



New England
Retail Properties, Inc.

2,000-50,000 SF AVAILABLE FOR LEASE

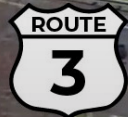
PHASE II

BUILDING 1

25,000 SF

BUILDING 2

25,000 SF



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PHASE II DEVELOPMENT COMING Q3 2024

Town Center West, 856 Cromwell Avenue (Route 3), Rocky Hill, CT

PROPOSED FLOOR PLAN





CROMWELL AVENUE



POTENTIAL ACCESS TO MONTAGE APARTMENTS

Carbone's PRIME



CROMWELL AVENUE



MODERN TIRE AND AUTO SERVICE DRIVE SMART, THE MODERN WAY

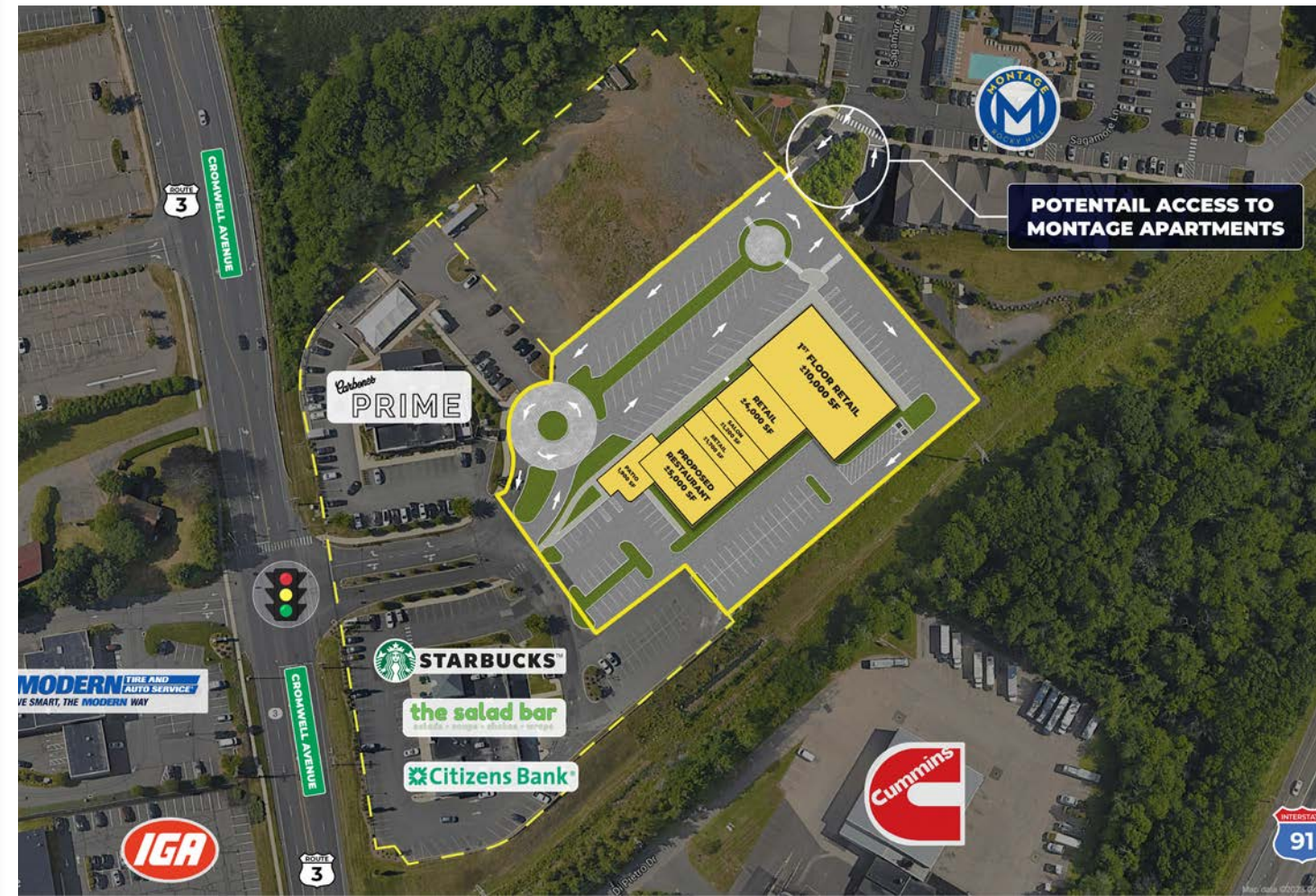
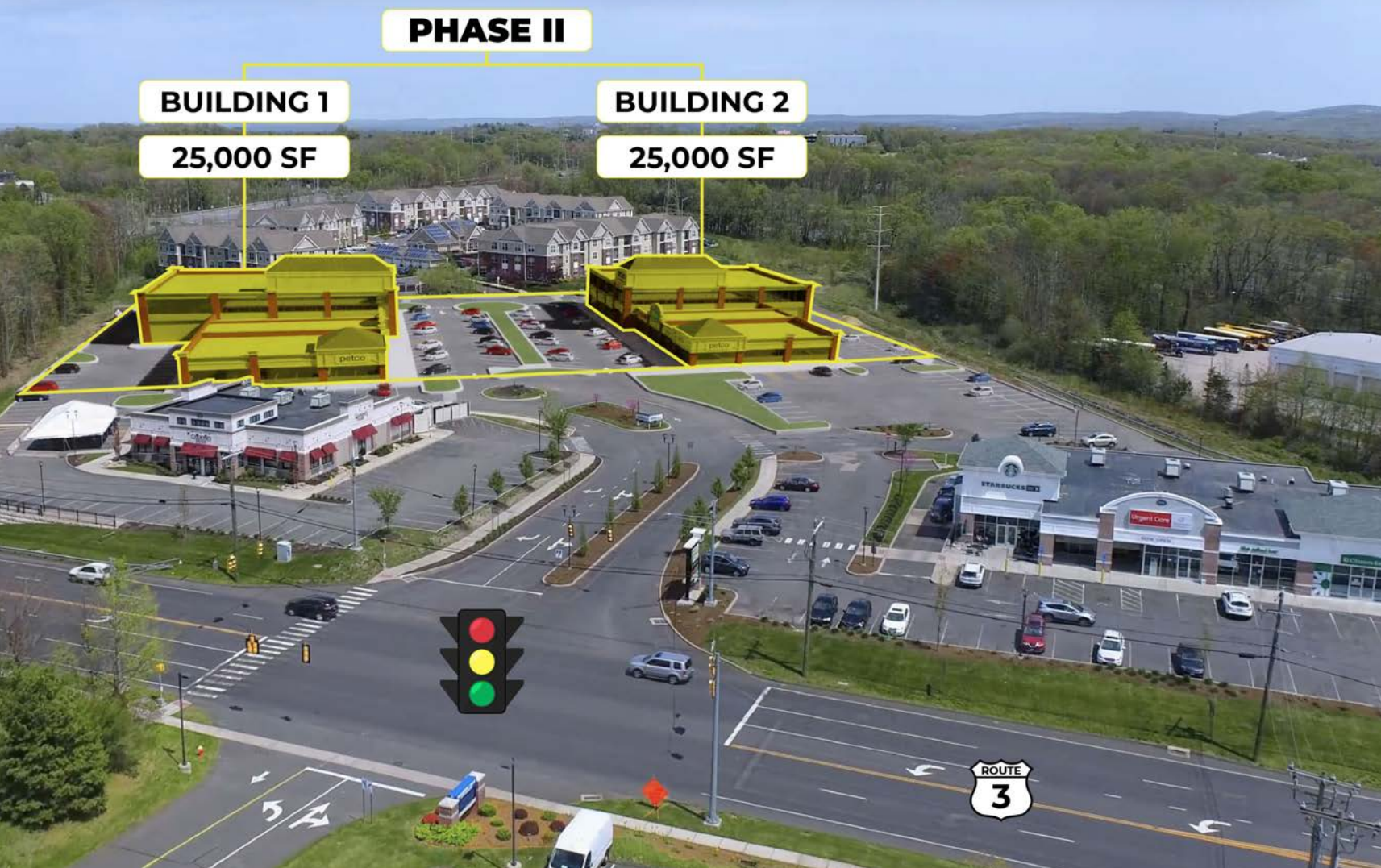
STARBUCKS™

