



New England
Retail Properties, Inc.

NOW LEASING 1.56 ACRES WITH 4,930 SF BUILDING



NOW LEASING

AH ANIMAL HOSPITAL
of OLD SAYBROOK



SPENCER PLAINS ROAD



MATT HALPRIN

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Possible Redevelopment Opportunity

29 Spencer Plains Road, Old Saybrook, CT 06475

29 SPENCER PLAINS ROAD



Possible Redevelopment Opportunity!

Now leasing 1.56 acres with a 4,930 sq. ft. free standing restaurant in Old Saybrook Connecticut! The property is located just off Interstate-95, Exit 66 and positioned at a 4-way intersection, across the street from the Big Y Supermarket Plaza. This location offers excellent visibility in a high traffic retail corridor with over 11,000 vehicles per day. The property services neighboring towns such as Madison, Clinton, Westbrook, Old Lyme and Essex. Surrounded by both national and local tenants including, Big Y Supermarket, Ulta Beauty, Five Guy’s, Kohls, Econo Lodge Inn & Suites, Choice Pet and many more.

PROPERTY DETAILS Now Leasing	
BUILDING SUB-AREAS (SQ FT)	
DESCRIPTION	GROSS AREA
First Floor	4,930 SF
Outdoor Patio	2,332 SF
LOT SIZE	1.56 acres
PARKING	51 on-site spaces
ZONING	Gateway Business B-4 District (allows for many uses)
USE TYPE	Retail, medical, restaurant, service, or gas station
TAXES	\$20,217.14
RENT PRICE	Contact broker for pricing details



HIGHWAY ACCESS
Approximately 0.2 miles,
1 minute to I-95



DEMOGRAPHICS
Average Household Income:
Over \$156,000 within 5 miles



TRAFFIC COUNTS
High Traffic counts with over
11,000 vehicles per day





 **SUBJECT PROPERTY**

 **ANIMAL HOSPITAL**
of OLD SAYBROOK

 **West Marine**

 **GoHealth**
URGENT CARE

 **WAYBACK**
BURGERS

BOSTON POST ROAD

ROUTE 1

SPENCER PLAINS ROAD

DUNKIN'

BOSTON POST ROAD

ROUTE 1

 **LifeStorage**

 **Super 8**

INTERSTATE 95

ROUTE 166

FIVE GUYS
BURGERS and FRIES

 **T-Mobile**

CHOICE PET

 **ULTA**
BEAUTY

KOHL'S

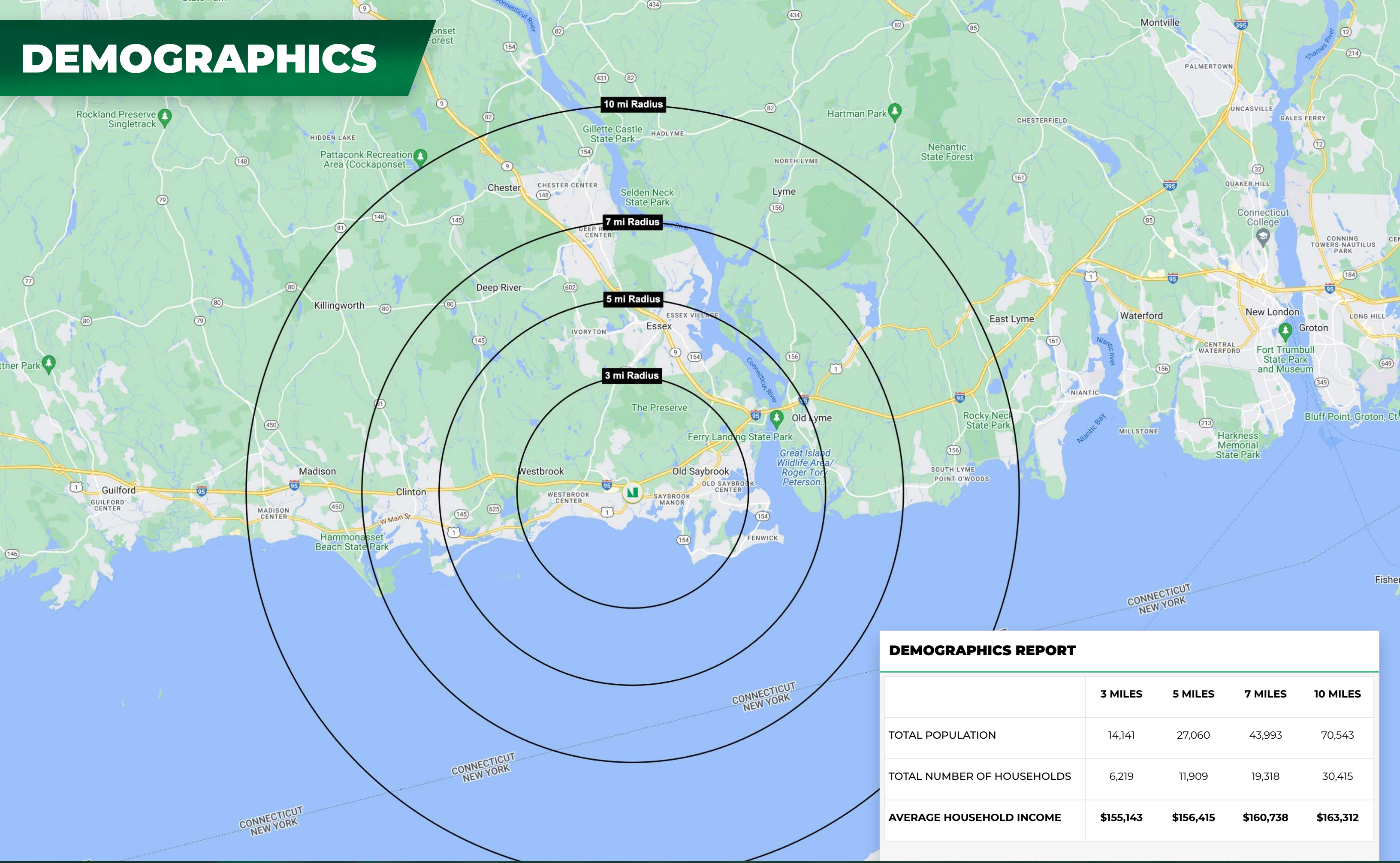
INTERSTATE 95

 **Big Y**

PROPOSED
 
CHASE



DEMOGRAPHICS



DEMOGRAPHICS REPORT

	3 MILES	5 MILES	7 MILES	10 MILES
TOTAL POPULATION	14,141	27,060	43,993	70,543
TOTAL NUMBER OF HOUSEHOLDS	6,219	11,909	19,318	30,415
AVERAGE HOUSEHOLD INCOME	\$155,143	\$156,415	\$160,738	\$163,312



4,930 SF on 1.56 AC

CONTACT

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