



New England
Retail Properties, Inc.

NOW AVAILABLE FOR LEASE

 **Staples**

EMPIRE
WINE & LIQUOR
SUPERSTORE

NAIL 21

Napoli
PIZZA & RESTAURANT

**ALL PETS
CLUB**

AL AQSA
Restaurant & Grill

DOLLAR TREE

 **goodwill**



2,400 - 12,000 SF



3,000 - 9,100 SF

MATT HALPRIN

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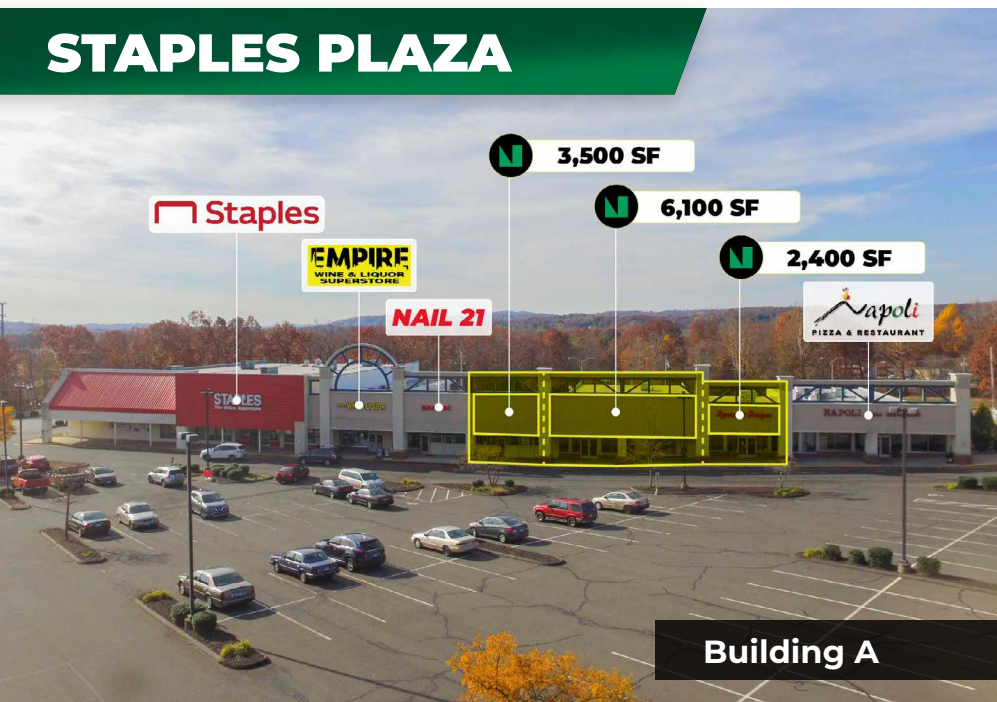
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www.newenglandretail.com

2,400 - 12,000 SF & 3,000 - 9,100 SF Spaces

1145 North Colony Rd, Wallingford, CT 06492

STAPLES PLAZA



PROPERTY DETAILS | Now Leasing

Building Size (GLA)	102,602 SF
Available Unit Size(s)	2,400 - 12,000 SF & 3,000 - 9,100 SF
Lot Size	13.62 Acres
Parking	Over 250 on-site spaces
Use Type	Retail, medical, or restaurant

AVAILABLE UNITS

BUILDING A		BUILDING B	
A4	3,500 SF	B3	3,000 SF
A5	6,100 SF	B4	6,100 SF
A6	2,400 SF		

HIGHLIGHTS

- High traffic area with over 15,000 vehicles per day
- Excellent visibility from North Colony Road
- Ample on-site parking
- Easy highway access; 0.6 miles, 2 minutes to Route 15
- Neighboring tenants include, Big Y Supermarket, Home Depot, Bj's Wholesale, Ulta Beauty, Chick-fil-a and many more.



HIGHWAY ACCESS

Approximately 0.6 miles,
2 minutes to Route-15



DEMOGRAPHICS

Estimated population of
over 114,000 within 5 miles



TRAFFIC COUNTS

Strong Traffic counts with
over 15,000 vehicles per day

RENDERING



TENANT ROSTER

BUILDING A			BUILDING B		
A1	Staples	18,674 SF	B1	All Pets Club	16,500 SF
A2	Empire Wine & Liquors	4,700 SF	B2	AL AQSA Restaurant & Grill	3,000 SF
A3	Nails 21	980 SF	B3	AVAILABLE	3,000 SF
A4	AVAILABLE	3,500 SF	B4	AVAILABLE	6,100 SF
A5	AVAILABLE	6,100 SF	B5	Dollar Tree	13,000 SF
A6	AVAILABLE	2,400 SF	B6	Goodwill	15,148 SF
A7	Napoli Pizza Restaurant	4,100 SF	PAD	AVAILABLE	±1.5 AC

MARKET AERIAL

SOUTH MERIDEN

Meriden Markham Municipal Airport

GoHealth
URGENT CARE
AspenDental



1145 NORTH COLONY ROAD

Staples
DOLLAR TREE



EMPIRE
WINE & LIQUOR
SUPERSTORE



NAIL 21

AL AQSA
Restaurant & Grill

Napoli
PIZZA & RESTAURANT

chili's

SONIC

DUNKIN'

