

WILLBROOK SHOPPING CENTER

196-210 Main St. (Route 154) Old Saybrook, CT



PROPERTY OVERVIEW

ADDRESS	196-210 Main Street, (Route 154) Old Saybrook, CT 06475
LOCATION	Prime location on Main Street in Downtown Old Saybrook
FOR LEASE	1,556 SF space and 1± acre pad site available
LOT SIZE	5± acres
PARKING	Over 250+ spaces on-site
USES	Retail, medical, office or restaurant

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.

New England Retail Properties Inc.
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EXCLUSIVE BROKER

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BUILDING B | SPACE FOR LEASE



SPACE	TENANT	SIZE
B1	Middletown Adult Education #1	1,680 SF
B2	The Dead Whale Tattoo Studio	1,680 SF
B3	Elegance Nails	1,680 SF
B4	Fantasia Consignments	1,540 SF
B5	AVAILABLE	1,556 SF
B6	AAA Insurance	3,600 SF
B7	AJ Noodle Bar	1,650 SF
B8	Achieve Wellness Chiropractic	1,700 SF
B9	Kindred at Home	3,547 SF
B10	Middletown Adult Education #2	1,125 SF



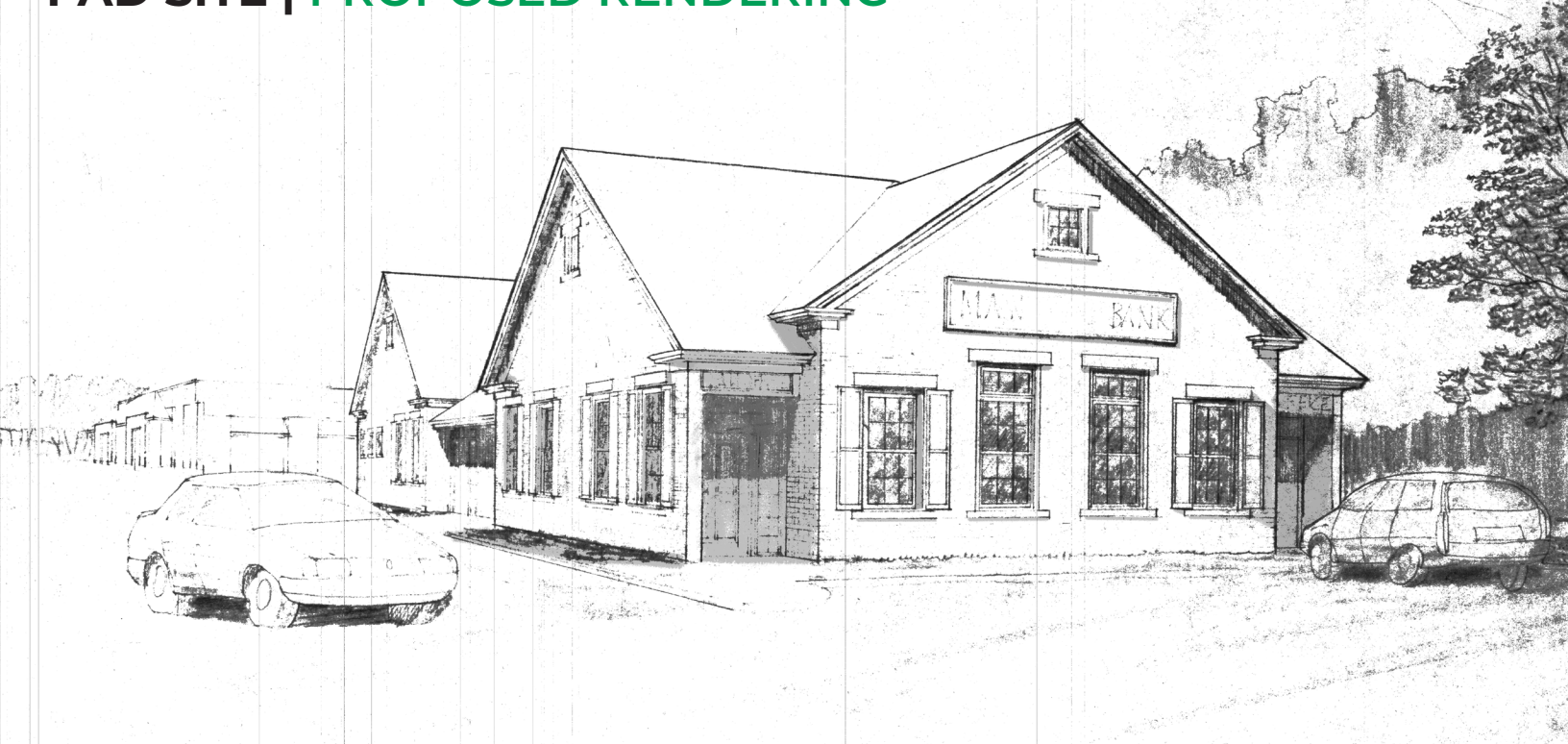
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PAD SITE | PROPOSED RENDERING



