WATERFORD PLAZA

117 Boston Post Road | Waterford, CT

JOIN STOP & SHOP AND DOLLAR TREE

Space Available:

Space #2:	±2,400 SF
Space #6:	±4,500 SF endcap (divisible)
Space #8:	±6,820 SF former restaurant
Space #9:	±20,520 SF pre-leasing
	±27,340 SF (#8 & #9 combined)
Space #14:	±3,268 SF proposed drive-thru

Proposed Space:

A:	±5,500 SF proposed
B:	±3,150 SF drive-thru
C:	±2,096 SF proposed drive-thru

Demographics	1 Mile	3 Miles	5 Miles
Population	7,559	46,609	78,153
Average HH Income	$58,090	$72,096	$77,293
Annual Retail Expenditure	$70.9M	$481M	$849M

Additional Information:

- GLA: 131,347
- Center will be repainted SWATCH
- Dominant full service supermarket in trade area
- 22,000 cars per day on Boston Post Rd
- 3 miles to I-95 (10 min drive)
- Further details available upon request

For More Information, Please Contact:
EXCLUSIVE AGENT | Colleen Quinn
Mobile: 914.319.2652
colleen@quinncommercialproperties.com

Quinn Commercial Properties,LLC
228 East Route 59
Nanuet, New York 10954-2964
Office: 914.461.3366 Fax: 914.461.3299

Quinn

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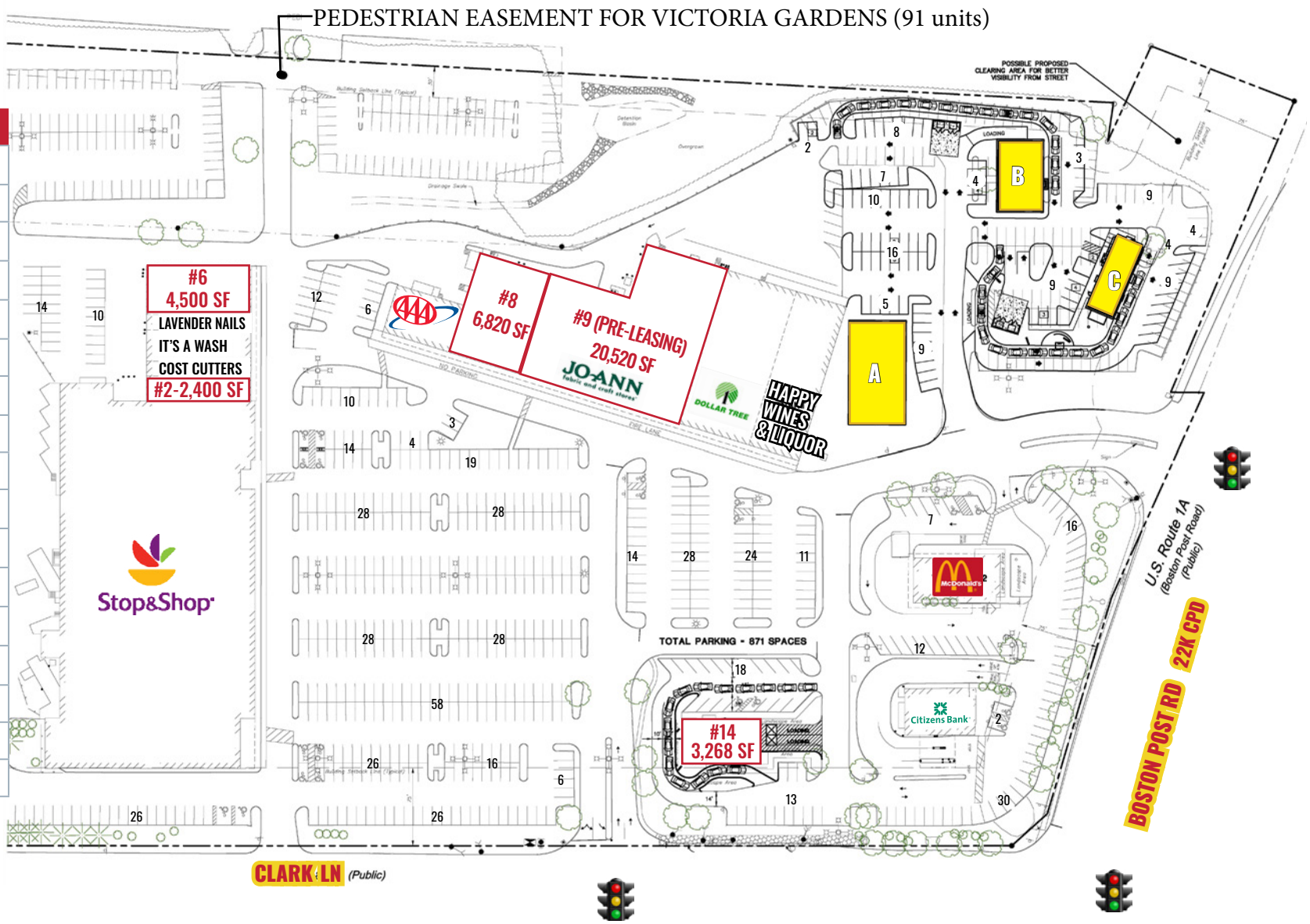
	TENANT	±SF
1	Super Stop & Shop	65,120
2	**AVAILABLE**	**2,400**
3	Cost Cutters	1,423
4	It's A Wash Laundromat	3,000
5	Lavender Nails	1,500
6*	**AVAILABLE (divisible)**	**4,500**
7	AAA	3,196
8**	**AVAILABLE**	**6,820**
9**	**Joann Fabrics (Pre-Leasing)**	**20,520**
10	Dollar Tree	10,700
11	Happy Wines & Liquor	3,000
12	McDonald's	3,100
13	Citizens Bank	2,800
14	**AVAILABLE PAD**	**±3,268**
A	**Proposed Development**	**5,500**
B	**Proposed Development**	**3,150**
C	**Proposed Development**	**2,096**

