



New England
Retail Properties, Inc.

NEW DEVELOPMENT COMING SOON



THE SHOPS AT
ELM STREET SQUARE

ELM STREET

ELM STREET

ROUTE 220

ELM STREET

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The Shops at Elm Street Square
147 Elm Street (Route 220), Enfield, CT

THE SHOPS AT ELM STREET SQUARE



PROPERTY DETAILS | Now Leasing

AVAILABLE	1,500 - 38,100 SF (to be built)
PROPERTY SIZE	±10.10 Acres
PROPERTY USE	Retail / Service / Medical / Restaurant



This up and coming development has excellent visibility from Elm Street (Route 220), which has a traffic count of over 27,000 vehicles per day. There will be a 4-way stoplight at the intersection Elm Street and Palomba Avenue, allowing for easy access into the new shopping center.



The subject property is located in the heart of the Enfield retail corridor and just down the road from the Enfield Square Mall. Surrounded by well-known national retailers such as, The Home Depot, Costco, Kohls, Target, Starbucks and many more.

**HIGHWAY ACCESS**
Approximately 0.6 miles,
2 minutes to I-91

**DEMOGRAPHICS**
Heavily populated area:
+80,000 people within 5 miles

**TRAFFIC COUNTS**
Strong traffic counts +27,000
vehicles per day on Elm St.

PROPOSED SITE PLAN

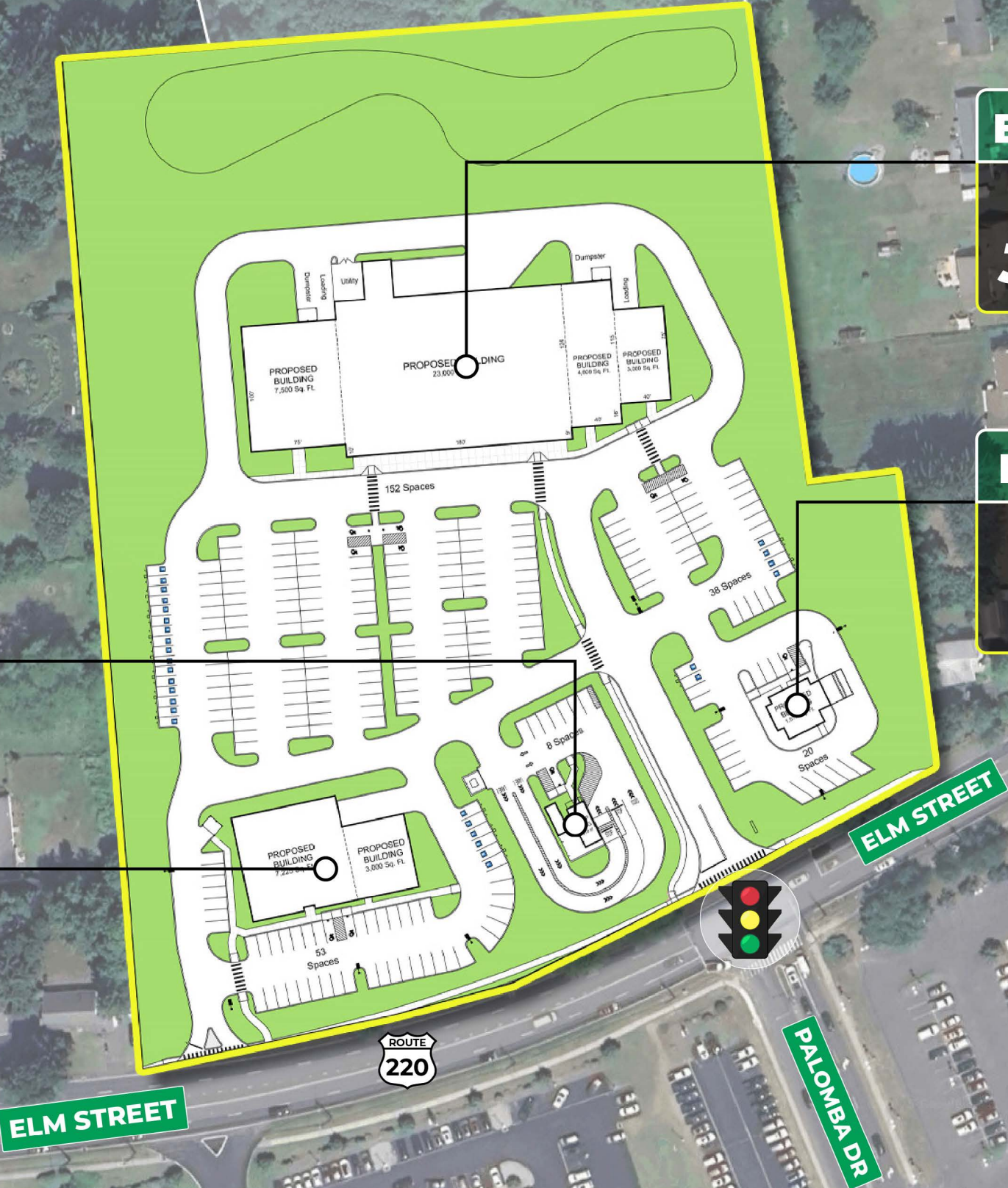
DEVELOPMENT DATA	
Total Building Area	50,142 Sq. Ft.
Total Parking	271 spaces
Lot Size	10.10 Acres
Zoning	BL
Building #1	
Number of Units	One (1)
Proposed Unit Size(s)	1,577 Sq. Ft.
Total Building Size	1,577 Sq. Ft.
Parking	20 Spaces
Lease Status	Available
Lease Type	Ground Lease or Build-to-Suit
Building #2	
Number of Units	One (1)
Proposed Unit Size(s)	TBD
Total Building Size	TBD
Parking	TBD
Lease Status	Lease out
Lease Type	Ground Lease or Build-to-Suit
Building #3	
Number of Units	Two (2)
Proposed Unit Size(s)	3,000 - 7,225 Sq. Ft.
Total Building Size	10,225 Sq. Ft.,
Parking	53 Spaces
Lease Status	Available
Lease Type	Ground Lease or Build-to-Suit
Building #4	
Number of Units	Four (4)
Proposed Unit Size(s)	3,000 - 23,000 Sq. Ft.
Total Building Size	38,100 Sq. Ft.
Parking	152 Spaces
Lease Status	Available
Lease Type	Ground Lease or Build-to-Suit

