



New England
Retail Properties, Inc.

NOW SELLING 50.63 ACRES



EXCLUSIVE BROKER

MATT HALPRIN

D: 860.529.9000 X 105

halprinm@newenglandretail.com

www.newenglandretail.com

EXCELLENT DEVELOPMENT OPPORTUNITY!

50 East Hampton Road, Marlborough, CT

OVERVIEW



PROPERTY DETAILS | Now Selling

| | |
|--------------------------------|--|
| LOT SIZE | 50.63 Acres (can be divided) |
| PROPOSED | Up to 45,000 SF to be built |
| USES | Retail, medical, office or mixed-use residential |
| ALL UTILITIES AVAILABLE | |

This vacant 50 acre parcel is an excellent development opportunity, with plans proposed to build up 45,000 SF, ideal for residential, apartments, condominiums and retail. Positioned amidst a thriving mix of national and local businesses, and just minutes away from Route 2, Exit 13 this location promises both visibility and convenience.



HIGHWAY ACCESS

Approximately 0.5 miles, 1 minute to Route 2



DEMOGRAPHICS

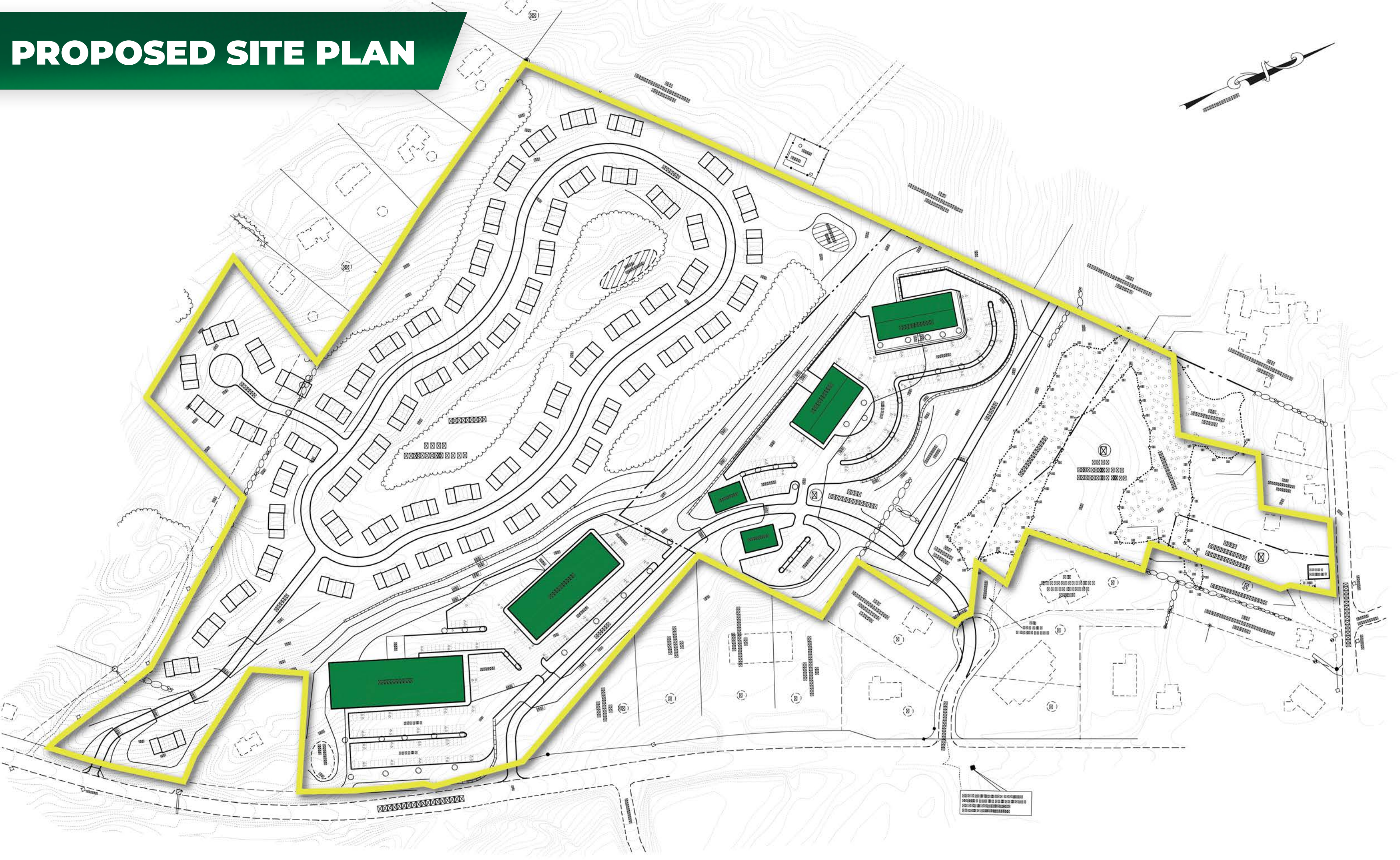
Average Household Income: Over \$174,000 within 5 miles



HIGH TRAFFIC AREA

High traffic retail corridor with over 13,000 VPD

PROPOSED SITE PLAN



 **50.63 ± ACRES**

the BARN
The Shops at Marlborough Barn

SADLER'S
RESTAURANT • BAKERY

Zina's CUCINA

RANUNCULUS
FLOWER SHOPPE

STUDIO 31B

M+ Middlesex Health

TOWN HALL

SUBWAY

DOUG'S BARBER & STYLING SHOP

COUNTRY ROADS WINE & LIQUOR

Big Y

M/T

MARLBOROUGH BIRD & ANIMAL HOSPITAL

DUNKIN'

LIBERTY BANK

Marlborough PIZZA & Restaurant
Where Tradition Meets Innovation!

