



New England
Retail Properties, Inc.

NOW AVAILABLE FOR LEASE

1,066 SF

1,153 SF

1,161 SF

±17,000 SF



MATT HALPRIN

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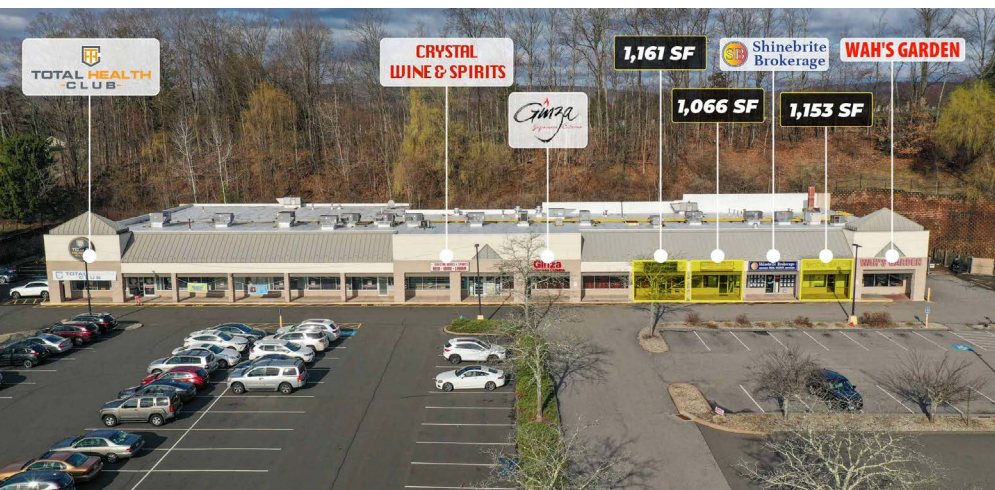
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www.newenglandretail.com

±17,000 SF, 1,153 SF & 1,066 - 2,200 SF

Ocean State Plaza | 20-22 Mountain Ave, Bloomfield, CT

OCEAN STATE PLAZA



PROPERTY DETAILS | Now Leasing

Address	20-22 Mountain Ave. Bloomfield, CT 06002
Building Size (GLA)	78,263 SF
Available Unit Size(s)	±17,000 SF, 1,153 SF, & 1,161 SF
Lease Type	Triple Net (NNN)
Lot Size	13.47 Acres
Parking	Over 250 on-site spaces
Use Type	Retail, medical, or restaurant

Available Units For Lease

Unit #	Status	Size (Sq. Ft.)
01	Available	±17,000
04	Available	1,153
06	Available	1,066 - 2,200
07	Available	1,161 - 2,200

NNN Expenses

CAM	\$2.40 PSF
Insurance	\$0.36 PSF
Taxes	\$1.45 PSF
Rent	Upon Request

Highlights

- Shopping center anchored by Ocean State Job Lot
- Signalized entrance allowing for easy access
- High traffic area with over 12,000 vehicles per day



HIGHWAY ACCESS

Approximately 4.6 miles,
8 minutes to Interstate-91



DEMOGRAPHICS

Estimated population of
over 132,000 within 5 miles



TRAFFIC COUNTS

Strong Traffic counts with
over 12,000 vehicles per day

TENANT ROSTER

#	Location	Sq. Ft.
01	Available	±17,000
03	Wah's Garden	1,385
04	Available	1,153
05	Shinebrite Brokerage	1,065
06	Available	1,066-2,200
07	Available	1,161-2,200
08	Ginza Japanese Cuisine	3,707
09	Crystal Wine & Spirits	2,308
10	Total Club Fitness	10,226
99	Ocean State Job Lot	39,192



