



New England  
Retail Properties, Inc.

# NEW DEVELOPMENT COMING SOON



**THE SHOPS AT  
ELM STREET SQUARE**



**Lia**  
Volkswagen of Enfield

ELM STREET

ELM STREET



**MATT HALPRIN**  
D: 860.529.9000 X 105  
halprinm@newenglandretail.com  
www.newenglandretail.com

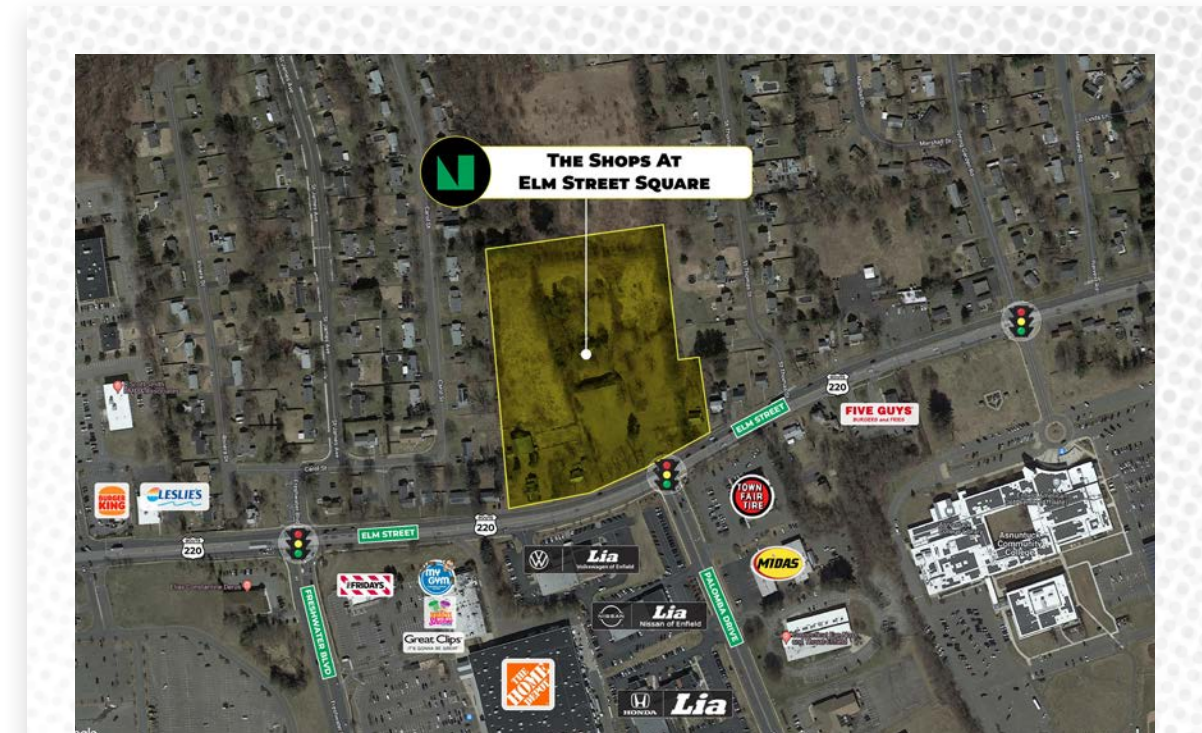
*The Shops at Elm Street Square*  
147 Elm Street (Route 220), Enfield, CT



# THE SHOPS AT ELM STREET SQUARE



PROPERTY DETAILS   Now Leasing	
AVAILABLE	1,500 - 42,000 SF (to be built)
PROPERTY SIZE	±10.10 Acres
PROPERTY USE	Retail / Service / Medical / Restaurant



This up and coming development has excellent visibility from Elm Street (Route 220), which has a traffic count of over 27,000 vehicles per day. There will be a 4-way stoplight at the intersection Elm Street and Palomba Avenue, allowing for easy access into the new shopping center.

The subject property is located in the heart of the Enfield retail corridor and just down the road from the Enfield Square Mall. Surrounded by well-known national retailers such as, The Home Depot, Costco, Kohls, Target, Starbucks and many more.

