



New England  
Retail Properties, Inc.

# TWO PAD SITES AVAILABLE FOR LEASE



**Walmart**

**STOP & SHOP**

**goodwill**

**DOLLAR TREE**

**KFC**

**d'angelo**  
GRILLED SANDWICHES

**UNIT 10**

**UNIT 11**

**TOWN FAIR TIRE**

**Jersey Mike's**  
SUBS

**Wood-Tap**

**HomeSpring**  
INN & STUDIOS  
**Best Friends**  
PET HOTEL

**LONGHORN**  
STEAKHOUSE  
COMING SOON

**ON THE BORDER**

**TOMATO JOE'S**  
ITALIAN KITCHEN & PIZZERIA

EXIT 24

ROUTE 99

69,127 VPD (NORTH)

67,295 VPD (SOUTH)

EXIT 24

TOWN LINE ROAD

SILAS DEANE HWY

23,383 VPD

**KERRY WOOD**

D: 860.529.9000 X 102  
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www.newenglandretail.com

*Excellent Location Just Off Interstate-91*

Town Line Plaza, 80 Town Line Rd, Rocky Hill, CT 06067

# TOWN LINE PLAZA

- LEASED SPACES
- AVAILABLE SPACES
- NOT OWNED



## PROPERTY DETAILS | Town Line Plaza

<b>ADDRESS</b>	80 Town Line Rd, Rocky Hill, CT 06067
<b>LEASING</b>	1,500 - 6,000 SF
<b>BUILDING TYPE</b>	Freestanding restaurant buildings
<b>RENT PRICE</b>	Upon request
<b>USE TYPE</b>	Retail / Medical / Restaurant

### Now leasing two free standing former restaurants at Town Line Plaza-Rocky Hill!

Town Line Plaza is located on at the junction of I-91, Exit 24 and the Silas Deane Highway, Rte. 99. This Plaza is strategically positioned overlooking I-91, which can be seen from Exit 24 offering excellent visibility. The junction of I-91 and Rte. 99 is a high traffic retail corridor with over 23,000 vehicles per day. Surrounded by both national and local retailers including, CVS, Marshall's, DORO Marketplace, KFC, Wood-N-Tap and Holiday Inn Express. The Plaza is anchored by Wal-Mart and Stop & Shop, servicing neighboring towns such as Wethersfield, Newington, Berlin and Cromwell.

### TOWN LINE PLAZA TENANT ROSTER

1.	Wal-Mart (not owned)	97,300 SF	7A.	Sally Beauty	2,029 SF
2.	Dollar Tree	8,106 SF	7B.	Dr. Dental	2,029 SF
3A.	Alexis Nails	1,253 SF	8.	Stop & Shop	65,479 SF
3B.	GameStop	2,000 SF	9.	Goodwill	11,000 SF
4.	Super Cuts	1,705 SF	<b>10.</b>	<b>AVAILABLE</b>	<b>1,500 - 3,000 SF</b>
5.	Karate Studio	2,748 SF	<b>11.</b>	<b>AVAILABLE</b>	<b>6,022 SF</b>
6.	LensCrafters	3,305 SF			



#### HIGHWAY ACCESS

Approximately 0.4 miles, 1 minute to I-91 (Exit 24)