the salad bar salads • soups • shakes • wraps

Citizens Bank®



TOWN CENTER WEST PHASE II



PHASE II DETAILS

Town Center West is the most up and coming development on Route 3 in Rocky Hill. The center features beloved tenants such as Starbucks, The Salad Bar, Carbones Prime, Citizens Bank and Trinity Health Urgent Care. Phase II will have two (2) brand new buildings, each consisting of 25,000 square feet (50,000 SF total). The new development will have shared parking lot access to The Montage, a 144 unit luxury apartment complex, located behind the subject property. Phase II is an excellent opportunity for medical, restaurant, fitness, retail or office use.

The construction is set for completion in Q3 2024.

[CLICK TO VIEW
PROPERTY VIDEO](#)

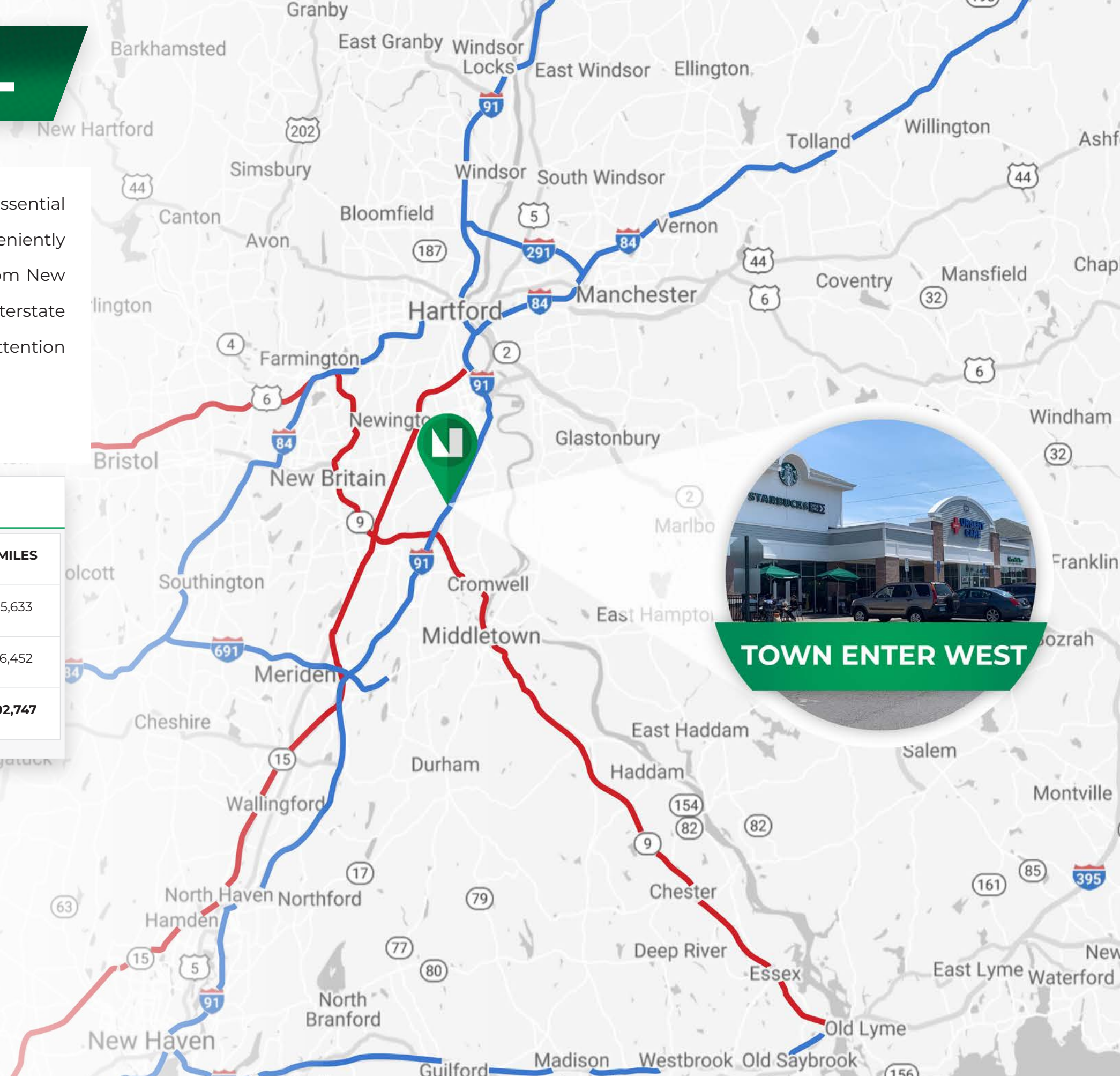


LOCATION ROCKY HILL

Town Center West is ideally located in central Connecticut in a quintessential New England town along the Connecticut River. Rocky Hill is conveniently located just 10 minutes from downtown Hartford and 30 minutes from New Haven. Town Center West has a prime location right off exit 23 from Interstate 91. Join this growing lifestyle community that has already garnered attention as a local favorite.

