

SHOPPES AT OLD SAYBROOK

901 Boston Post Rd. (Route 1) Old Saybrook, CT



PROPERTY OVERVIEW

ADDRESS	901 Boston Post Rd, Old Saybrook, CT 06475		FEATURES
LEASING	BUILDING A	4,379 SF & 2,000 SF	High traffic retail corridor on Route 111
	BUILDING B	± 21,000 SF & ±4,100 SF	Located in an active shoreline community
USES	Retail, restaurant, medical, fitness or office		Join Ocean State Job Lot, Town Fair Tire, O'Reilly Auto Dollar Tree and many more.
PARKING	250+ on-site spaces		

ABOUT US

New England Retail Properties, Inc. is a full service commercial real estate development and brokerage company specializing in shopping center leasing, development and investment sales.

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BUILDING A & BUILDING B | SPACES FOR LEASE



BUILDING A	TENANT	SIZE
A1	Town Fair Tire	6,962 SF
A2	Dollar Tree	9,114 SF
A3	AVAILABLE	4,379 SF
A4	Cedar Chest Consignments	5,720 SF
A5	Ocean Star Nail Spa	2,000 SF
A6	AVAILABLE	2,000 SF



BUILDING B	TENANT	SIZE
B1	Ocean State Job Lot	±40,000 SF
B2	AVAILABLE (CAN BE DIVIDED)	±21,000 SF
B3	AVAILABLE	±4,100 SF

CURRENT TENANTS | SHOPPES AT OLD SAYBROOK



BUILDING A		
A1	Town Fair Tire	6,692 SF
A2	Dollar Tree	9,114 SF
A3	AVAILABLE	4,379 SF
A4	Cedar Chest Consignment	5,720 SF
A5	Ocean Star Nail Salon	2,000 SF
A6	AVAILABLE	2,000 SF

BUILDING B		
B1	Ocean State Job Lot	40,000 SF
B2	AVAILABLE (CAN BE DIVIDED)	±21,000 SF
B3	AVAILABLE	±4,100 SF
BUILDING C		
C1	O'Reilly Auto Parts	GROUND LEASE
BUILDING D		
D1	Monro Auto Service	GROUND LEASE

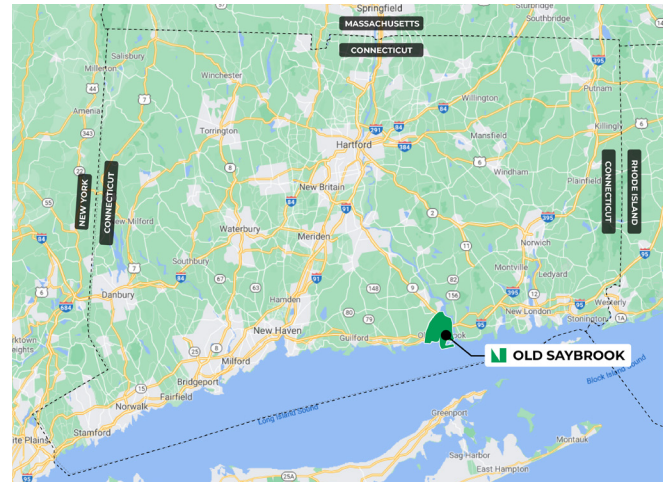
OLD SAYBROOK | BOSTON POST ROAD (ROUTE 1)



901 Boston Post Rd. Old Saybrook, CT

HIGHLIGHTS

- Active shoreline community with great visibility from Boston Post Road (Route 1).
- Serving neighboring towns such as Old Lyme, Westbrook and Essex.





901 BOSTON POST RD.

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL POPULATION

3,373

12,347

23,409

TOTAL # OF HOUSEHOLDS

1,529

5,477

10,520

AVG. HOUSEHOLD INCOME

\$106,479

\$115,889

\$127,780

TRAFFIC COUNTS

ROUTE 1 (BOSTON POST RD.)

23,001 VPD

INTERSTATE-95 (EXIT 67)

60,297 VPD

ROUTE 154 (MAIN ST.)

