



Norwich-New London, CT

GROTON SQUARE PROPERTY TEST

41.368504, -72.067413
220 Route 12 | Groton, CT 06340

CENTER SIZE: 196,802 SF



DEMOGRAPHICS	2 MILE	4 MILE	6 MILE
	21,837	67,011	98,780
	9,054	26,124	39,040
	\$69,074	\$76,325	\$91,220

Dominant retail center anchored by Super Stop & Shop drawing an average of 29,000+ customers/week

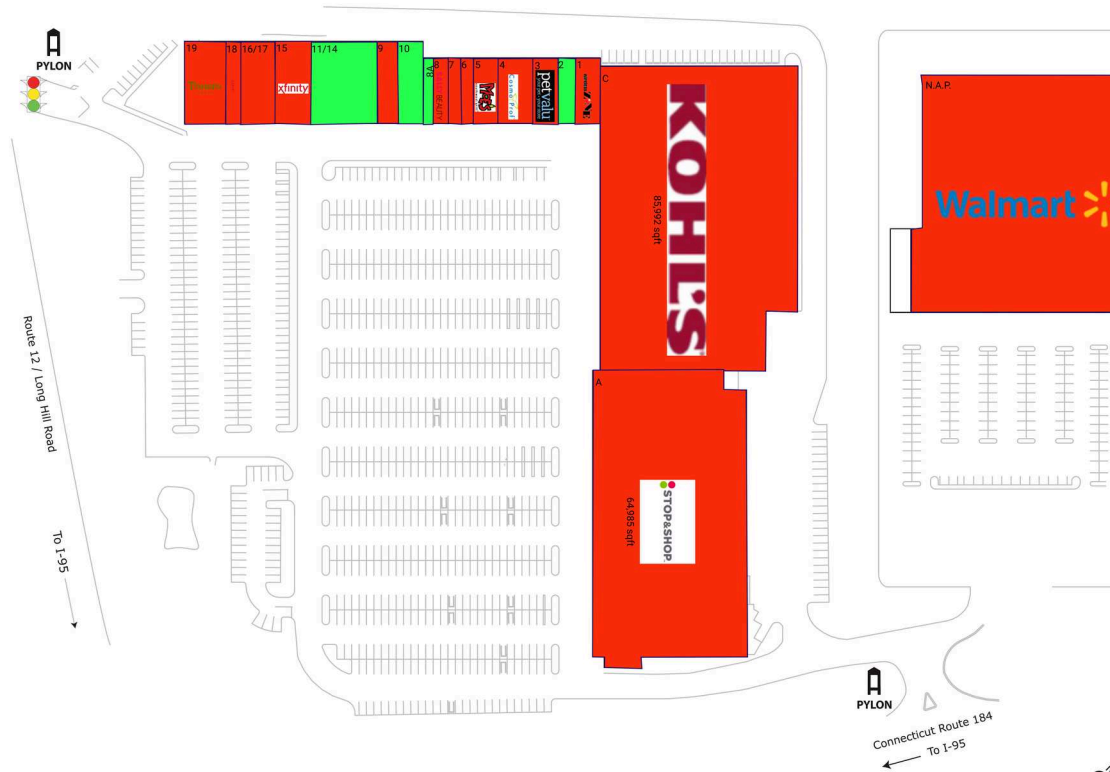
Easily accessible retail location to I-95

Strong lineup of national retailers including Walmart, Kohl's & Panera Bread

Benefits from a strong daytime population from surrounding employers including Naval Submarine Base New London, General Dynamics & Pfizer

Store space for rent with close proximity to United States Coast Guard Academy and Connecticut College with a combined enrollment of 3,000+ students

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AVAILABLE SPACE

Unit	Area	Available Space
11/14		8,000 SF
2	1,680 SF	
8A	880 SF	
10	3,433 SF	

CURRENT RETAILERS

Unit	Retailer	Area
A	Stop & Shop	64,985 SF
C	Kohl's	85,992 SF
N.A.P.	Walmart	
1	Wireless Zone	2,400 SF
3	Pet Valu	2,400 SF
4	CosmoProf	3,340 SF
5	Moe's Southwest Grill	2,344 SF
6	Supercuts	1,256 SF
7	Family Pizza	1,200 SF
8	Sally Beauty Supply	1,517 SF
9	Mermaid Nails II	2,000 SF
15	Comcast Xfinity	4,400 SF
16/17	Urgent Care of Connecticut	4,200 SF
18	GNC	1,800 SF
19	Panera Bread	4,975 SF

4032 - 09.18.24