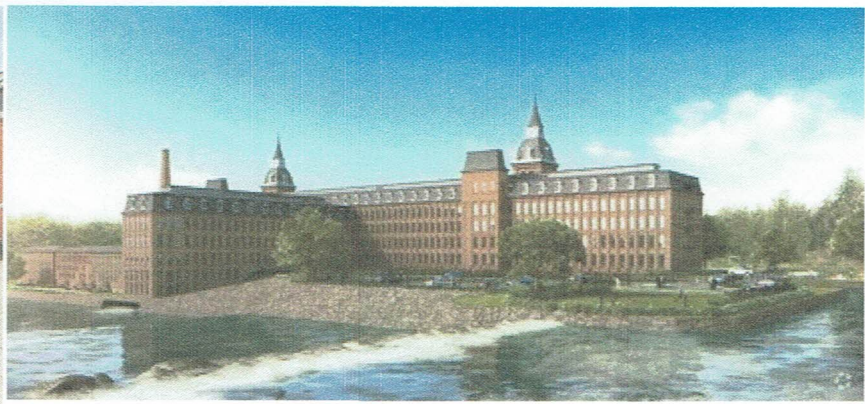
The project has both State and Federal tax credits. In addition, the building has received Part 1 approval from National Park Service and Part 2 application submitted.

The owner is also the owner and developer for The Ponemah Mills Complex located directly across from the property. They are committed to revitalizing the area and community for both the residents of The Lofts at Ponemah Mills and Taftville Landing.

The Ponemah Mills Project is a historic gut rehab of an existing cotton mill into 314 luxury 1,2, and 3 bedroom apartments, consisting of 3 Phases. The first phase of the project which was completed in November 2017 and currently fully occupied, consisted of 116 mixed income units. Phase 1 is the southern half of building 1 and building 5.

The Second phase of the project which is the Northern half of building 1 and currently under construction has a total of 121 units. Construction started in May 2018 and is already 65% complete.

The third phase of the project is buildings 2, 3, and 4 and has a total of 77 residential units. The rehabilitation of the buildings were done in accordance with National Park Service and Connecticut State Historic Preservation Office and was done by preserving and enhancing these historic structures while providing multifamily housing. The apartments feature high ceilings, brick accents and original mill architecture. Apartment amenities include stainless steel appliances, wide plank flooring, washer and dryer and central air and heating. Community amenities include a business center, fitness center, sauna, game room, theater, picnic area and fire pits.