Property lines NOT drawn to scale

MARKET AERIAL

SUBJECT PROPERTY

Ocean State
JOB LOT

TOTAL HEALTH CLUB

SALA THAI
SWEET FOOD

ISAAC'S BAGEL CAFE

NAATIYA
Indian Restaurant

TUNXIS AVENUE

JEROME AVENUE

SENECA ROAD

PARK AVENUE

MOUNTAIN AVE

BLOOMFIELD AVE

tellus
GREEN
APARTMENTS

**42 LUXURY
APARTMENT
UNITS**

REPUBLIC
A craftsperson's passion in GREAT BEER - BETTER FOOD

Walgreens

EST. 2017
**HEIRLOOM
FLATS**

**215 LUXURY
APARTMENT
UNITS**

tellus
BLOOM
APARTMENTS

**150 LUXURY
APARTMENT
UNITS**

Bloomfield
Town Hall

**BLOOMFIELD
PEDIATRIC DENTISTRY**
UNITED STATES
POSTAL SERVICE

**WELLS
FARGO**

Carbones

KITCHEN

Bloomfield
FAMILY DENTAL
Established 2012

**Dutch Point
CREDIT UNION**
Your vision, our guidance.

BANK OF AMERICA

Shell

H&R BLOCK

Arthur Murray

CVS

SUBWAY

Windsor Federal Bank

ELIZABETH'S

**LIBERTY
BANK**

**Bloomfield
High School**

**FRESENIUS
KIDNEY CARE**

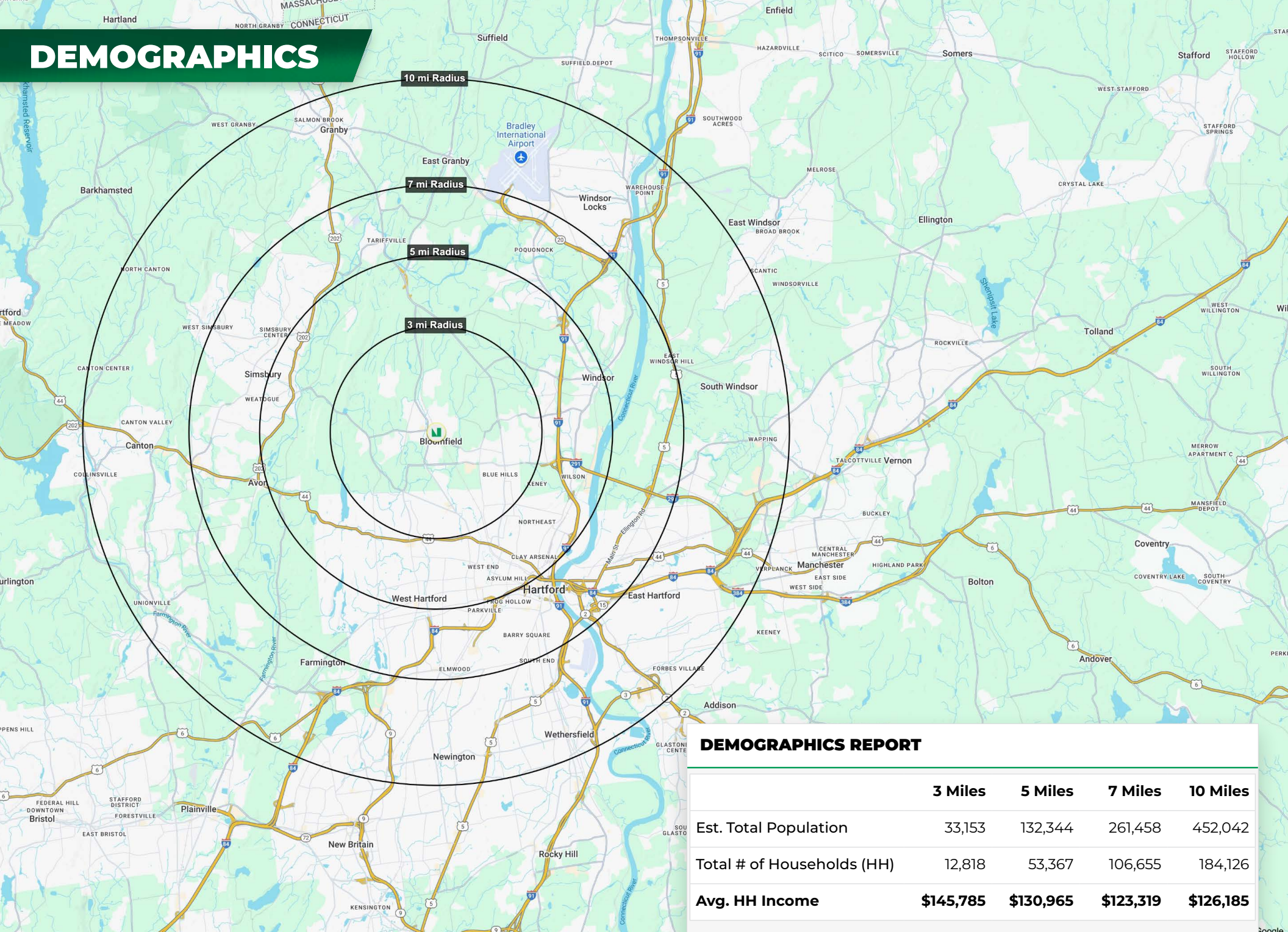
**Hartford HealthCare
Medical Group**

**SILAS
DEANE
PAWN**

Domino's

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DEMOGRAPHICS





Ocean State Plaza BLOOMFIELD CONNECTICUT

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