**INTERSTATE 91 HIGHWAY ACCESS**  
Approximately 0.6 miles, 2 minutes to I-91

**DEMOGRAPHICS**  
Heavily populated area: +80,000 people within 5 miles

**TRAFFIC COUNTS**  
Strong traffic counts +27,000 vehicles per day on Elm St.







# PROPOSED SITE PLAN

PROPOSED  
OPEN SPACE  
5.17 ± Acres

**PROPOSED  
BUILDING #2  
5,332 SF**

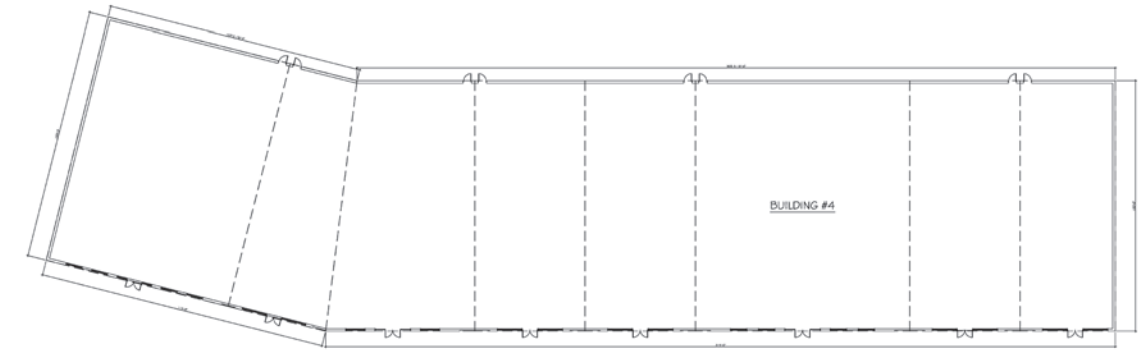
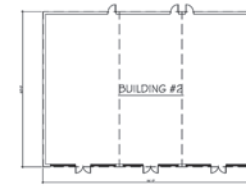
**PROPOSED  
BUILDING #3  
7,140 SF**

