



New England
Retail Properties, Inc.

NOW AVAILABLE FOR LEASE



8,000 SF



ROUTE
154

MAIN ST.

MATT HALPRIN

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www.newenglandretail.com

Up to 8,000 Sq. Ft. End Cap Space

75 Main Street, Rte. 154, Old Saybrook, CT 06475

75 MAIN STREET



PROPERTY DETAILS

Available Unit Size(s)	±8,000 SF
Lot Size	1.62 Acres
Parking	126 on-site spaces
Use Type	Retail, medical, or restaurant

Unit 03 Now Leasing

Description	Size (sq. ft.)
First Level	±4,600
Lower Level	±3,400
Total Size	±8,000

HIGHLIGHTS

- Elevator access available
- Ample on-site parking and public street parking available
- Charming downtown location on the Connecticut shoreline
- High traffic area with over 13,969 VPD year round and over 18,900 VPD during Summer months
- Easy highway access; 0.9 miles, 3 minutes to Interstate-95
- Serving near by towns such as Westbrook, Old Lyme, & Essex



HIGHWAY ACCESS

Approximately 0.9 miles,
3 minutes to Interstate-95



STRONG DEMOGRAPHICS

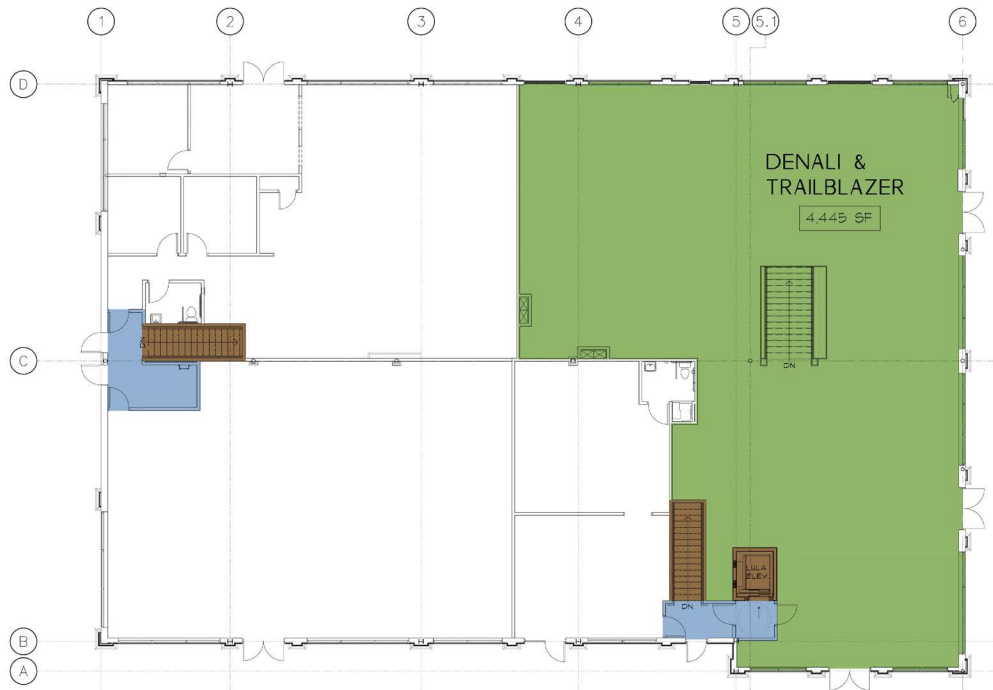
Est. Household income of
over \$163,000 within 5 miles