BUILDING #2
LEASE OUT

BUILDING #3
PROPOSED
10,225 SF

BUILDING #4
PROPOSED
38,100 SF

BUILDING #1
PROPOSED
1,577 SF



PROPOSED BUILDING DESIGN





ELM STREET

ELM STREET

PALOMBA DRIVE



ELM STREET

KOHL'S **SALLY BEAUTY** **FAMOUS footwear**

Ocean State JOB LOT **Chicago SAM'S SPORTS BAR & GRILL** **Public Storage**

Starbucks **BURGER KING** **McDonald's** **THE VITAMIN SHOPPE**

DUNKIN' **Golden Nozzle® CarWash**

LESLIE'S **BURGER KING**

McNally Brothers
ORAL & MAXILLOFACIAL SURGERY

BLUSH **ADVANCED ORTHOPEDICS NEW ENGLAND**



ENFIELD SQUARE

Target **claire's** **Wendy's** **Friendly's**

CINEMARK **GameStop** **T-Mobile**

STARBUCKS **LENSCRAFTERS** **Mobil**

Bath & Body Works®

petco **Marshalls** **DSW**

Mo's **ALDI** **HOME SENSE** **Jersey Mike's** **Olive Garden**

Chick-fil-A **OLD NAVY** **Red Robin**

Michael's **BARNES & NOBLE** **AAA**

LENSCRAFTERS **STARBUCKS** **ULTA BEAUTY**

