

WALLINGFORD, CT SHOPPING CENTER

1145 N COLONY RD | WALLINGFORD, CT 06492

FOR SALE

STAPLES, DOLLAR TREE, AND GOODWILL
ANCHORED VALUE-ADD SHOPPING CENTER

ASKING PRICE: \$9,000,000

PRICE/SF: \$93/SF



ADDRESS	1145 N Colony Rd
CITY STATE ZIP	Wallingford, CT 06492
LOT ACREAGE	13.62
PROPERTY CLASS	Commercial Building
BUILDING SF	97,202
OCCUPANCY RATE	81%
INCLUDED POTENTIAL PAD SITE	+1 ACRE
PROPERTY TAX	\$240,205

INVESTMENT HIGHLIGHTS

The subject property is a multi-tenant Staples, Dollar Tree, and Goodwill anchored shopping center situated off the intersection of North Colony Road and South Broad Street in Wallingford, CT, 15 miles northeast of Downtown New Haven.

The approximately 97,202 SF neighborhood center is tenanted by a mix of national and local tenants and is currently 81% occupied, offering investors a value-add opportunity. The property also features an undeveloped 1-acre pad site right at the entrance off N Colony Rd.

Neighboring tenants include Lowes, Home Depot, BJ's, Aldi, Chick-fil-a, McDonald's, WalMart, Stop N Shop, and many more.

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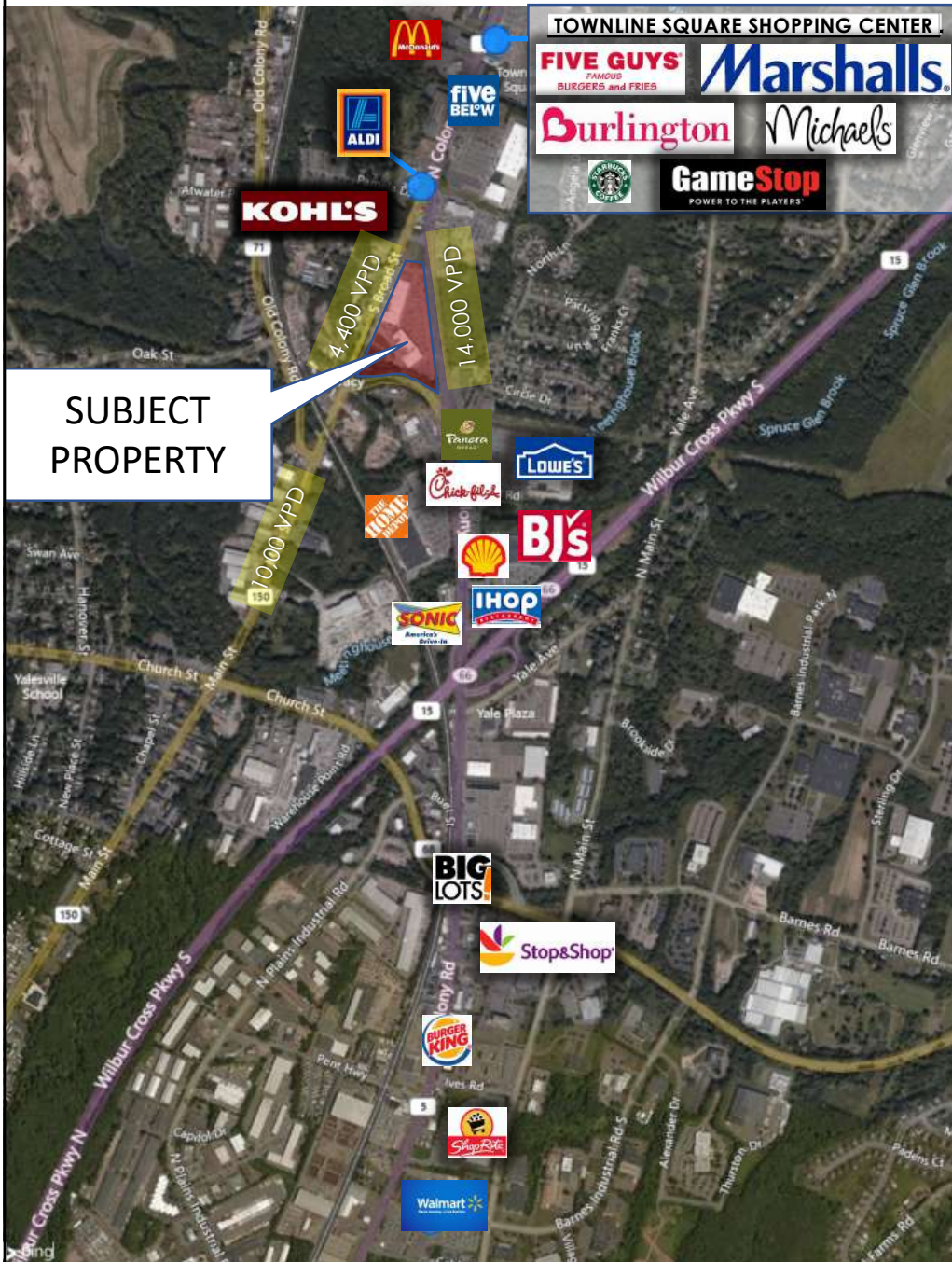
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AREA RETAIL



SUBJECT
PROPERTY

DEMOGRAPHICS

(3) MILE TOTAL US POPULATION:
58,268

(5) MILE TOTAL US POPULATION:
115,730

(10) MILE TOTAL US POPULATION:
329,065

(3) MILE US AVERAGE HOUSEHOLD
INCOME: \$ 82,715

(5) MILE US AVERAGE HOUSEHOLD
INCOME: \$90,830

(10) MILE US AVERAGE HOUSEHOLD
INCOME: \$102,132

MAJOR EMPLOYERS

EMPLOYER	# OF CT EMPLOYEES
UNITED TECHNOLOGIES CORP.	26,400
STOP & SHOP COS. INC.	14,049
HARTFORD FINANCIAL SERVICES GROUP INC.	12,100
YALE UNIVERSITY	11,500
FOXWOODS RESORT CASINO	11,500
MOHEGAN SUN	10,000
WAL-MART STORES, INC.	8,859
GENERAL DYNAMICS ELECTRIC BOAT	8,000
AT&T CONNECTICUT	7,700
AETNA INC.	7,450
PFIZER GLOBAL RESEARCH AND DEVELOPMENT	6,500
GENERAL ELECTRIC CO.	6,300
ST. PAUL TRAVELERS COS. INC.	6,200
HARTFORD HOSPITAL	5,619
BANK OF AMERICA	5,100
CIGNA	4,390
NORTHEAST UTILITIES	4,148
ATHENA HEALTH CARE SYSTEMS	3,725

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