



New England
Retail Properties, Inc.

AVAILABLE FOR LEASE



1,240 SF



KERRY WOOD
D: 860.529.9000 X 102
kwood@newenglandretail.com
www.newenglandretail.com

1,240 Sq. Ft. In-line Space
366 Cromwell Avenue, Cromwell, CT 06067

NOW LEASING



PROPERTY DETAILS | Now Leasing

SPACE SIZE	1,240 SF
DIMENSIONS	16 ft. X 65 ft.
RENT PRICE	\$2,790/ month + tenant pays gas & electric
PARKING RATIO	3.85 / 1,000 SF
USE TYPE	Retail / Medical / Restaurant



Now leasing 1,240 SF of in-line space in Rocky Hill! The subject property is located on a busy corner of Cromwell Avenue (Route 3) and New Britain Avenue. This property offers excellent visibility in a high traffic retail corridor with over 17,000 vehicles per day. Surrounded by both national and local tenants including, CVS, Wayback Burgers, Ninja Japan, Webster Bank and Big Y Supermarket. The current occupying tenants at 366 Cromwell Avenue are Labcorp, Pete's Pizza Palace and Rocky Hill Community Pharmacy.



HIGHWAY ACCESS
Approximately 1.1 miles,
3 minute to I-91



DEMOGRAPHICS
Heavily populated area:
+130,000 people within 5 miles



TRAFFIC COUNTS
High Traffic counts with over
17,000 vehicles per day

1,240 SF

labcorp

ROCKY HILL COMMUNITY **PHARMACY**

PETE'S
Pizza Palace

Ninja Japan

WAYBACK
BURGERS
SINCE '91

COOPER BEECH DR

CROMWELL AVE

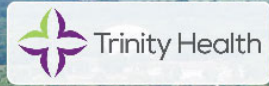


WELLS FARGO



ExxonMobil

nutmeg state
financial credit union



DUNKIN'

Domino's

kiwi SPOON



Santander



Ninja Japan



366 CROMWELL AVE



Webster

NEIGHBORHOOD SMOKE & VAPE

SUBURBAN LIQUOR SHOP



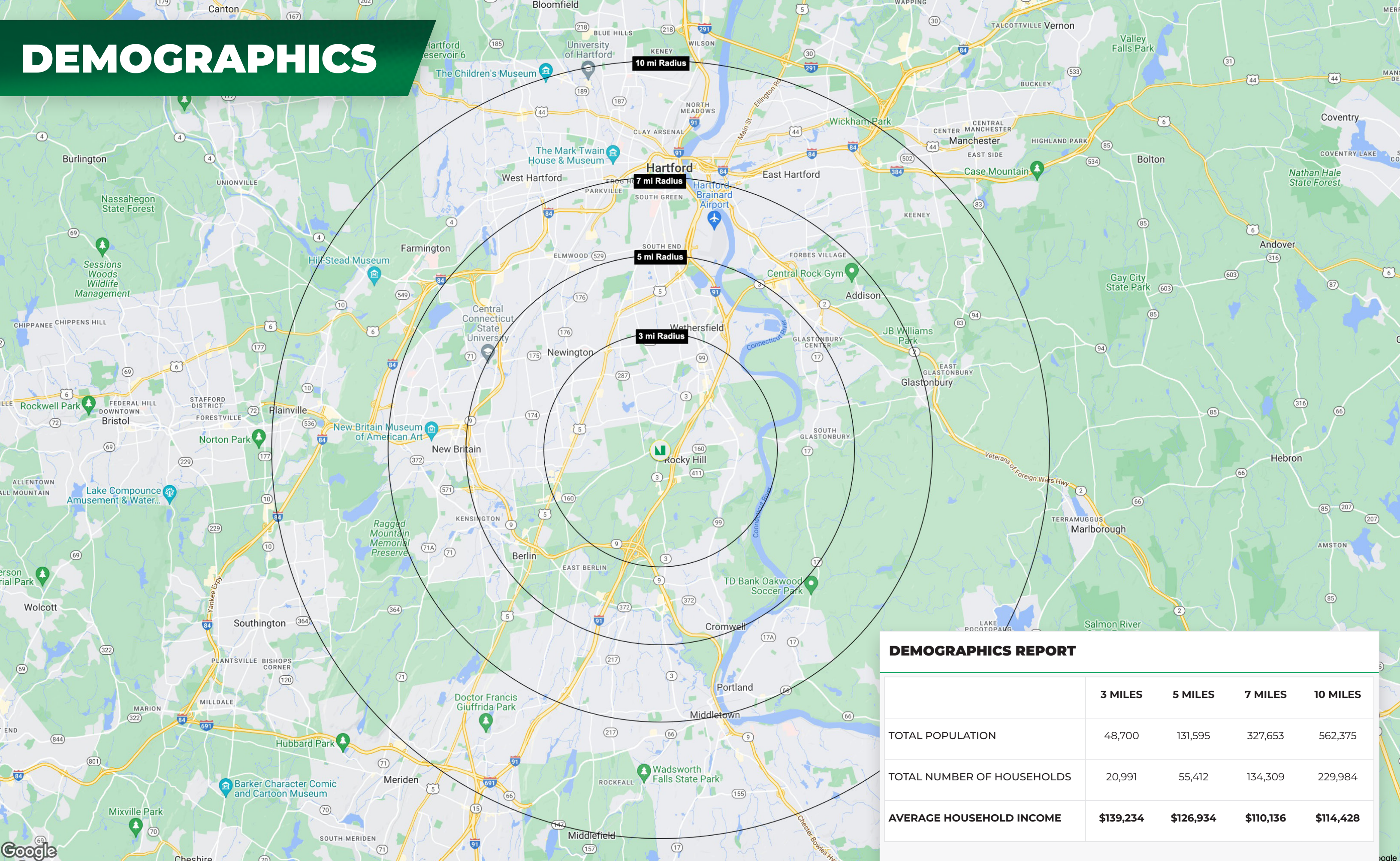
COOPER BEECH DR

NEW BRITAIN AVE





DEMOGRAPHICS



DEMOGRAPHICS REPORT				
	3 MILES	5 MILES	7 MILES	10 MILES
TOTAL POPULATION	48,700	131,595	327,653	562,375
TOTAL NUMBER OF HOUSEHOLDS	20,991	55,412	134,309	229,984
AVERAGE HOUSEHOLD INCOME	\$139,234	\$126,934	\$110,136	\$114,428



CONTACT

Kerry Wood
D: 860.529.9000 X 102 | C: 203.502.1794
E: kwood@newenglandretail.com
www.newenglandretail.com

 **New England**
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