THE HOME
DEPOT

NORTH COLONY RD

SOUTH BROAD ST

- SUBJECT PROPERTY
- NORTH COLONY RD (RTE. 5)
- SOUTH BROAD ST (RTE. 150)
- RTE. 15



T-Mobile



BARNES & NOBLE

FIVE GUYS
BURGERS and FRIES

Firestone

five BELOW

Burlington

KOHL'S

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



EXECUTIVE
AUTO GROUP

EXECUTIVE
Honda

EXECUTIVE
Kia

LOWE'S



Chick-fil-A

BJ's

CT BEVERAGE MART
BEER • WINE • LIQUOR

ihop

Shell

TOWN FAIR
TIRE

WoodTap

Nardelli's
grinder shoppe since 1922

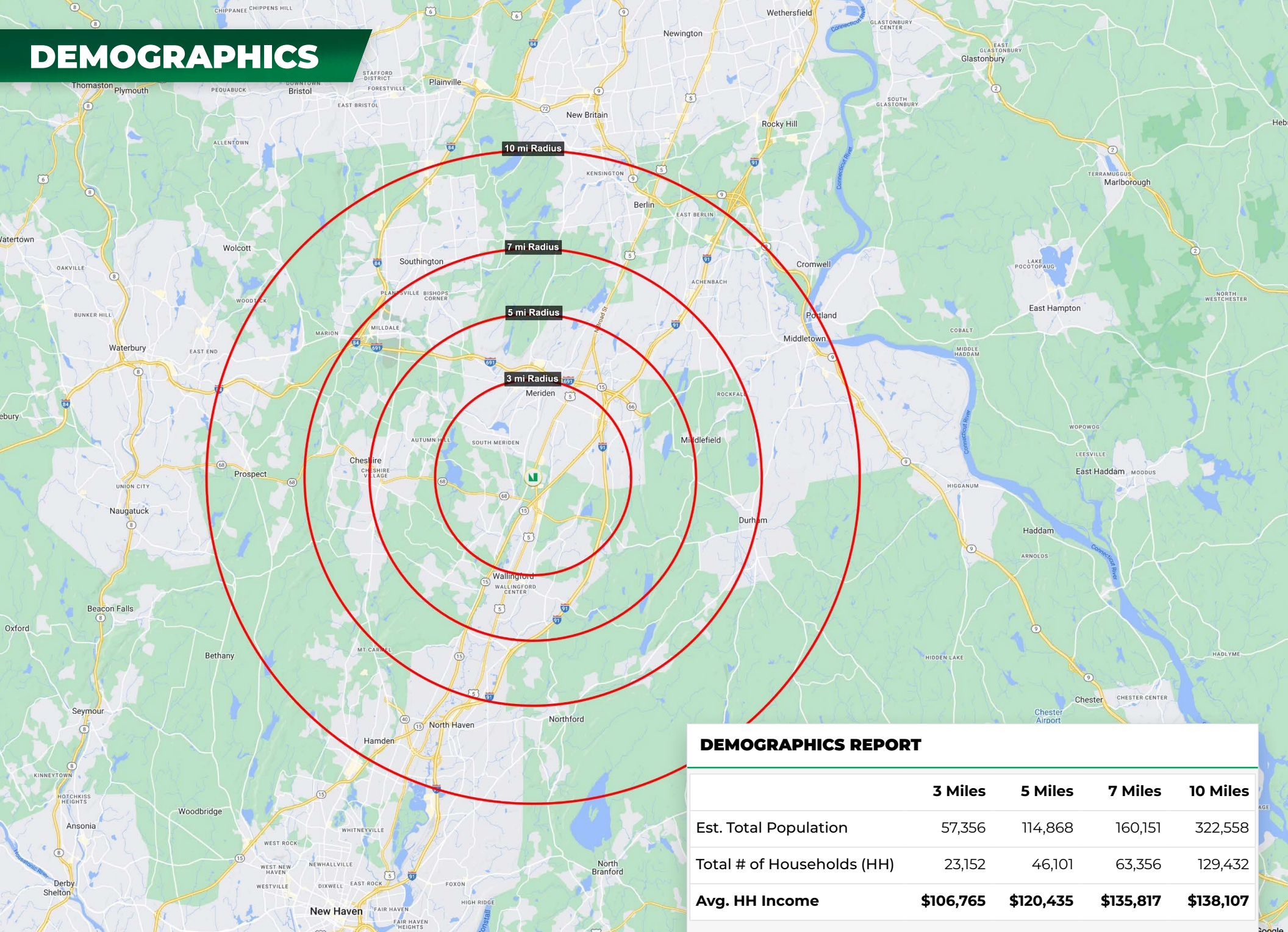
MOE'S
southwest grill

Google

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DEMOGRAPHICS



DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	57,356	114,868	160,151	322,558
Total # of Households (HH)	23,152	46,101	63,356	129,432
Avg. HH Income	\$106,765	\$120,435	\$135,817	\$138,107

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2,400 - 12,000 SF

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SUPERSTORE

NAIL 21

Napoli
PIZZA & RESTAURANT

**ALL PETS
CLUB**



3,000 - 9,100 SF

AL AQSA
Restaurant & Grill

DOLLAR TREE



ROUTE
5

NORTH COLONY RD

CONTACT

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