DEMOGRAPHIC REPORT

	3 MILES	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	44,503	121,324	546,896	925,633
TOTAL NUMBER OF HOUSEHOLDS	19,259	51,488	223,860	376,452
AVERAGE HOUSEHOLD INCOME	\$118,052	\$106,703	\$95,546	\$102,747



TOWN CENTER WEST

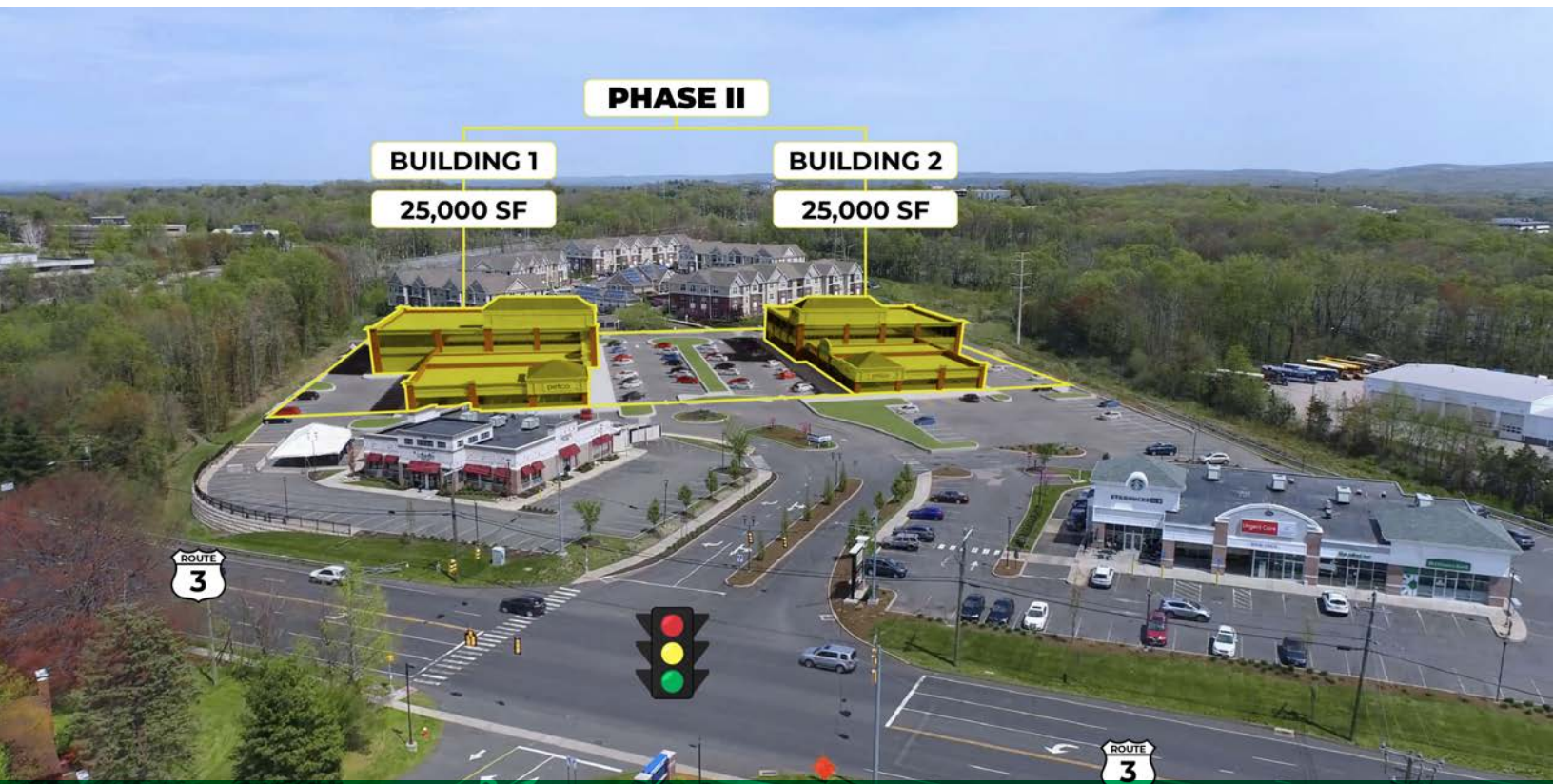


HIGHLIGHTS

- High traffic retail corridor with over 17,000 vehicles per day.
- Located just off Interstate-91 allowing easy access to the highway.
- Shared parking lot access with The Montage Luxury Apartments (144 units).
- Neighboring tenants include, Residence Inn by Marriott, Modern Tire and Auto Service, Westside Marketplace, Cumberland Farms and many more.

TRAFFIC COUNTS

CROMWELL AVENUE	17,852 VPD
INTERSTATE-91 (NORTHBOUND)	66,330 VPD
INTERSTATE-91 (SOUTHBOUND)	61,936 VPD



CONTACT

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