DETAILS

PAD SIZE	1± acre pad site
TYPE	Build-to-suit or ground lease
LOCATION	Excellent visibility from Main Street
LOT SIZE	5± acres
USES	Bank, retail, medical, or restaurant



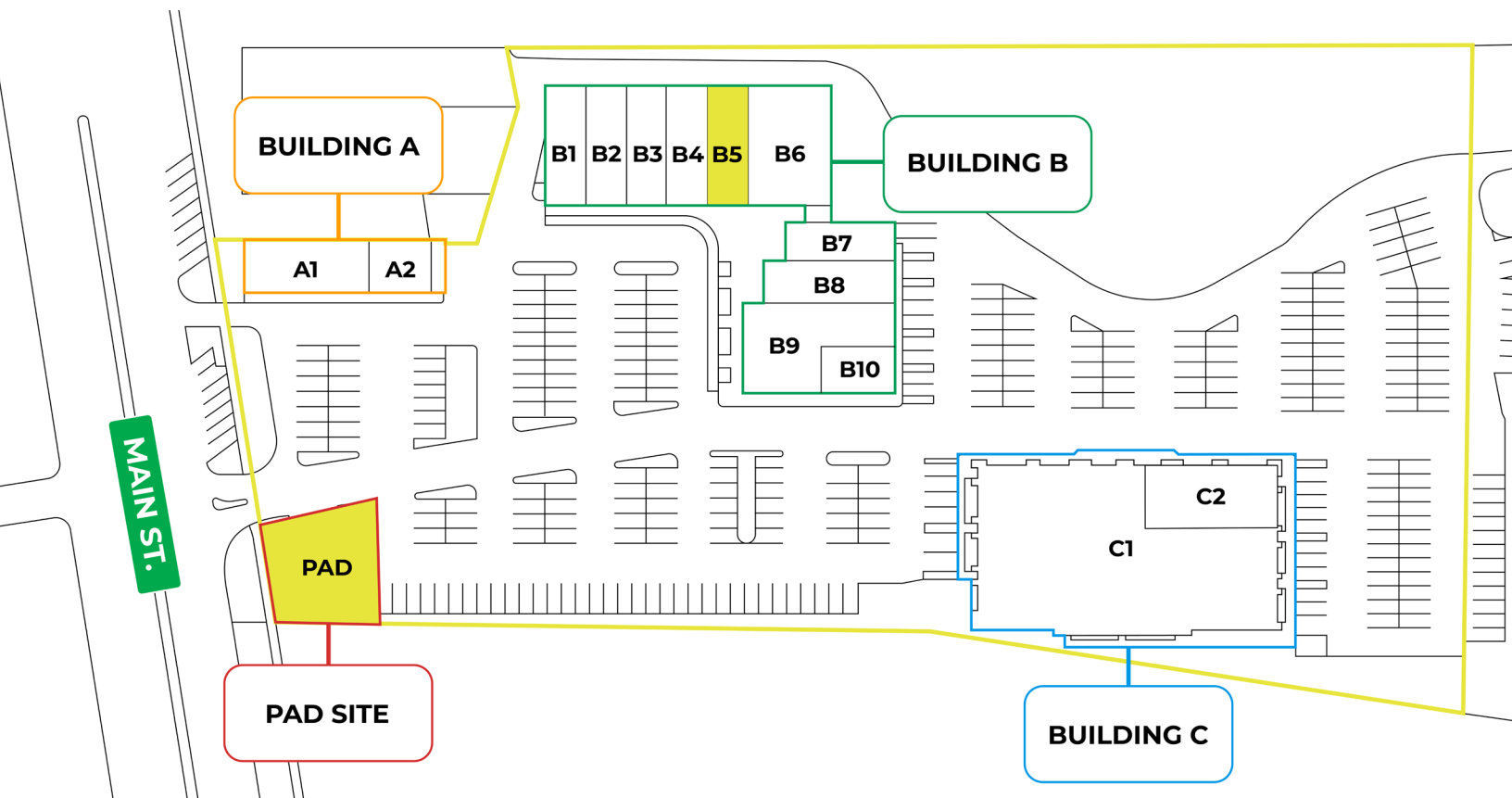
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CURRENT TENANTS | WILLBROOK SHOPPING CENTER