**Divide #6: #6A 1,500 SF, #6B 3,000 SF*
***Combine #8 and #9 for ±27,340 SF*



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Nearby Colleges & Enrollment

Mitchell College Enrollment: 707 Tuition: $32,442	New London, Connecticut	2 miles from Waterford center
United States Coast Guard Academy Enrollment: 1,044 Tuition: $0	New London, Connecticut	2 miles from Waterford center
University of Connecticut Avery Point Enrollment: 657 Tuition: $12,838	Groton, Connecticut	4 miles from Waterford center
Lyme Academy College of Fine Arts Enrollment: Tuition: $30,456	Old Lyme, Connecticut	11 miles from Waterford center
Three Rivers Community College Enrollment: 4,187 Tuition: $4,356	Norwich, Connecticut	11 miles from Waterford center
Eastern Connecticut State University Enrollment: 5,282 Tuition: $10,919	Willimantic, Connecticut	26 miles from Waterford center
Middlesex Community College Enrollment: 2,682 Tuition: $4,276	Middletown, Connecticut	28 miles from Waterford center
Wesleyan University Enrollment: 3,213 Tuition: $52,804	Middletown, Connecticut	31 miles from Waterford center
Holy Apostles College and Seminary Enrollment: 525 Tuition: $7,750	Cromwell, Connecticut	32 miles from Waterford center
University of Connecticut Enrollment: 27,578 Tuition: $14,880	Storrs, Connecticut	33 miles from Waterford center
University of Rhode Island Enrollment: 18,089 Tuition: $13,792	Kingston, Rhode Island	32 miles from Waterford center
Manchester Community College Enrollment: 6,321 Tuition: $4,276	Manchester, Connecticut	36 miles from Waterford center
Quinebaug Valley Community College Enrollment: 1,524 Tuition: $4,306	Danielson, Connecticut	35 miles from Waterford center
Goodwin College Enrollment: 3,410 Tuition: $20,888	East Hartford, Connecticut	38 miles from Waterford center
Quinnipiac University Enrollment: 10,200 Tuition: $46,780	Hamden, Connecticut	40 miles from Waterford center