#### DEMOGRAPHICS

Heavily populated area: +150,000 people within 5 miles



#### TRAFFIC COUNTS

High Traffic counts with over 23,000 vehicles per day



# UNIT 10 OVERVIEW

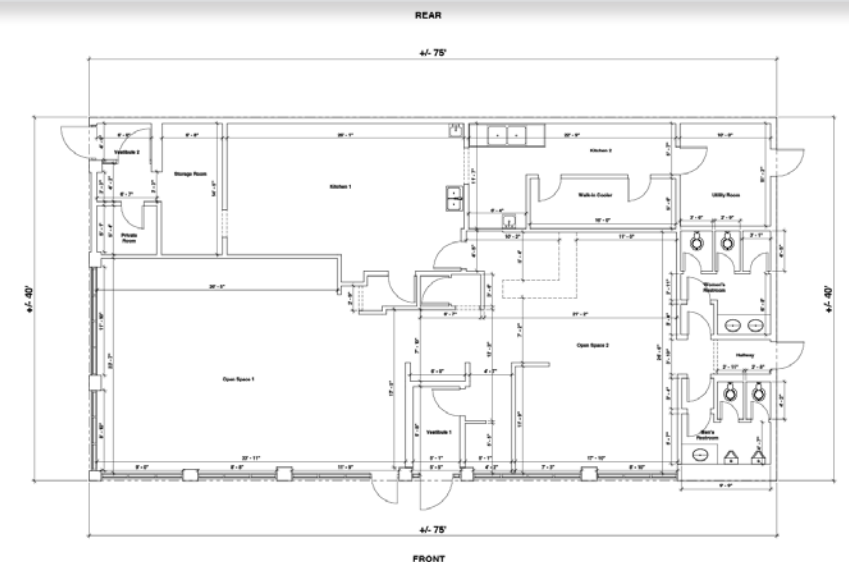


## DETAILS | Now Leasing

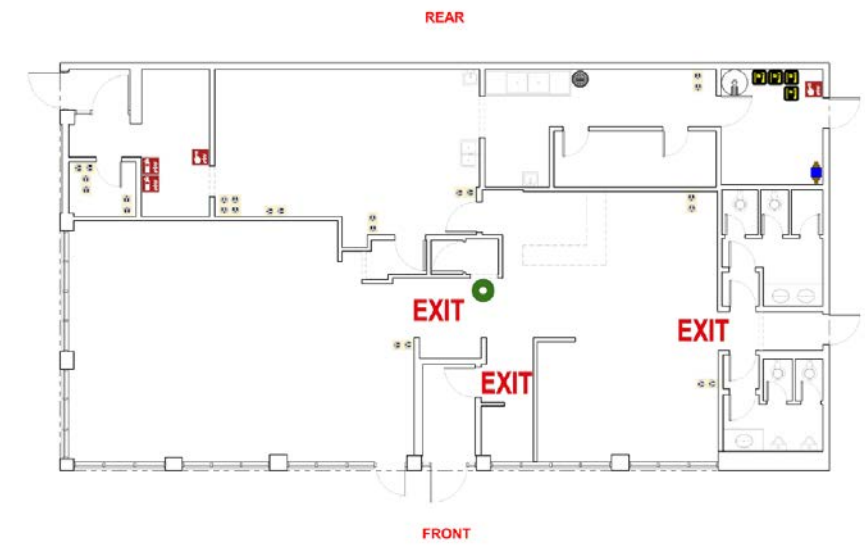