13,696 VPD

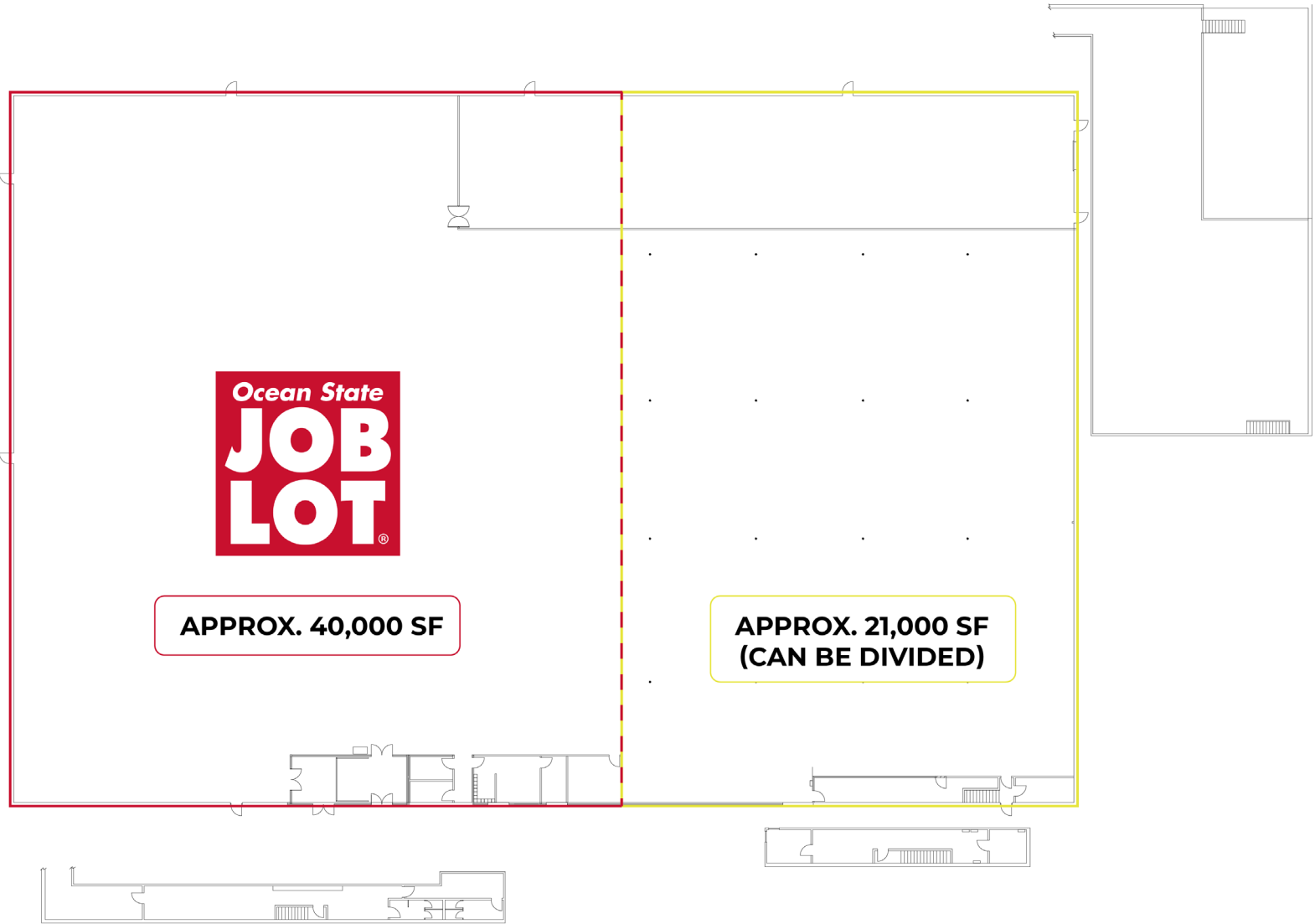


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BUILDING B | FLOOR PLAN



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