

# WILLBROOK SHOPPING CENTER

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



**UP TO 3,547 SF**

**1± ACRE PAD**

**MAIN ST.**

## PROPERTY OVERVIEW | PAD SITE BUILD-TO-SUIT OR GROUND LEASE

**ADDRESS** 196-210 Main Street (Route 154), Old Saybrook, CT 06475

DETAILS		FEATURES
LEASING	1± Acre Pad Site & 3,547 SF Space	<ul style="list-style-type: none"> <li>• Drive-thru bank opportunity in this fully leased shopping center</li> <li>• Great visibility from Main Street (Route 154)</li> <li>• Centrally located in Downtown Old Saybrook</li> <li>• Active shoreline community with strong demographics</li> <li>• 1.0 mi / 3 min to Interstate-95 North and South</li> </ul>
TYPE	Build-to-suit or Ground Lease	
PARKING	+250 on-site spaces	
TAXES	\$25,422 (annually)	
USE	Retail, medical or drive-thru bank	

### 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.**  
150 Hartford Ave. Wethersfield, CT 06109  
info@newenglandretail.com  
860.529.9000

**EXCLUSIVE BROKER**  
Matt Halprin  
D: 860.529.9000 X 105 | C: 860.729.6810  
halprinm@newenglandretail.com



**BUILDING B | TENANT ROSTER**

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	SeaSalt Medical Aesthetics	1,556 SF
B6	AAA Insurance	3,600 SF
B7	AJ Noodle Bar	1,650 SF
B8	Achieve Wellness Chiropractic	1,700 SF
<b>B9</b>	<b>AVAILABLE (CAN BE DIVIDED)</b>	<b>3,547 SF</b>
B10	Middletown Adult Education #2	1,125 SF

**PAD SITE | PROPOSED RENDERING**



**DETAILS**

<b>PAD SIZE</b>	1± acre pad site
<b>TYPE</b>	Build-to-suit or ground lease
<b>LOCATION</b>	Excellent visibility from Main Street
<b>TOTAL LOT SIZE</b>	5± acres
<b>USES</b>	Retail, medical or drive-thru bank branch

**1± ACRE PAD**

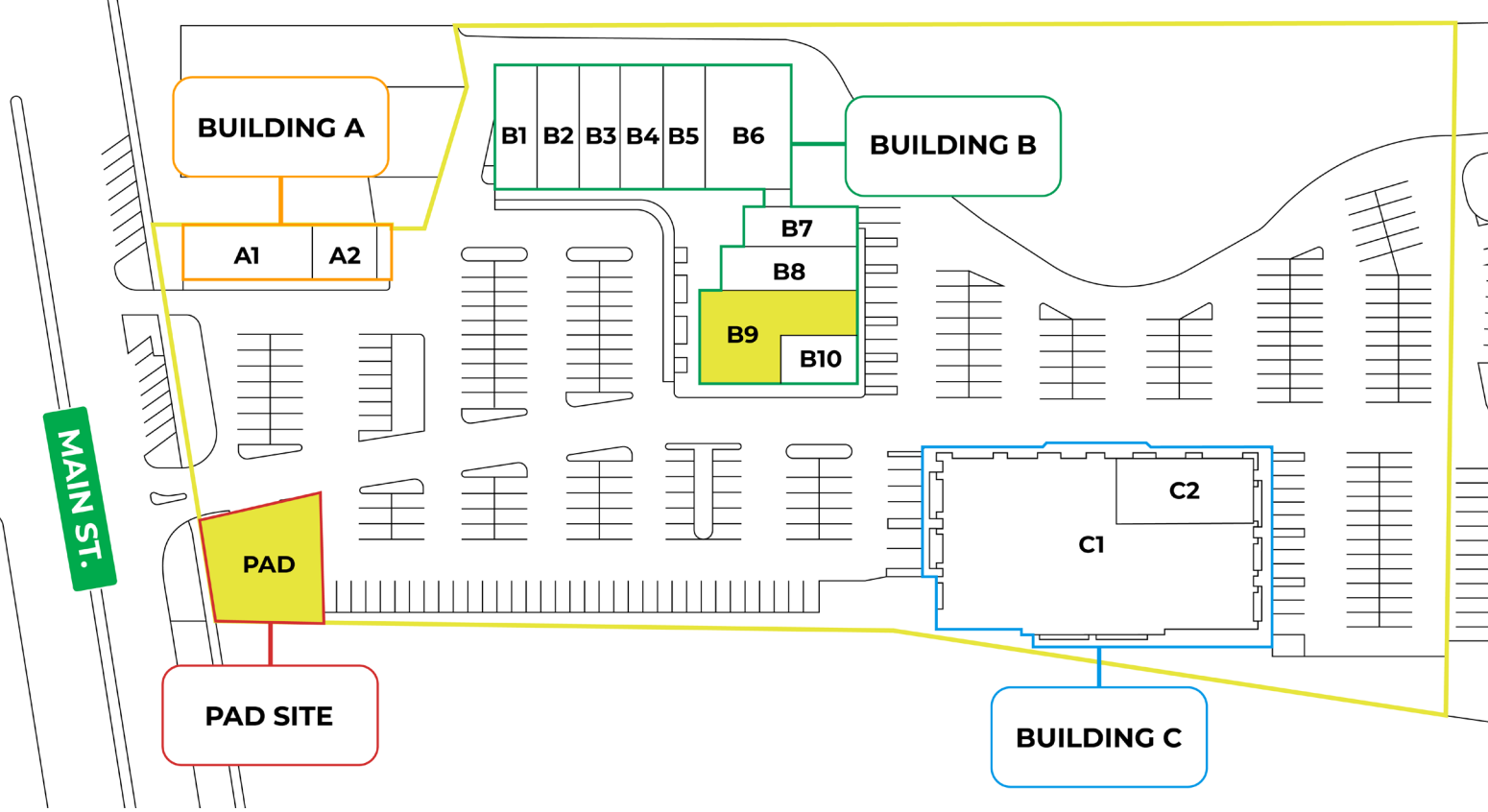


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**CURRENT TENANTS | WILLBROOK SHOPPING CENTER**



**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	SeaSalt Medical Aesthetics	1,556 SF
B6	AAA Insurance	3,600 SF
B7	AJ Noodle Bar	1,650 SF
B8	Achieve Wellness Chiropractic	1,700 SF
<b>B9</b>	<b>AVAILABLE (CAN BE DIVIDED)</b>	<b>3,547 SF</b>
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**



**OLD SAYBROOK, CT**



DEMOGRAPHICS REPORT	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	12,313	24,238	72,807
TOTAL # OF HOUSEHOLDS	5,424	10,671	31,334
AVG. HOUSEHOLD INCOME	\$122,097	\$151,045	\$133,758

TRAFFIC COUNTS			
Main Street (Route 154)	9,365 VPD	Boston Post Road (Route 1)	15,015 VPD