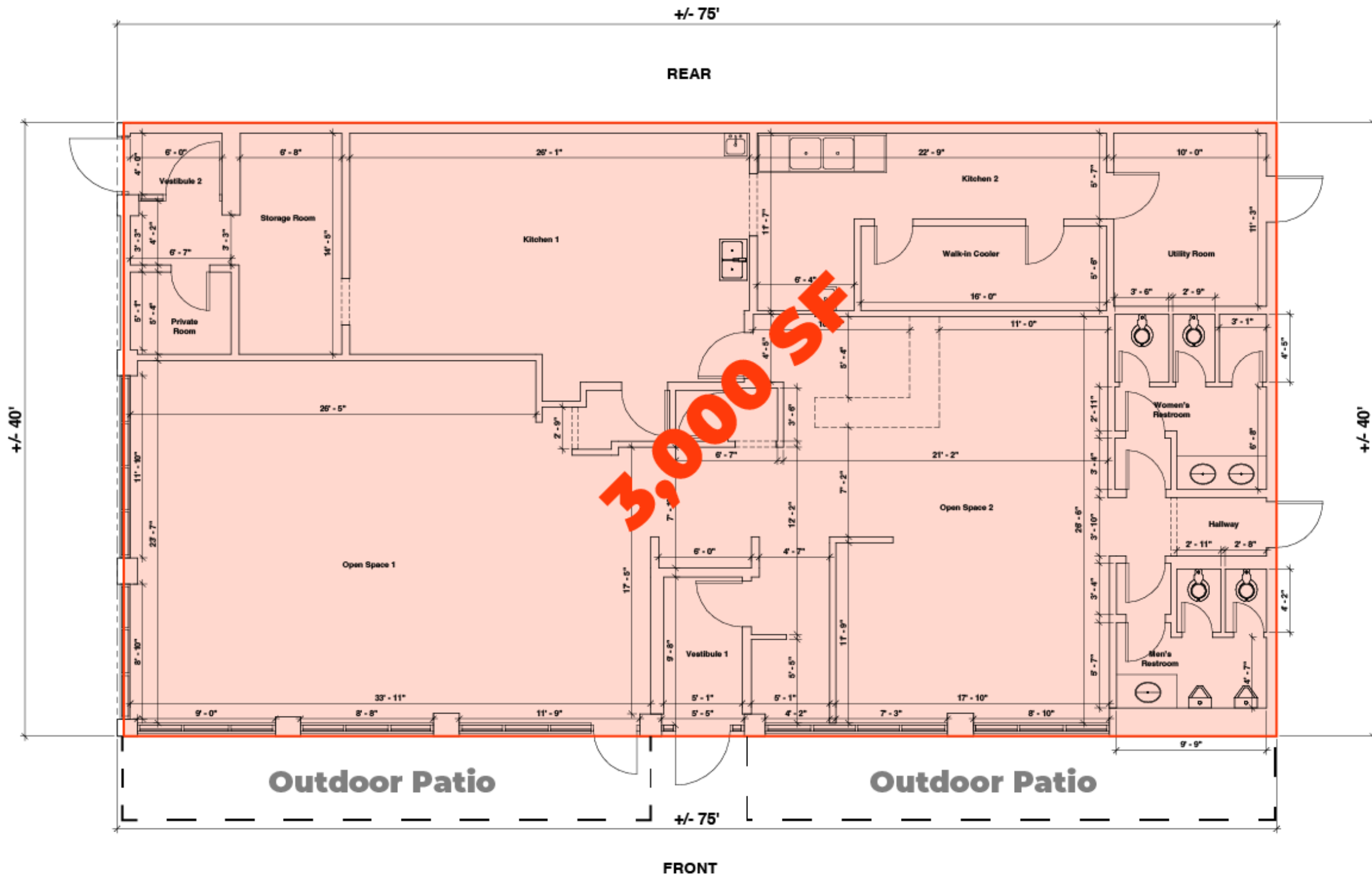
<b>BUILDING SIZE</b>	3,000 SF OR two(2) 1,500 SF spaces
<b>BUILDING TYPE</b>	Freestanding former restaurant
<b>USE TYPE</b>	Retail / Medical / Restaurant
<b>RENT PRICE</b>	Upon request

