



New England
Retail Properties, Inc.

NOW LEASING 2,148 SF - 11,914 SF



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



Price Rite
MARKETPLACE



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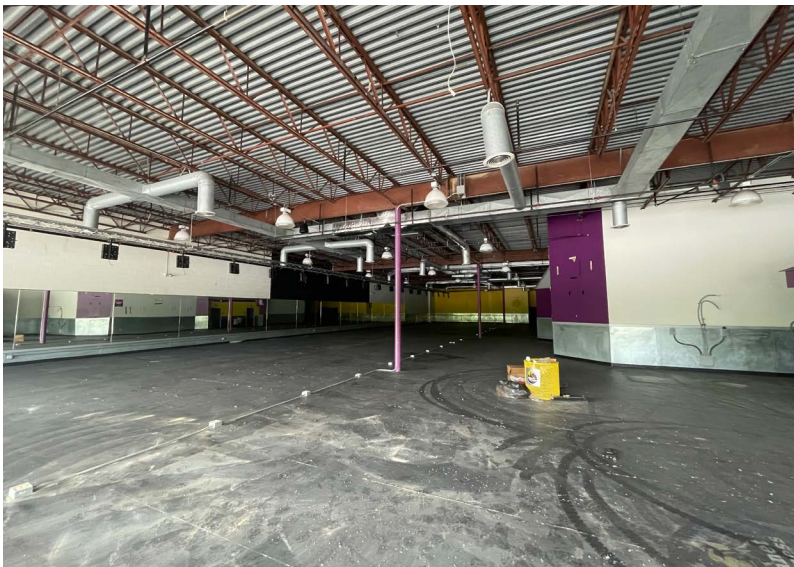
Ocean State Job Lot Shopping Center
681 Main Street, Torrington, CT 06790

OCEAN STATE JOB LOT SHOPPING CENTER



PROPERTY DETAILS | Now Leasing

SPACE AVAILABLE	2,148 SF - 11,914 SF
PROPERTY SIZE	±19.10 Acres
PROPERTY USE	Retail / Medical / Restaurant / Education



The Ocean State Job Lot Shopping Center located on Main Street in a densely populated neighborhood of Torrington. The center is anchored by Ocean State Job Lot, Planet Fitness, PriceRite Marketplace and Harbor Freight Tools.



HIGHWAY ACCESS
Approximately 0.9 miles,
4 minutes to CT RTE-8



DEMOGRAPHICS
Heavily populated area:
+41,000 people within 5 miles



TRAFFIC COUNTS
Strong traffic counts +10,900
vehicles per day on Main St.

SITE PLAN



TENANT ROSTER		
SPACE #	TENANT	SIZE (SQ. FT.)
01	Town Fair Tire	9,000
03	AVAILABLE	2,148
04	Price Rite Marketplace	33,072
05	AVAILABLE	11,914
06	Karate Studio	3,027
07	Golden Nails and Spa	4,300
08	Horizon Dental	1,260
09	AVAILABLE	6,300
10	Laundromat	4,244
11	Harbor Freight Tools	23,036
12	Planet Fitness	-
TOTAL		96,864

SPACE AVAILABLE



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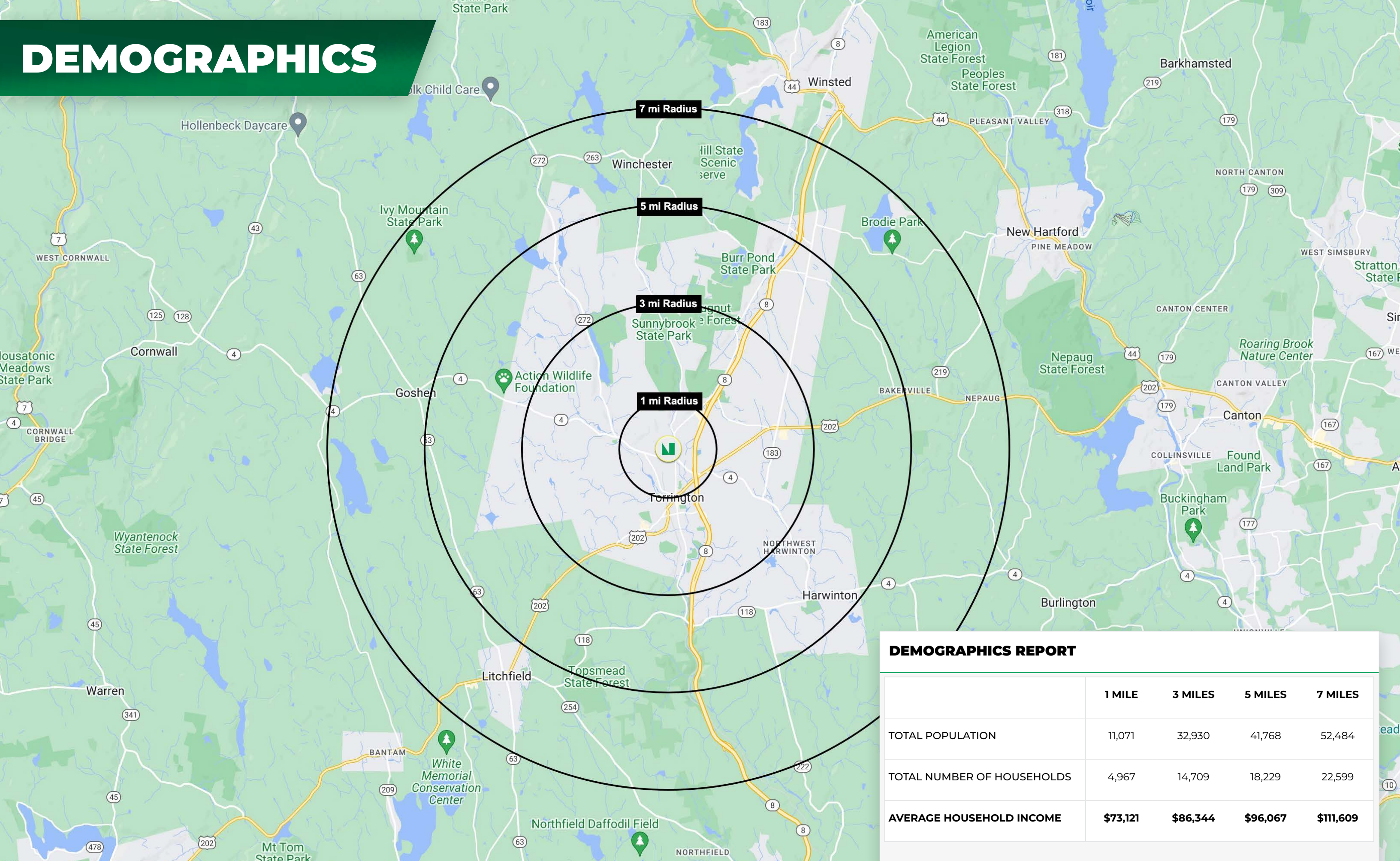




 OCEAN STATE JOB LOT SHOPPING CENTER

TRAFFIC COUNTS (AVERAGE VEHICLES PER DAY)	
MAIN STREET	10,639 VPD
ROUTE 8 (NORTHBOUND)	9,838 VPD
ROUTE 8 (SOUTHBOUND)	9,906 VPD

DEMOGRAPHICS





OCEAN STATE JOB LOT SHOPPING CENTER

CONTACT

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 **New England**
Retail Properties, Inc.



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