



New England
Retail Properties, Inc.

NOW AVAILABLE FOR LEASE

WELLS
FARGO



KERRY WOOD

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CROMWELL AVE

17,649 VPD

1,250 SF In-line Space

412 Cromwell Ave, Rocky Hill, CT 06067

412 CROMWELL AVE



PROPERTY DETAILS | Now Leasing

Building Size (GLA)	17,787 SF
Available Unit Size(s)	1,250 SF
Lot Size	1.95 Acres
Parking	Over 110 on-site spaces
Use Type	Retail, medical, or restaurant

AVAILABLE UNITS

UNIT 07

Space Size	1,250 SF
Lease Rate	\$24.00 /SF plus utilities

HIGHLIGHTS

- High traffic area with over 17,600 vehicles per day
- Excellent visibility from Cromwell Ave
- Ample on-site parking
- Easy highway access; 0.4 miles, 3 minutes to Interstate-91
- Neighboring tenants include, Big Y Supermarket, Wells Fargo, Residence Inn by Marriott, Trinity Health, The Goddard School, Dunkin' and many more.



HIGHWAY ACCESS

Approximately 0.1 miles,
3 minutes to Interstate-91



DEMOGRAPHICS

Estimated population of
over 128,000 within 5 miles



TRAFFIC COUNTS

Strong Traffic counts with
over 17,600 vehicles per day

CLOSE AERIAL



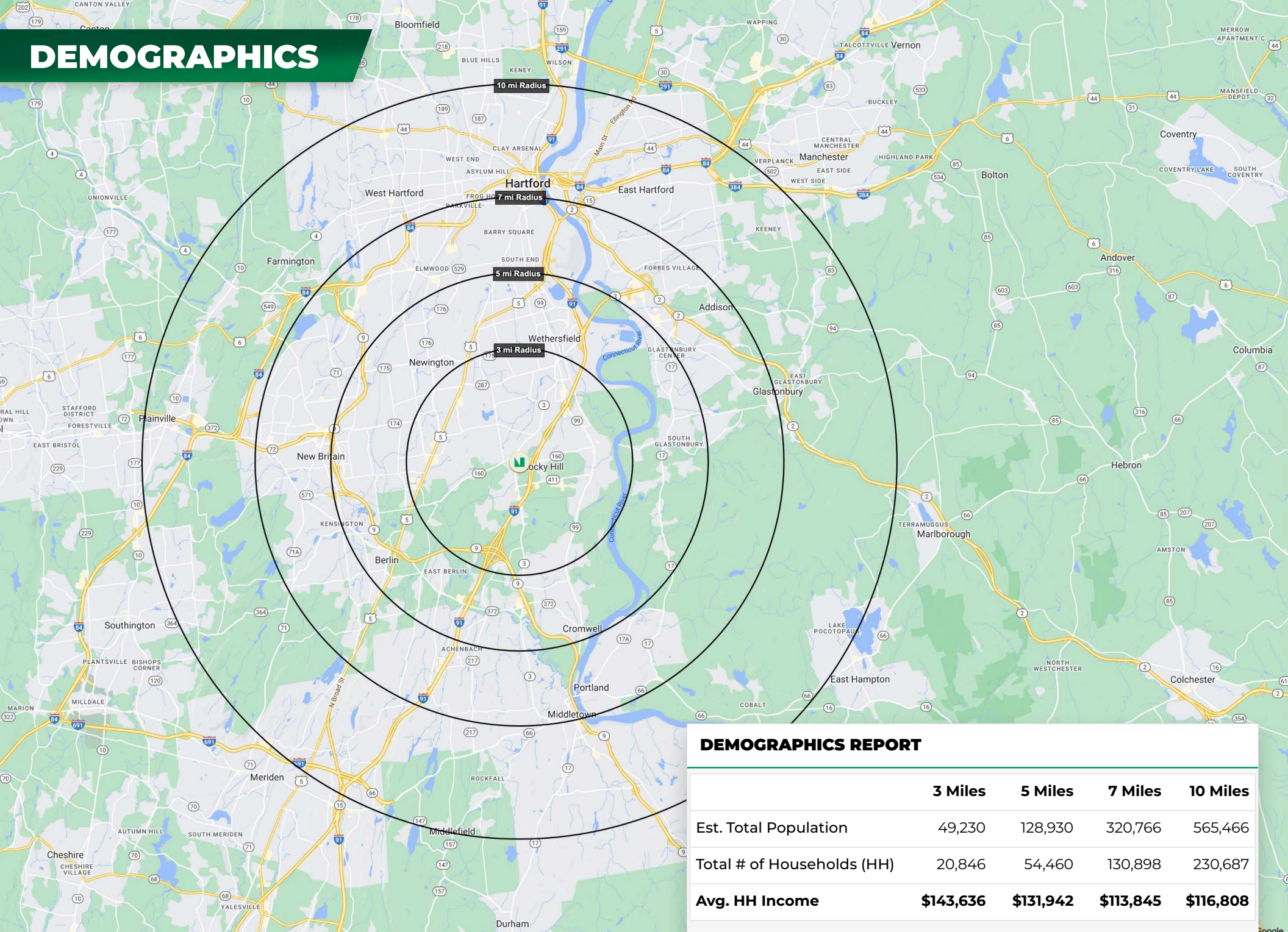
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MARKET AERIAL



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DEMOGRAPHICS



DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	49,230	128,930	320,766	565,466
Total # of Households (HH)	20,846	54,460	130,898	230,687
Avg. HH Income	\$143,636	\$131,942	\$113,845	\$116,808



CONTACT

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