### NET EXPENSES

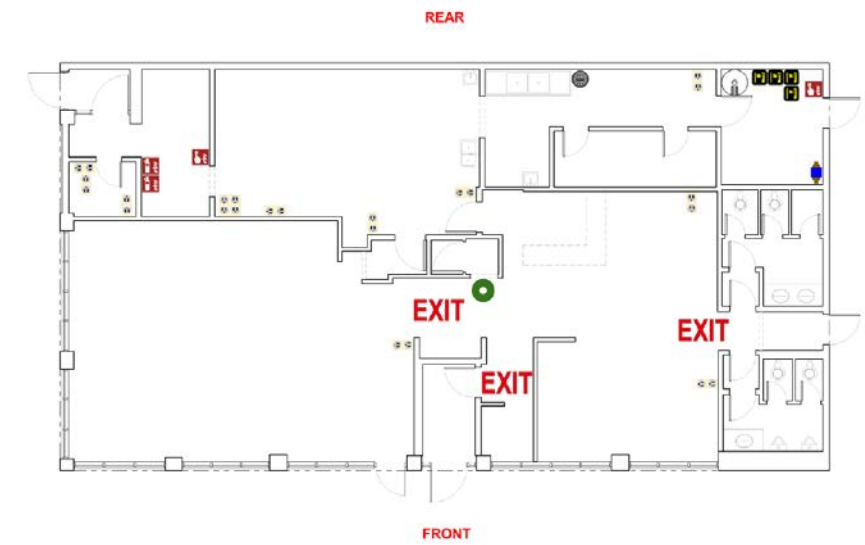
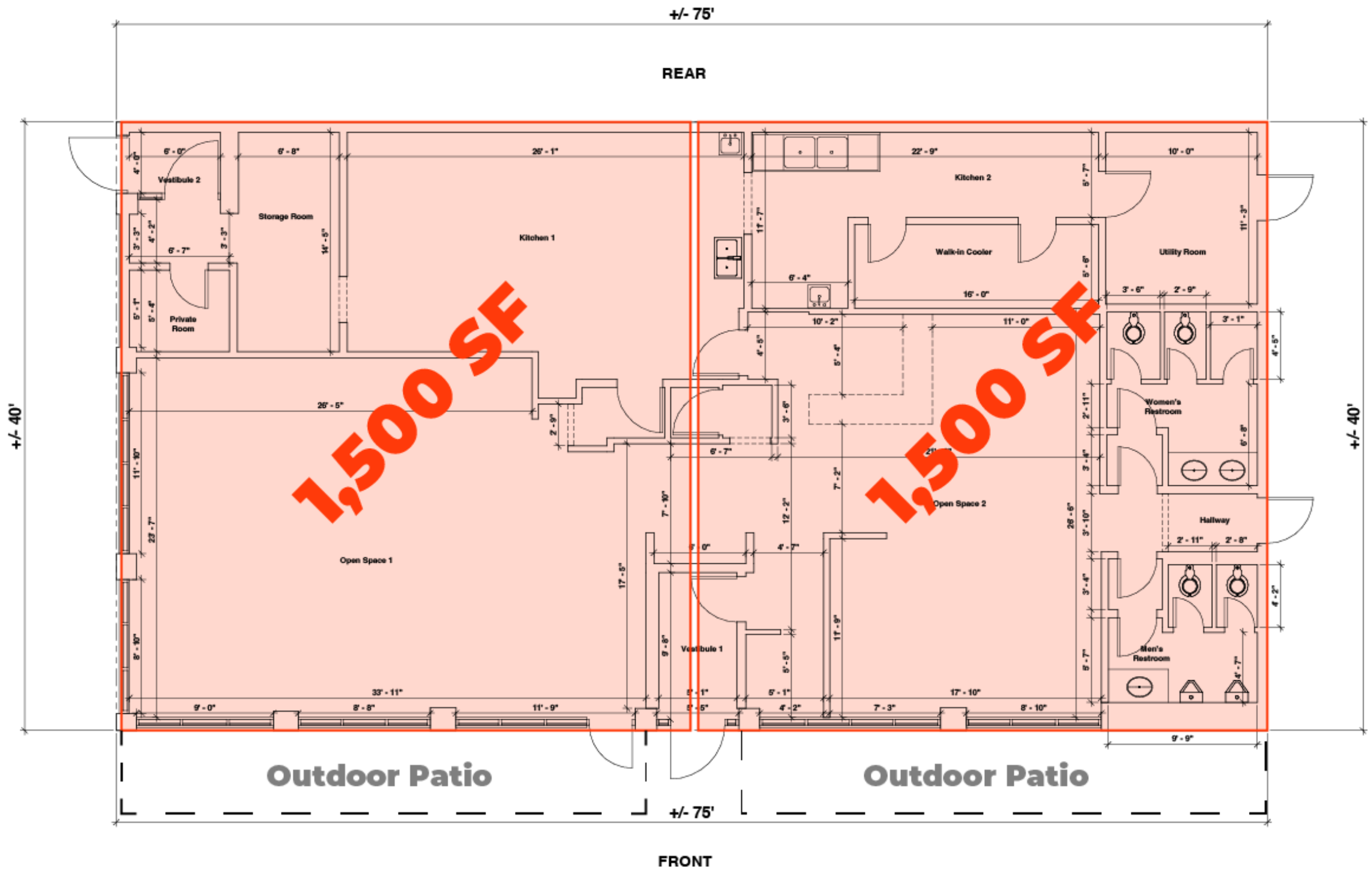
<b>TAXES</b>	\$4.00 PSF
<b>CAM</b>	\$4.00 PSF
<b>INSURANCE</b>	\$0.30 PSF
<b>TOTAL</b>	\$6.67 SF