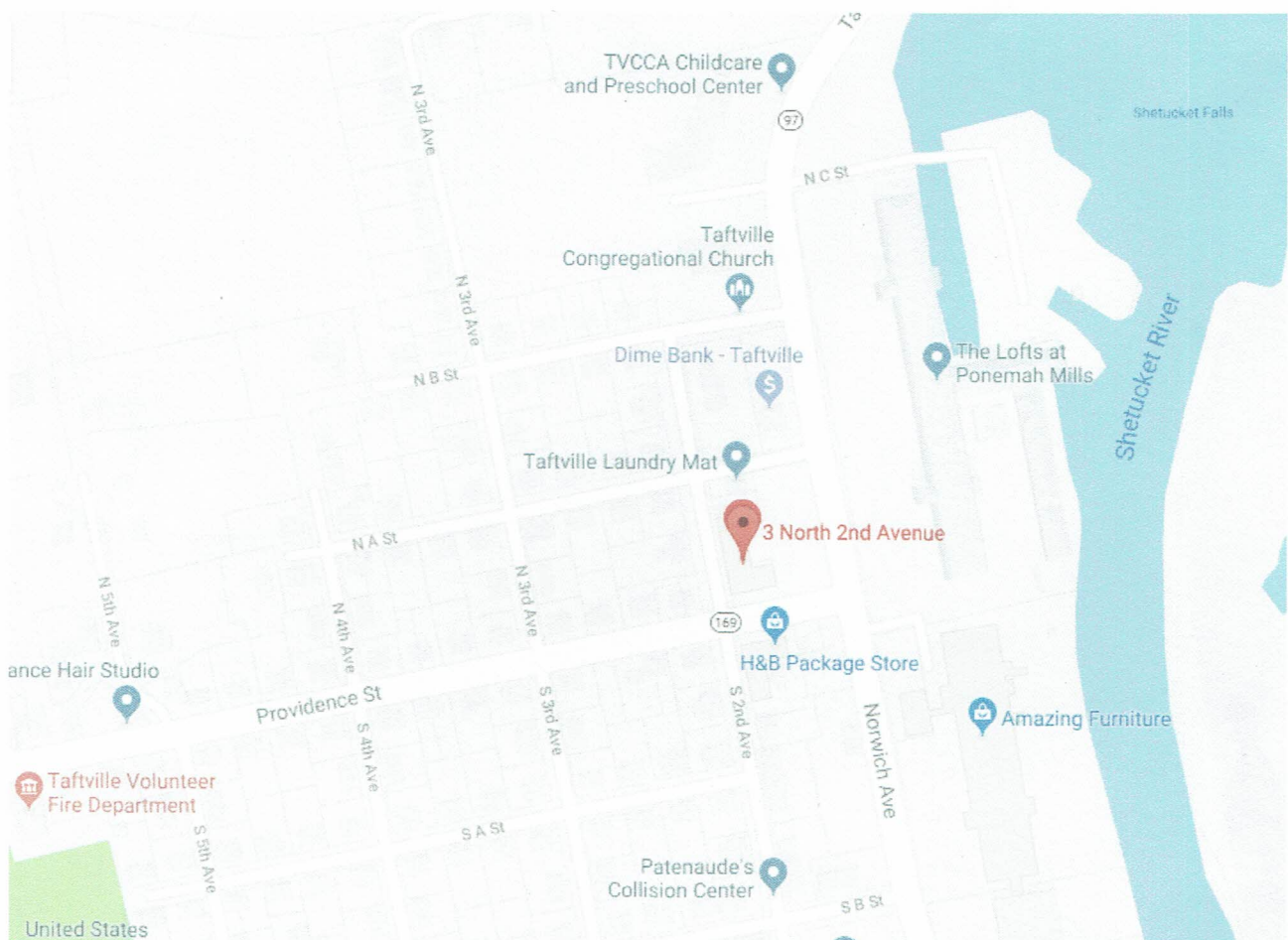
AREA OVERVIEW

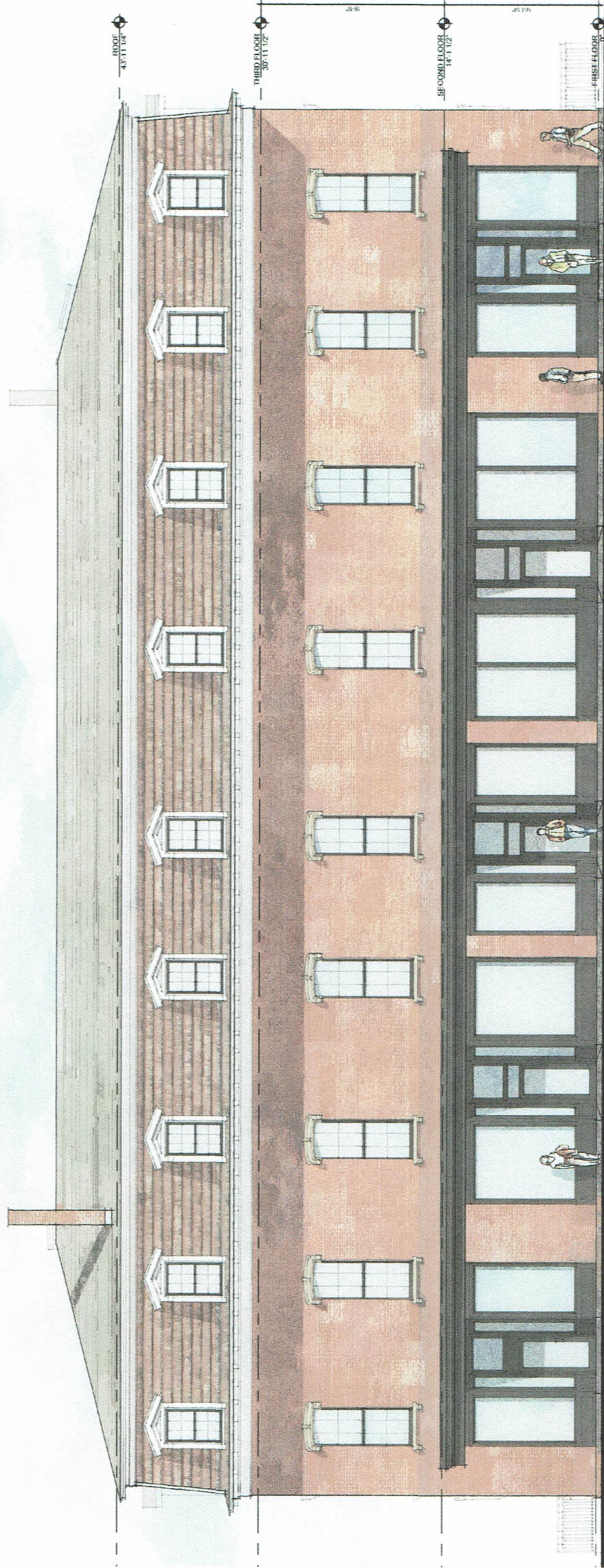
The subject property is located in the village of Taftville Connecticut less than half a mile off of I-395 and less than 5 miles to the downtown area of Norwich. It is also nestled between two of Connecticut's major casinos Foxwoods and Mohegan Sun. The success of the two casinos located south of Norwich has fueled regional job and population growth.

Electric Boat a subsidiary of General Dynamix, designs and builds nuclear submarines for the US Navy. All design and engineering work takes place in Groton. Throughout 2017 the US Navy awarded Electric Boat 337.3 million in contracts for submarines, which resulted in the hiring of 1,200 new workers. According to a July 2017 Hartford Courant Article, "To account for attrition and new work , EB, which now employs more than 15,000 workers, will need to hire between 1,400 and 2,000 to reach 18,000 employees by 2030."

Overall the regional economy is forecasted to see growth in the near term which will increase demand for housing in the region.

SITE & FLOOR PLANS





West Elevation

Scale: 1/8" = 1'-0"

Taftville Landing

Taftville, CT

December 10, 2018



CROSSEY
ARCHITECTS
ARCHITECTS
PLANNERS
INTERIORS
LANDSCAPE ARCHITECTS





East Elevation

Scale: 1/8" = 1'-0"

Taftville Landing

Taftville, CT

December 10, 2018



CROSSKEY
ARCHITECTS
ARCHITECTS & PLANNERS
1000 Main Street, Suite 200
Troy, CT 06061
Tel: 417-253-1111
Fax: 417-253-1112
www.crosskeyarchitects.com





South Elevation

Scale: 1/8" = 1'-0"