**PROPOSED  
BUILDING #4  
41,747 SF**

**PROPOSED  
BUILDING #1  
1,577 SF**



# PROPOSED BUILDING DESIGN





**KOHL'S** **SALLY BEAUTY** **FAMOUS footwear**

**Ocean State JOB LOT** **Chicago SAM'S** **Public Storage**

**Starbucks** **BURGER KING** **McDonald's** **THE VITAMIN SHOPPE**

**DUNKIN'** **Golden Nozzle CarWash**

**LESLIE'S** **BURGER KING**

**McNally Brothers**  
ORAL & MAXILLOFACIAL SURGERY

**BLUSH** **ADVANCED ORTHOPEDICS**  
NEW ENGLAND



**ENFIELD SQUARE**

**Target** **claire's** **Wendy's** **Friendly's**

**STARBUCKS** **CINEMARK** **GameStop** **T-Mobile**

**Bath & Body Works** **Mobil**

**petco** **Marshalls** **DSW**

**Meat 'n' More** **ALDI** **HOME SENSE** **Jersey Mike's** **Olive Garden**

**Chick-fil-A** **OLD NAVY** **Red Robin**

**Michael's** **BARNES & NOBLE** **AAA**

**LENSCRAFTERS** **STARBUCKS** **ULTA BEAUTY**

**ShopRite** **Burlington** **TACO BELL** **McDonald's**

**T.J. maxx** **d'angelo** **DUNKIN'**

**Firestone** **TOWN FAIR TIRE**

**MIDAS** **UNITED STATES POSTAL SERVICE**

**Lia** Volkswagen of Enfield **Lia** HYUNDAI

**HONDA Lia** **GALE TOYOTA** Family Owned Since 1969!