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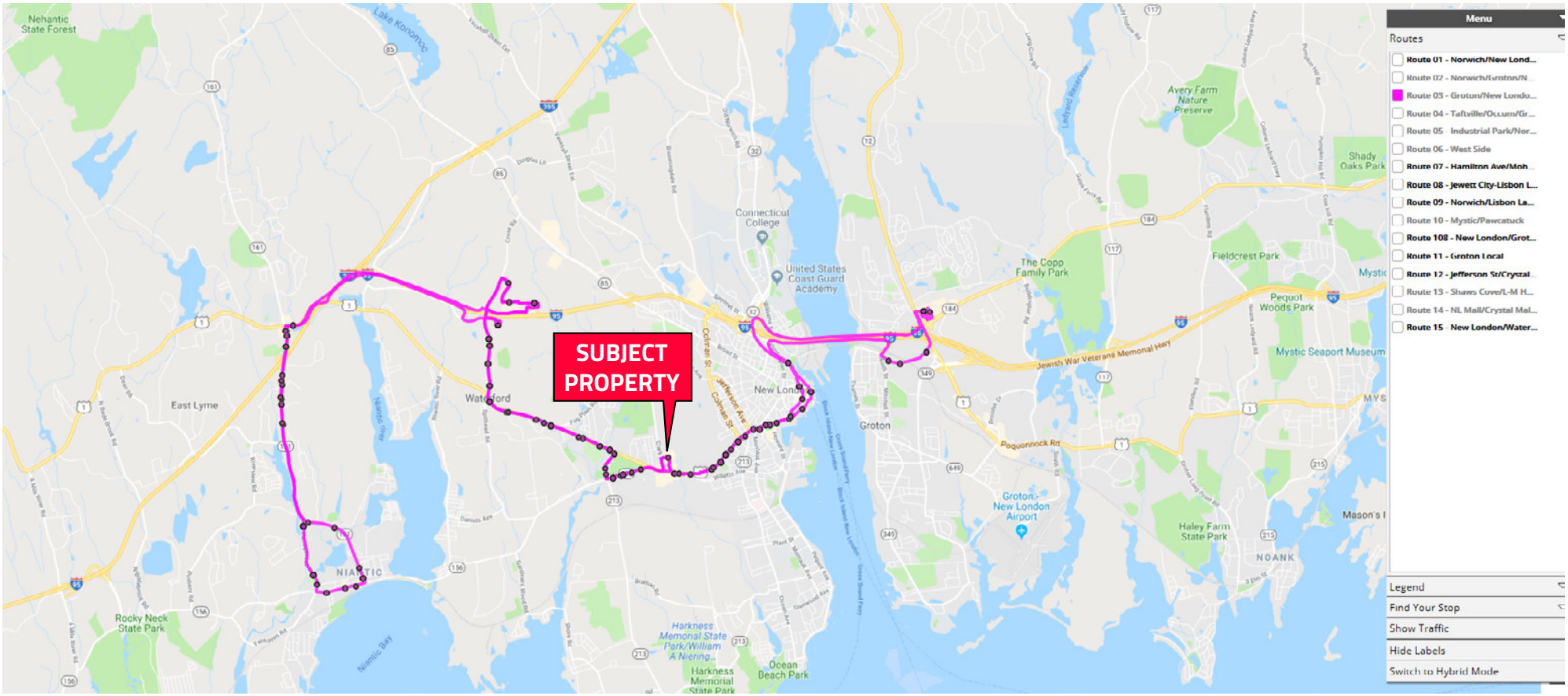
New London Bus Route



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