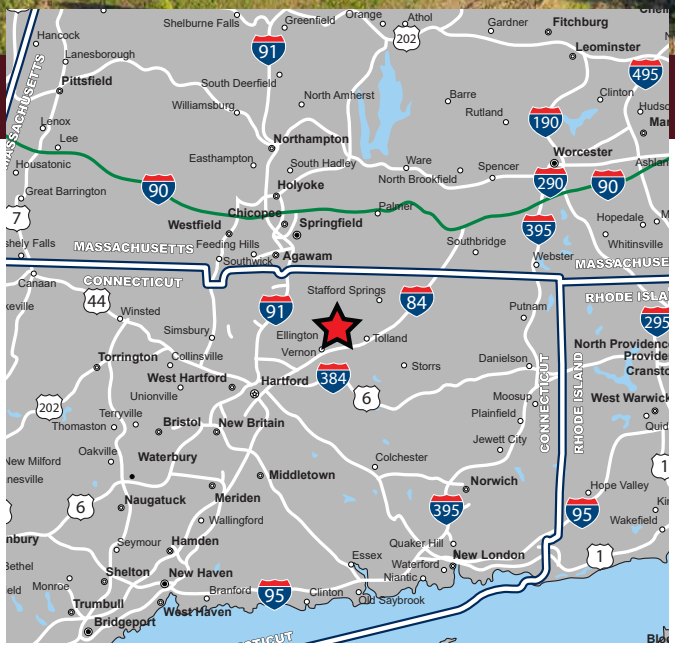
VALLEY FARMS SHOPPING CENTER

135 West Road (Route 83), Ellington, Connecticut



AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- 2,283 SF of In-Line Space Available
- Up to 40,000 SF Available - Ground Lease or Build to Suit
- Market Dominant, Big-Y Anchored Center
- Signalized Access
- Left Turn Ingress & Egress
- Conveniently Accessible via I-84

P 781.849.9010 ✦ F 781.849.9050 ✦ www.easternretail.com

EASTERN RETAIL PROPERTIES

VALLEY FARMS SHOPPING CENTER

135 West Road (Route 83), Ellington, Connecticut

EASTERN RETAIL PROPERTIES

2,283 SF EXISTING

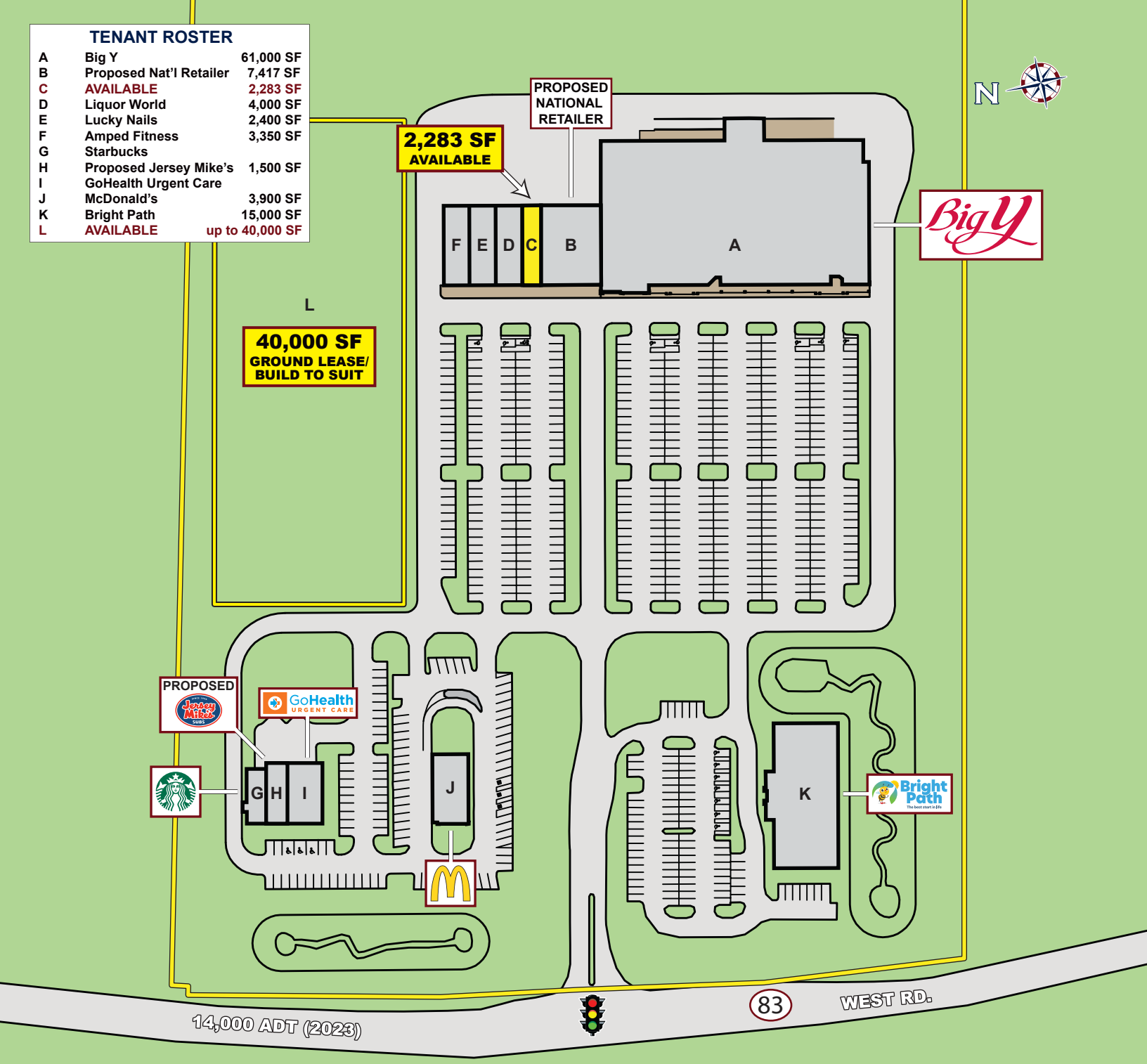
UP TO 40,000 SF GROUND LEASE/BTS

PROPERTY INFORMATION

Available Space	2,283 SF
Ground Lease/BTS	Up to 40,000 SF
Land Size	29.99 Acres
Traffic Count	14,000 ADT

DEMOGRAPHICS (2023 Est.)

Radius	Population	Med. HH Inc.
3 mile	30,931	$88,469
5 mile	59,705	$107,193
7 mile	104,580	$109,646
10 mile	229,427	$100,783



Valley Farms Shopping Center - 135 West Road (Route 83), Ellington, Connecticut

EASTERN RETAIL PROPERTIES

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