**NISSAN Lia** Nissan of Enfield

**THE HOME DEPOT** **COSTCO WHOLESALE** **PC RICHARD & SON** **DICK'S SPORTING GOODS**

**FRIDAYS** **Panera** **my gym** **JOANN** **Auto Zone** **DOLLAR TREE**

**Big Y** **TSC TRACTOR SUPPLY CO**

**Walgreens** **goodwill**

**WESTFIELD BANK** **WoodTap**

**STOP & SHOP**

**Ninety Nine 99** **ups**

**Advance Auto Parts**

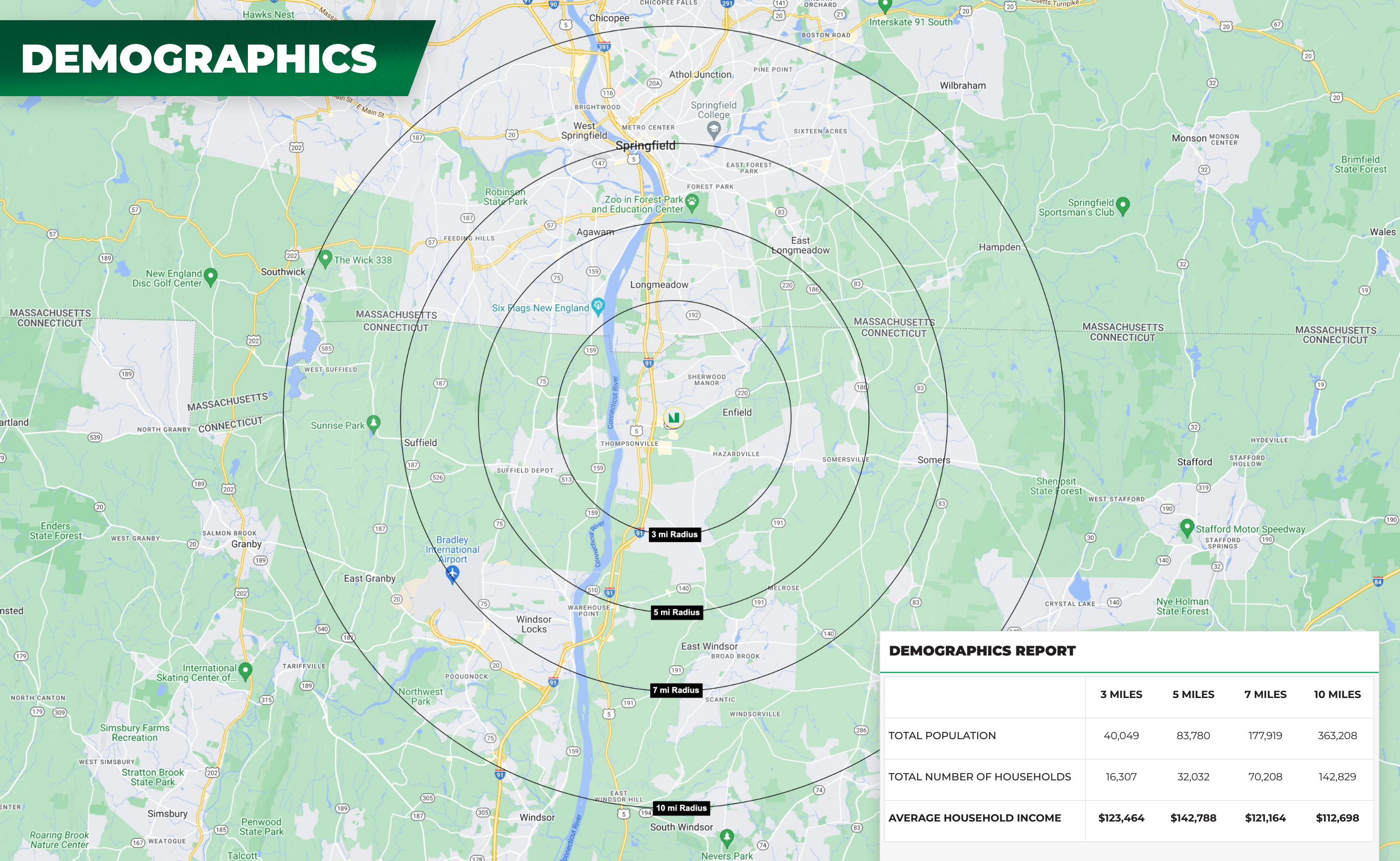
**KeyBank** **CVS** **HOT TABLE**

**FAMILY FORD** **M&T Bank**

**PHYSICIANONE URGENT CARE** **SHERWIN-WILLIAMS**

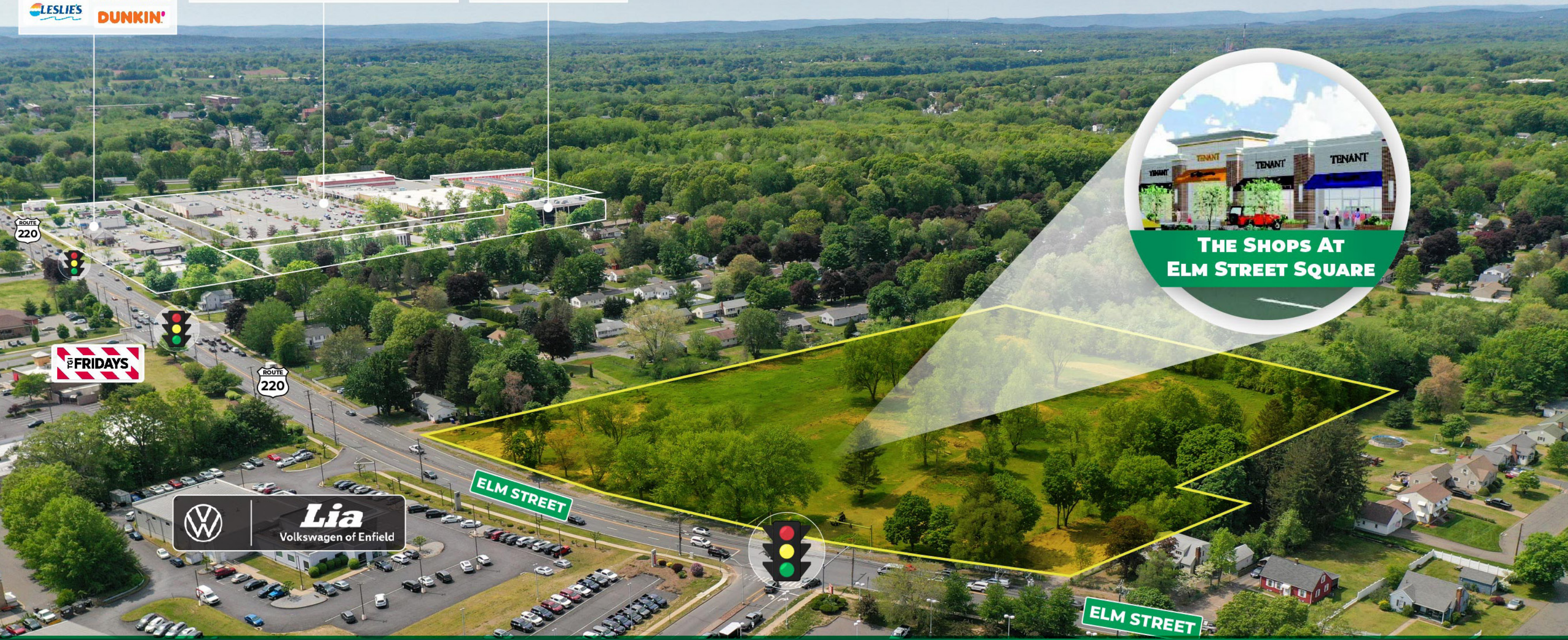
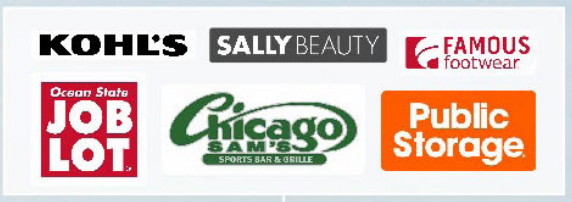


# DEMOGRAPHICS



DEMOGRAPHICS REPORT				
	3 MILES	5 MILES	7 MILES	10 MILES
TOTAL POPULATION	40,049	83,780	177,919	363,208
TOTAL NUMBER OF HOUSEHOLDS	16,307	32,032	70,208	142,829
AVERAGE HOUSEHOLD INCOME	\$123,464	\$142,788	\$121,164	\$112,698





## CONTACT

Matt Halprin  
 D: 860.529.9000 X 105 | C: 860.729.6810  
 E: halpinm@newenglandretail.com  
 www.newenglandretail.com



NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.