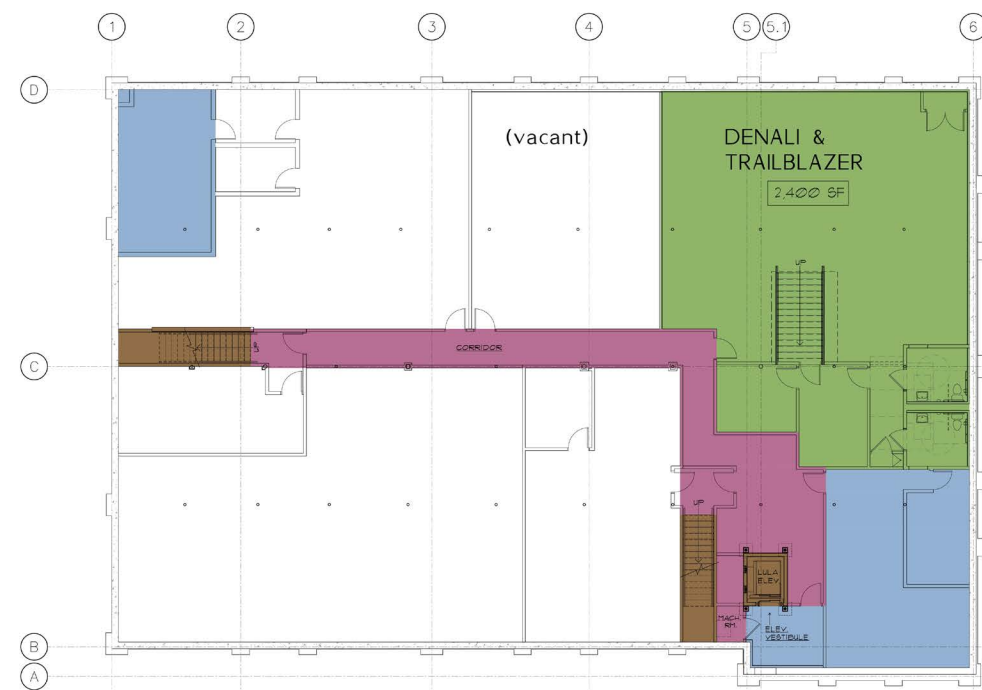
TRAFFIC COUNTS

Strong Traffic counts with
over 13,969 vehicles per day

FLOOR PLAN



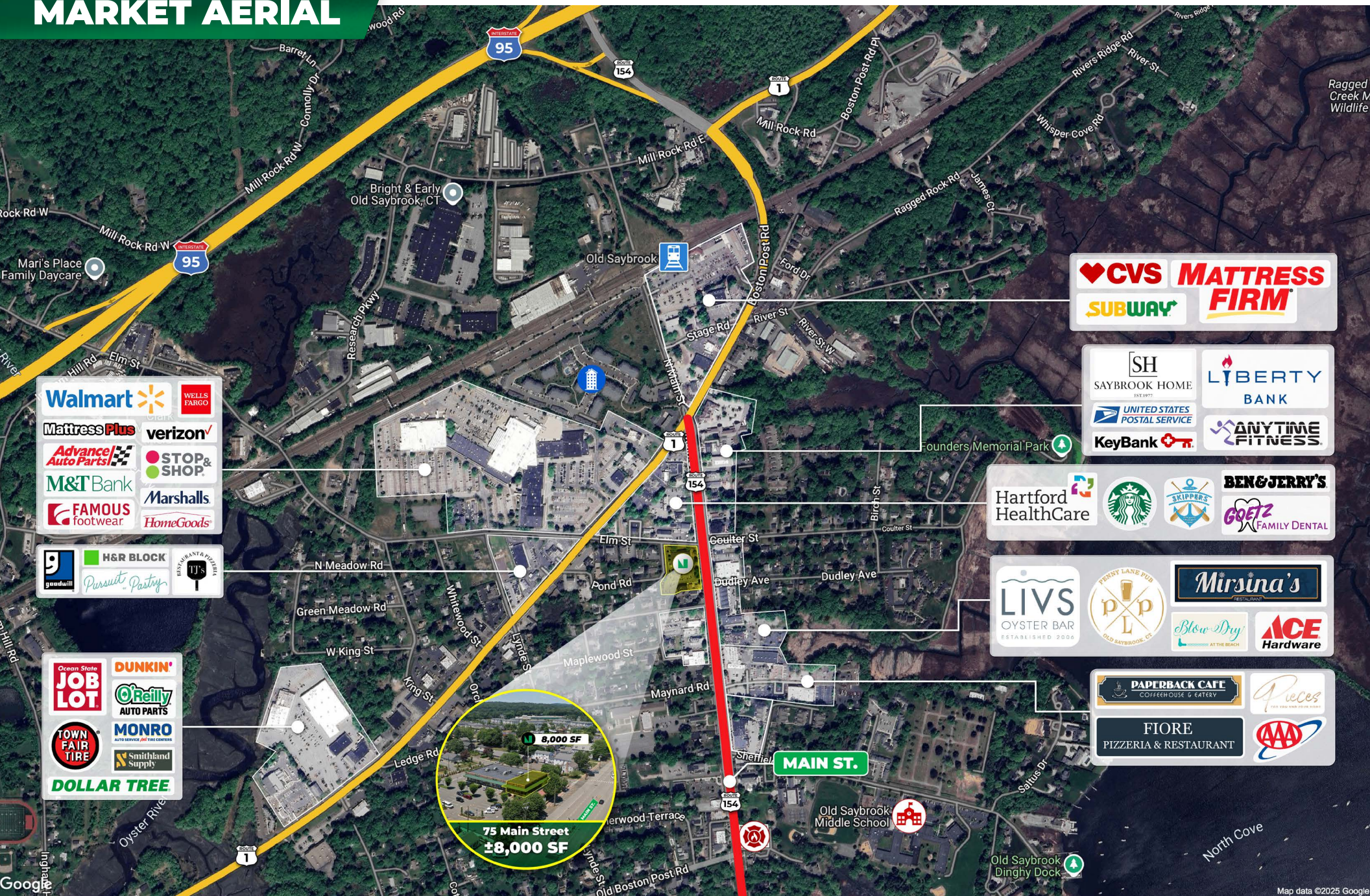
FIRST LEVEL FLOOR PLAN | 4,600 SF



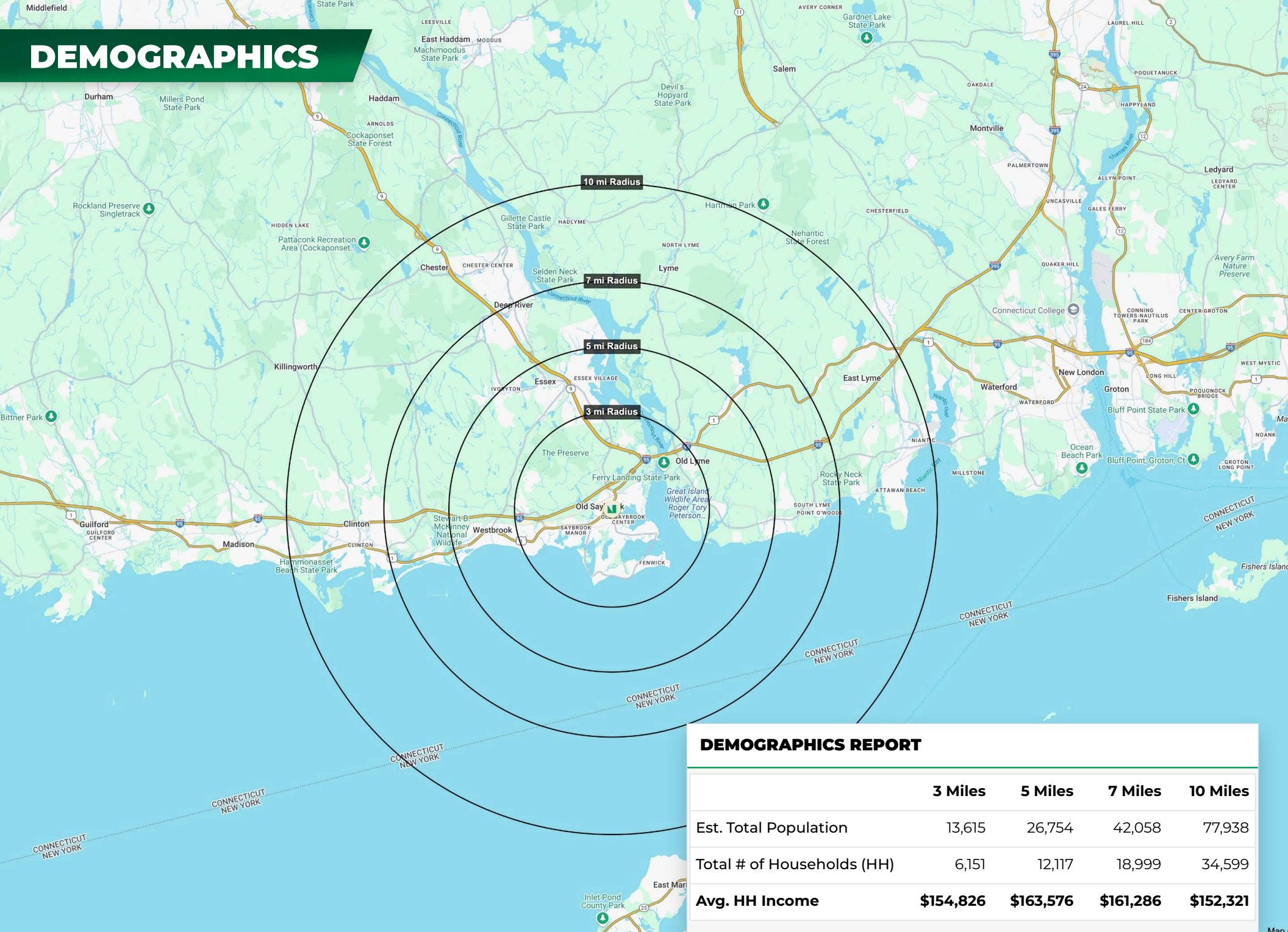
LOWER LEVEL FLOOR PLAN | 3,400 SF

*SITE PLAN RENDERING NOT DRAWN TO SCALE

MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	13,615	26,754	42,058	77,938
Total # of Households (HH)	6,151	12,117	18,999	34,599
Avg. HH Income	\$154,826	\$163,576	\$161,286	\$152,321



CONTACT

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