# UNIT 10 FLOOR PLAN OPTION #1



# UNIT 10 FLOOR PLAN OPTION #2



# UNIT 11 OVERVIEW

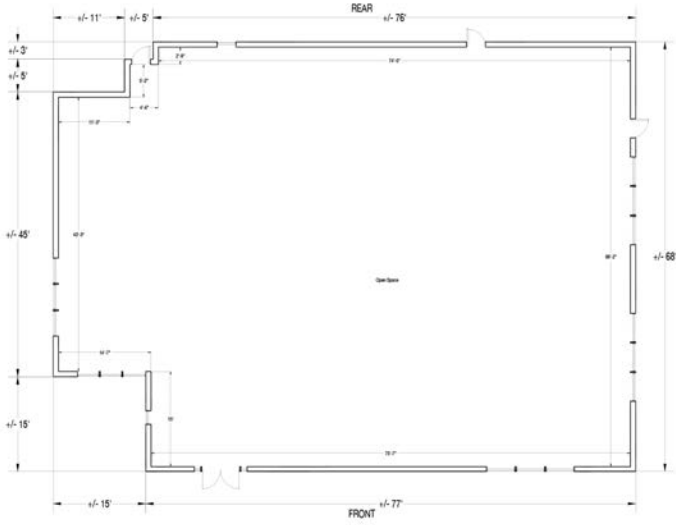


## DETAILS | Now Leasing

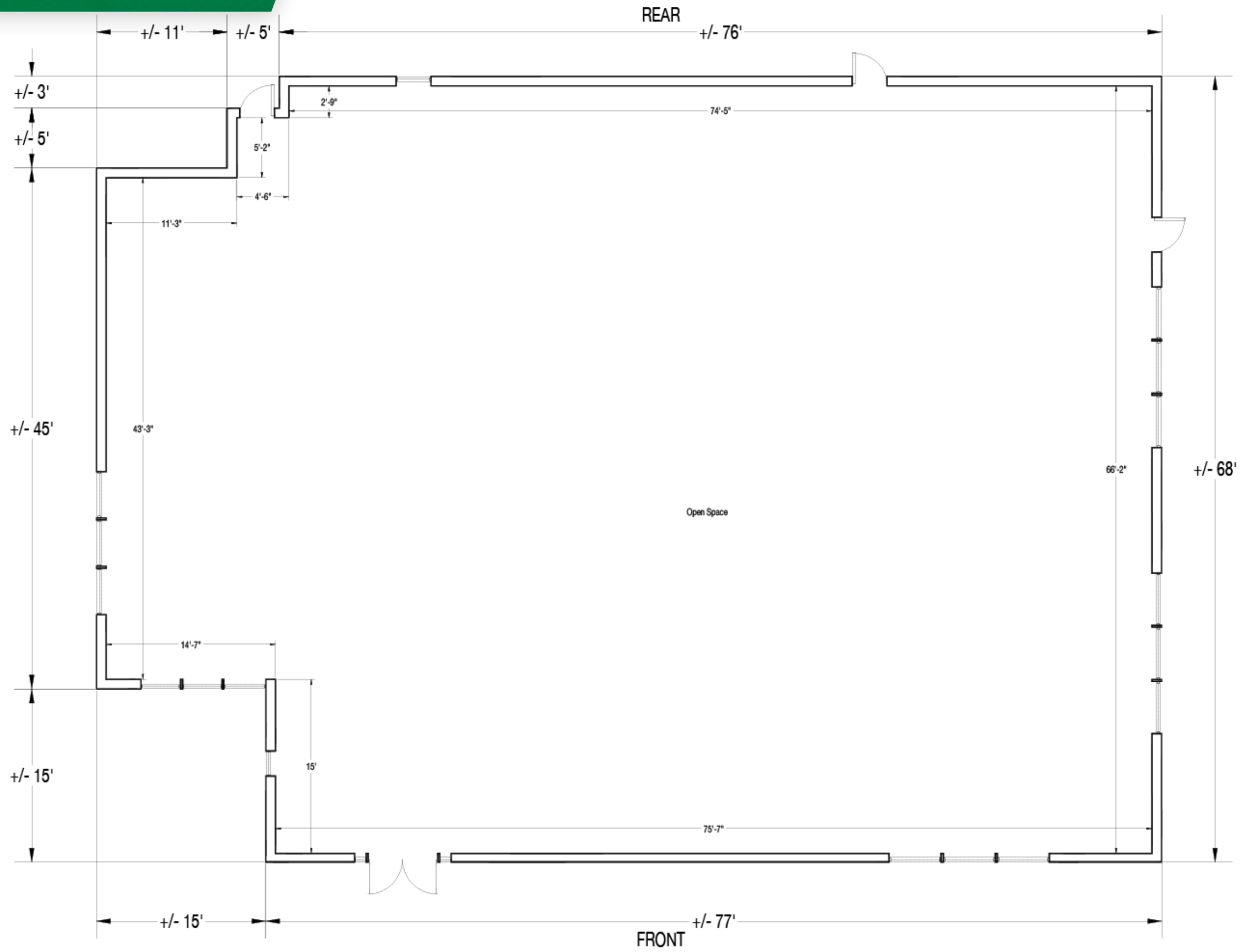
<b>BUILDING SIZE</b>	6,022 SF
<b>BUILDING TYPE</b>	Freestanding former restaurant
<b>USE TYPE</b>	Retail / Medical / Restaurant
<b>RENT PRICE</b>	Upon request

