

**Available
For Sale or
For Lease**

BRAND NEW

RETAIL SHOPPING CENTER

SPACE FOR LEASE - PAD SITES AVAILABLE



COLMAN STREET - NEW LONDON, CT

- **At Traffic-lighted Intersection**
- **Directly Opposite McDonalds, Burger King, Taco Bell, Dunkin Donuts & Wendy's**
- **Near Over One Dozen New Car Dealers**
- **Close to High-volume Popeye's Chicken**
- **Access From Three Streets**
- **Great Visibility & Traffic**

CONTACT:

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New Retail Location on Colman Street

- ADDRESS:** 375-425 Colman Street, New London, CT 06320
- LOCATION:** The heart of New London's retail and service corridor.
- PROXIMITY:** Close to over 3 million SF of retail including a dozen automobile dealerships, Crystal Mall, Waterford Crossing, Target, Lowes, Home Depot, BJ's & Walmart
- AVAILABLE:** 2,000 to 25,000 SF Retail & Restaurant Space
- BUILDING AGE:** 2010. Under Development.
- ACRES:** 5 Acres
- FRONTAGE:** 775 Feet of road frontage. Colman Street: 525 Ft.; Cedar Grove: 250 Ft.
- DESCRIPTION:** Brand new retail/restaurant/service shopping center.
- FEATURES:**
- At traffic-lighted intersection
 - Great visibility & traffic
 - Directly across from multiple national QSRs
 - Near over a dozen car dealerships
 - Access from three streets
- TRAFFIC COUNT:** 14,100 Average Daily Traffic on Colman Street
- DEMOGRAPHICS:**
- | | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|--------------------------|---------------|----------------|----------------|
| Total Population: | 14,088 | 49,686 | 85,365 |
| Households: | 5,471 | 19,611 | 33,740 |
| Median Household Income: | \$32,908 | \$46,200 | \$46,366 |
| Daytime Population: | 11,000 | 48,640 | 75,670 |
- PARKING:** 135 Spaces
- UTILITIES:** City Water & Sewer, Natural Gas
- ZONING:** C-1 Commercial; Permitted uses include: Retail Stores, Car Dealerships & Repair Shops, Restaurants, and many other commercial uses.
- FOR LEASE:** \$15 per Square Foot, NNN. See Broker for pad site rates.
- FOR SALE:** See Broker for pad site pricing.
- DELIVERY:** Warm Vanilla Shell.

For more detailed information, please contact:

TIMOTHY A. LONDREGAN

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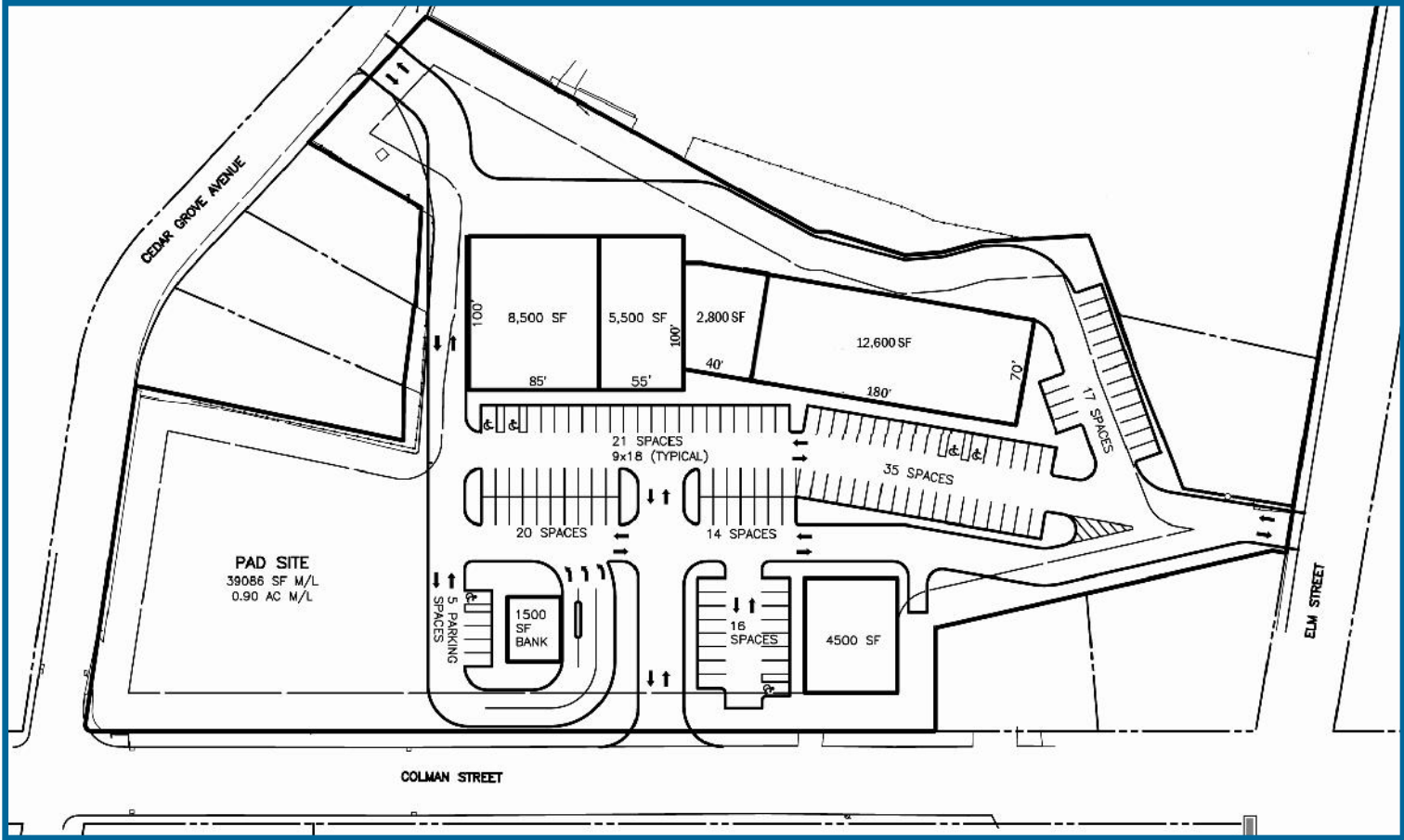
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BROKERS PARTICIPATION INVITED

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice.

Site Plan



Aerial View





- Additional Businesses near 375-425 Colman Street**
- Chills
 - CVS
 - Holiday Inn
 - Marshalls
 - Outback Steakhouse
 - Rite Aid
 - Shop Rite
 - Verizon
 - West Marine
- Businesses in Waterford at or near The Crystal Mall**
- Best Buy
 - Big Y
 - Borders
 - Cold Stone
 - CVS
 - Dicks
 - Gap
 - Home Depot
 - JC Penny
 - Lowe's
 - Macys
 - Michael's Arts & Crafts
 - Nextel
 - Old Navy
 - Olive Garden
 - Radio Shack
 - Raymour & Flanagan
 - Ruby Tuesdays
 - Sears
 - Target
 - T-Mobile
 - Sprint
 - Stop & Shop
 - Strawberries
 - Verizon
 - Walmart