Taftville Landing

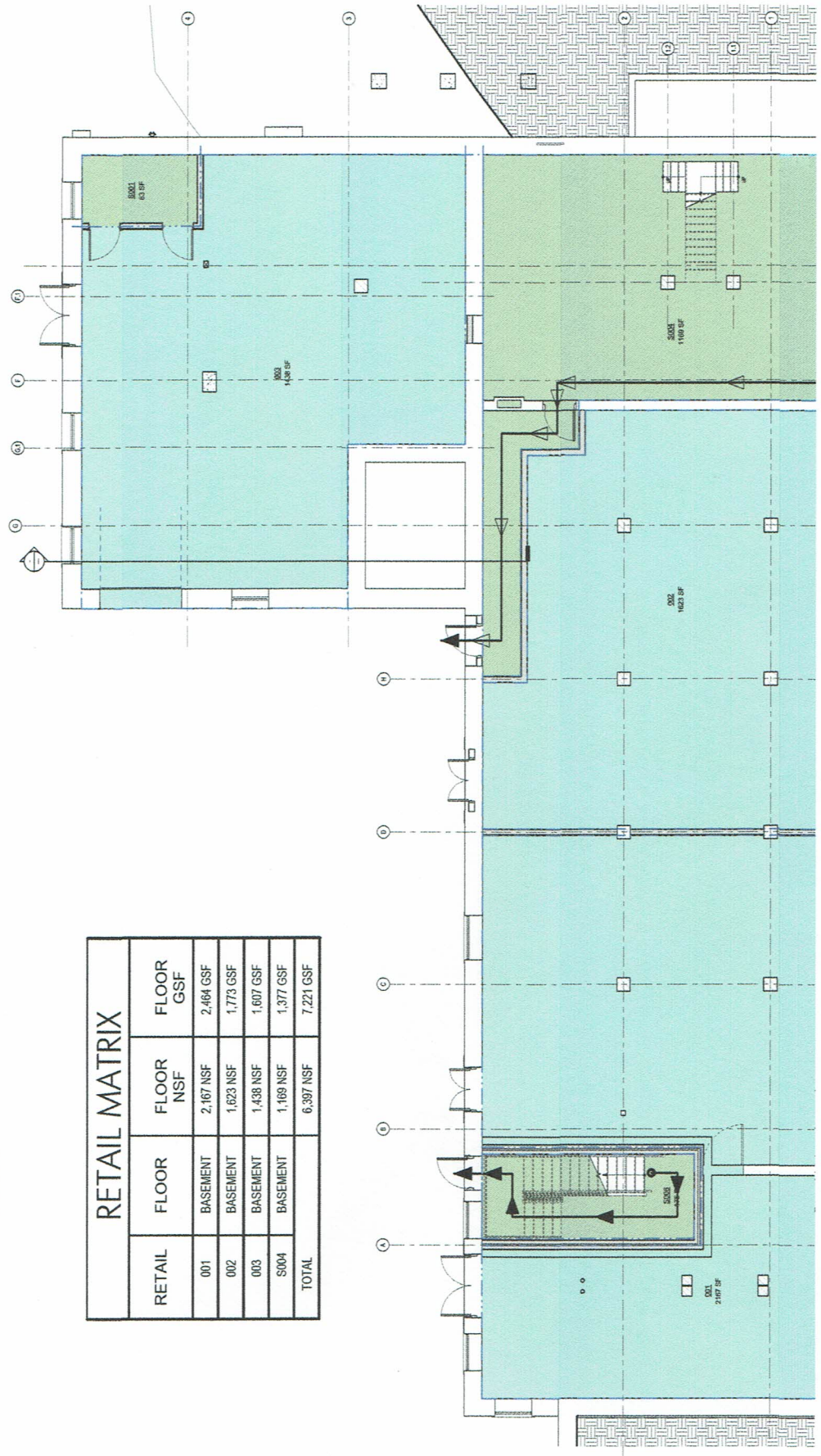
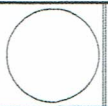
Taftville, CT

December 10, 2018



CROSSKEY
ARCHITECTS
ARCHITECTS
PLANNERS
INTERIORS
LANDSCAPE ARCHITECTS





Rentable Area Legend
 Building Common Area
 Store Area

RETAIL MATRIX				
RETAIL	FLOOR	FLOOR NSF	FLOOR NSF	FLOOR GSF
001	BASEMENT	2,167 NSF	2,464 GSF	
002	BASEMENT	1,623 NSF	1,773 GSF	
003	BASEMENT	1,438 NSF	1,607 GSF	
S004	BASEMENT	1,169 NSF	1,377 GSF	
TOTAL		6,397 NSF	7,221 GSF	