### NET EXPENSES

<b>TAXES</b>	\$4.00 PSF
<b>CAM</b>	\$4.00 PSF
<b>INSURANCE</b>	\$0.30 PSF
<b>TOTAL</b>	\$6.67 SF



# UNIT 11 FLOOR PLAN







**RING'S END**  
Since 1902

SHERWIN-WILLIAMS

KeyBank

T.J. maxx

ULTA BEAUTY

GoHealth URGENT CARE

INDULGE By Palazzo

Panera

ups

T-Mobile

Webster

SKECHERS

BUFFALO WILD WINGS

planet fitness

MEDI WEIGHTLOSS

COSMO PROF

KFC

d'angelo GRILLED SANDWICHES

6

Jersey Mike's SUBS

WoodTap

TOWN FAIR TIRE

**TOWN LINE PLAZA**

Walmart

STOP & SHOP

SUPERCUTS

LENSCRAFTERS

DOLLAR TREE

goodwill

Holiday Inn Express

Namco

ON THE BORDER

TOMATO JOES

Ocean State **JOB LOT**

TD Bank

U-HAUL

BANK OF AMERICA

City Fish Market GOLDEN FISH HOOK

BURGER KING

T-Mobile

Hartford HealthCare

SHERWIN-WILLIAMS

GOODYEAR

CVS

CHIPOTLE MEXICAN GRILL

Starbucks

AT&T

Great Clips IT'S GONNA BE GREAT

Marshalls

HomeGoods

Walgreens

PET SUPPLIES PLUS GREAT PRICES. NO BEGGING.