ShopRite **Burlington** **TACO BELL** **McDonald's**

T.J. maxx **d'angelo** **DUNKIN'**

Firestone **TOWN FAIR TIRE**

MIDAS **UNITED STATES POSTAL SERVICE**

Volkswagen **Lia** **Volkswagen of Enfield** **Lia** **HYUNDAI**

HONDA **Lia** **GALE TOYOTA**

NISSAN **Lia** **Nissan of Enfield** **Family Owned Since 1969!**

THE HOME DEPOT **COSTCO WHOLESALE** **PC RICHARD & SON** **DICK'S SPORTING GOODS**

FRIDAYS **Panera** **my GYM** **JOANN** **Auto Zone**

DOLLAR TREE

Big Y **TSC TRACTOR SUPPLY CO**

Walgreens **goodwill**

WESTFIELD BANK **Wood & Tap**

STOP & SHOP

Ninety Nine 99 **ups**

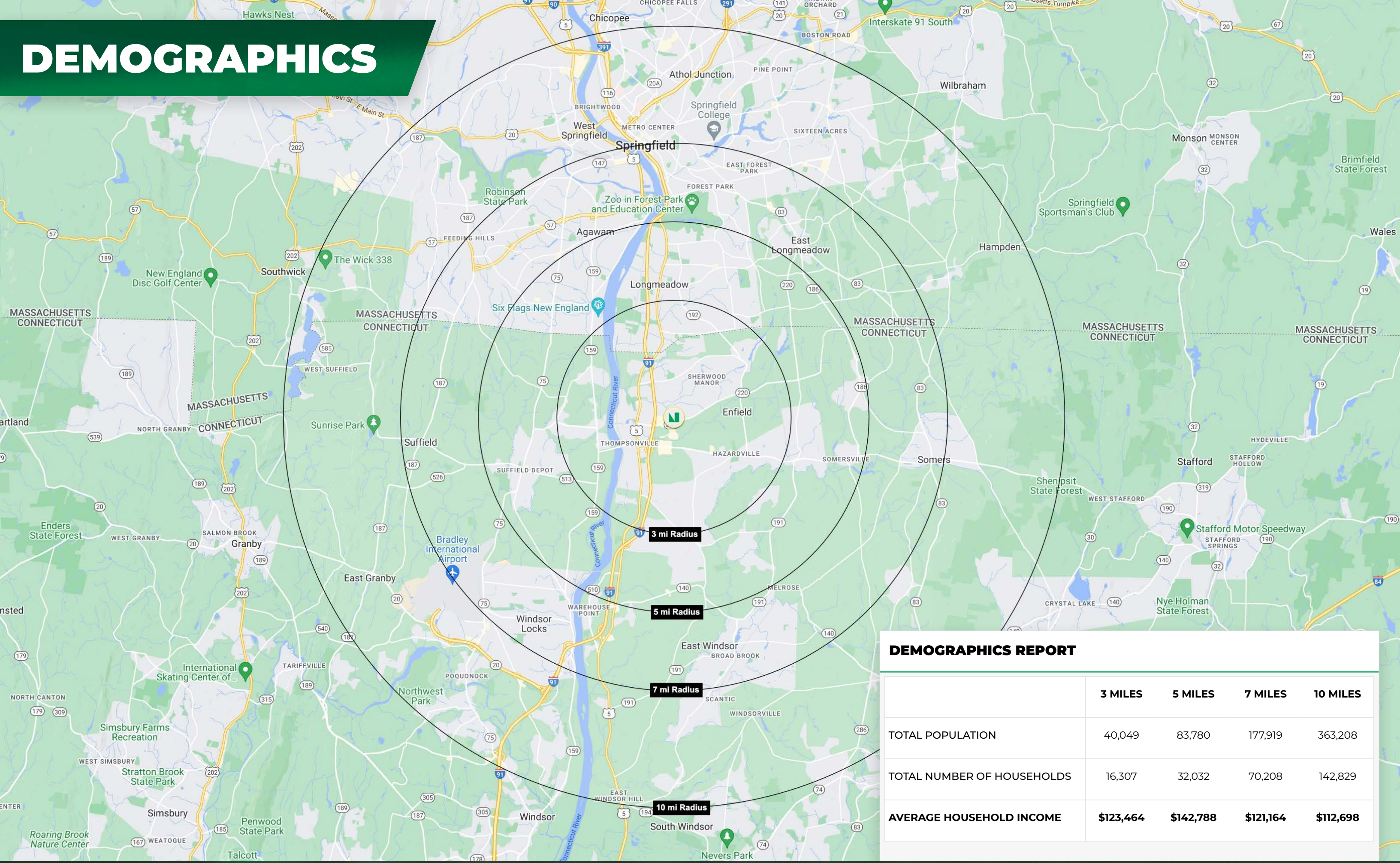
Advance Auto Parts

KeyBank **CVS** **HOT TABLE**

FAMILY FARM **Ford** **M&T Bank**

PHYSICIANONE URGENT CARE **SHERWIN-WILLIAMS**

DEMOGRAPHICS





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 **New England**
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