BUILDING A

A1	Paperback Cafe	1,980 SF
A2	Fiore Pizzeria	1,320 SF

BUILDING B

B1	Middletown Adult Education #1	1,680 SF
B2	The Dead Whale Tattoo Studio	1,680 SF
B3	Elegance Nails	1,680 SF
B4	Fantasia Consignments	1,540 SF
B5	AVAILABLE	1,556 SF
B6	AAA Insurance	3,600 SF
B7	AJ Noodle Bar	1,650 SF
B8	Achieve Wellness Chiropractic	1,700 SF
B9	Kindred at Home	3,547 SF
B10	Middletown Adult Education #2	1,125 SF

BUILDING C

C1	BAM FITNESS	17,384 SF
C2	Rise Martial Arts	2,000 SF

PAD SITE

PAD	AVAILABLE	1± ACRES
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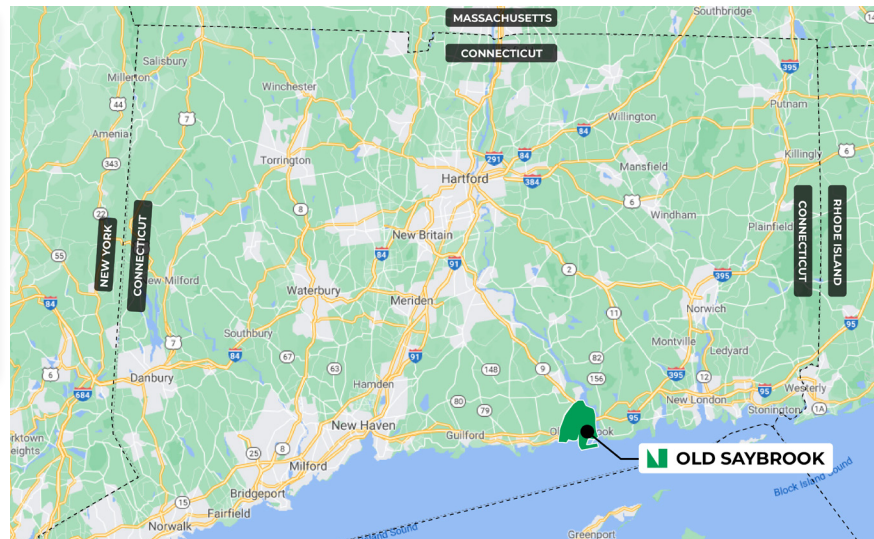
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OLD SAYBROOK | MAIN STREET



HIGHLIGHTS

- Centrally located in Downtown Old Saybrook
- Great visibility from Main Street (Route 154)
- Heavily trafficked area (13,696 VPD)
- 1.0 mi / 3 min to Interstate-95 North and South



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OLD SAYBROOK, CT



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL POPULATION

3,185

11,186

22,801

TOTAL # OF HOUSEHOLDS

1,470

4,976

10,272

AVG. HOUSEHOLD INCOME

\$117,054

\$122,324

\$133,045

TRAFFIC COUNTS

MAIN STREET (ROUTE 154)

13,696 VPD



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