Hartford HealthCare

Wendy's

Comfort INN

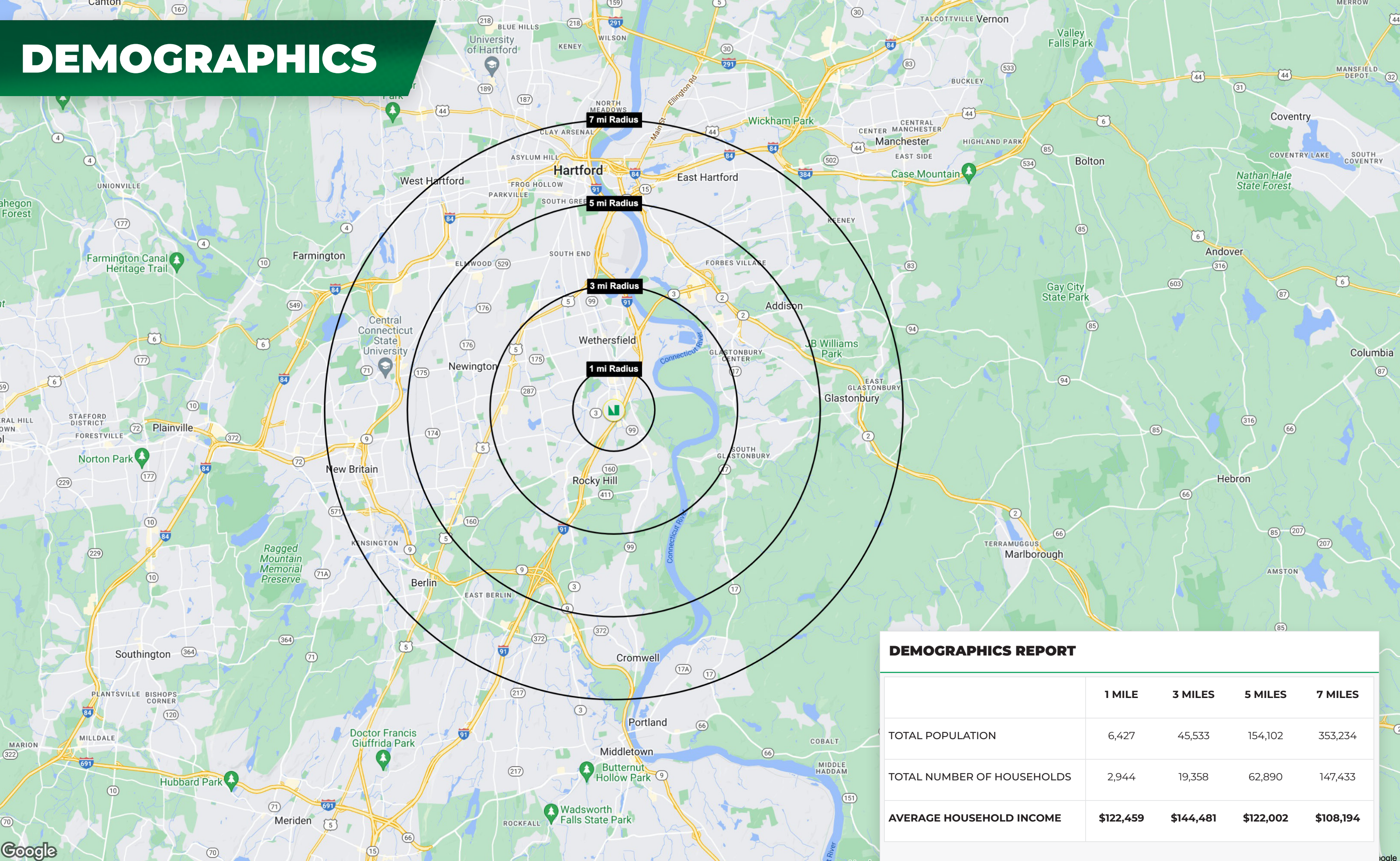
RED LOBSTER FRESH FISH - LIVE LOBSTER

M&T Bank

**TRAFFIC COUNTS (AVERAGE VEHICLES PER DAY)**

SILAS DEANE HIGHWAY (ROUTE 99)	23,383VPD
INTERSTATE-91 (NORTHBOUND)	69,127 VPD
INTERSTATE-91 (SOUTHBOUND)	67,295 VPD

# DEMOGRAPHICS



DEMOGRAPHICS REPORT				
	1 MILE	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	6,427	45,533	154,102	353,234
TOTAL NUMBER OF HOUSEHOLDS	2,944	19,358	62,890	147,433
AVERAGE HOUSEHOLD INCOME	\$122,459	\$144,481	\$122,002	\$108,194



## CONTACT

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**New England**  
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