GOOD HAIR DAY

MARLBOROUGH COUNTRY BAKERY

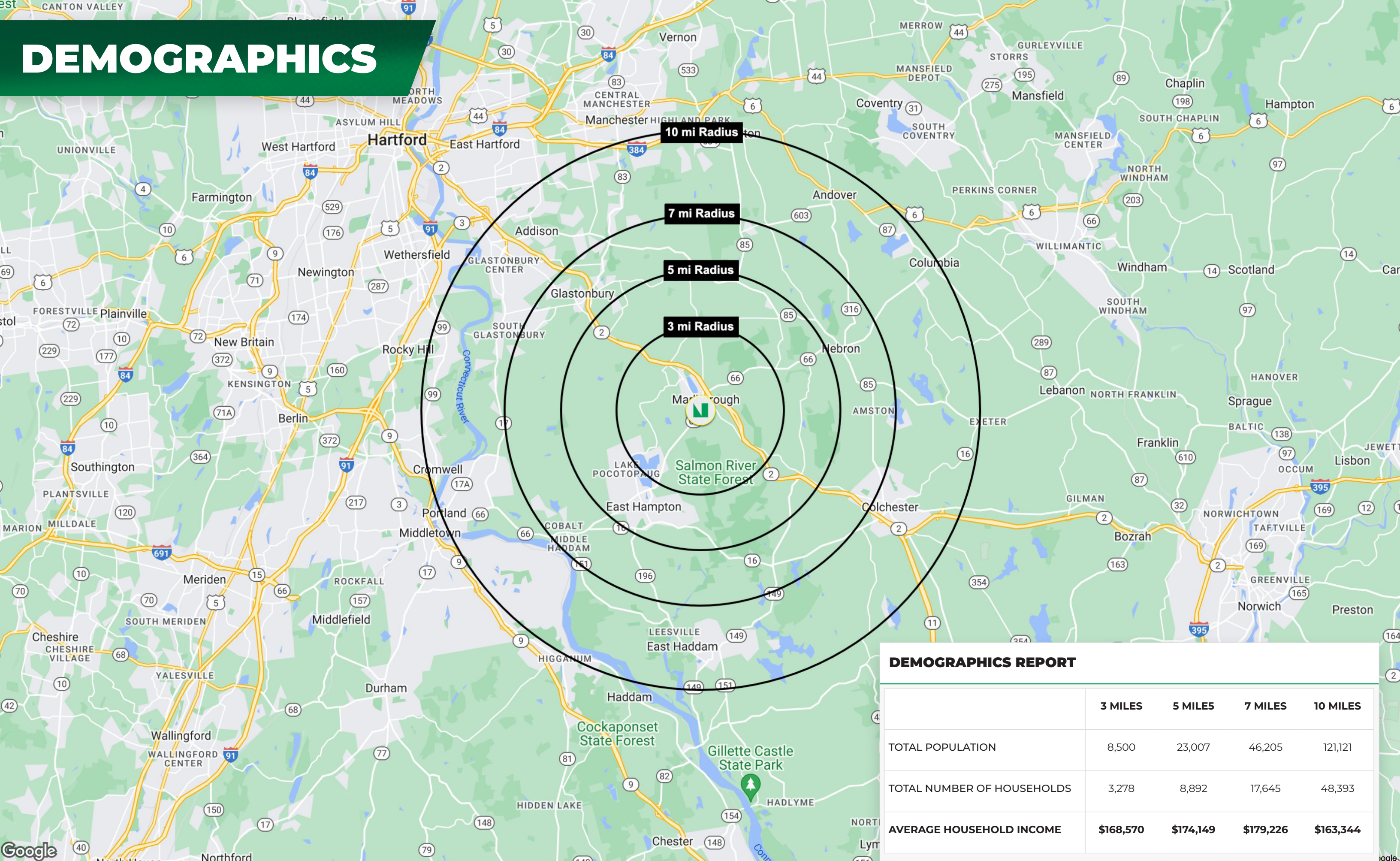
UNITED STATES POSTAL SERVICE

ELMER THIENES-MARY HALL ELEMENTARY SCHOOL

TRAFFIC COUNTS (AVERAGE VEHICLES PER DAY)

| | |
|-------------------------|------------|
| East Hampton Road | 13,725 VPD |
| North/South Main Street | 10,965 VPD |
| Route 2 Eastbound | 18,241 VPD |
| Route 2 Westbound | 20,635 VPD |

DEMOGRAPHICS



| DEMOGRAPHICS REPORT | | | | |
|----------------------------|-----------|-----------|-----------|-----------|
| | 3 MILES | 5 MILES | 7 MILES | 10 MILES |
| TOTAL POPULATION | 8,500 | 23,007 | 46,205 | 121,121 |
| TOTAL NUMBER OF HOUSEHOLDS | 3,278 | 8,892 | 17,645 | 48,393 |
| AVERAGE HOUSEHOLD INCOME | \$168,570 | \$174,149 | \$179,226 | \$163,344 |



**CONTACT
EXCLUSIVE BROKER**

MATT HALPRIN

D: 860.529.9000 X 105 | **C:** 860.729.6810

E: halprinm@newenglandretail.com

www.newenglandretail.com



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