



NEW DEVELOPMENT ANCHORED BY NATIONAL GROCER

534 LIBERTY ST, STONINGTON, CT

JUNIOR BOX, SMALL SHOP, & PAD SPACE AVAILABLE FOR LEASE

# SITE AERIAL



EXIT 92

95

64,500 ADT

LIBERTY ST

STOP & SHOP

49

232 UNITS UNDER CONSTRUCTION

5,176 ADT

2

19,500 ADT

RESIDENTIAL PHASE 1

RESIDENTIAL PHASE 2



# PROPERTY DETAILS

- Proposed Development Anchored by National Grocer
- Total GLA: 98,342 SF
- Junior Box, Small Shop, & PAD Space Available for Lease
- 2,000 - 18,000 SF Available
- 2028 Delivery
- Full Signalized Access
- Interstate Visibility
- Pylon Signage Available
- Abutting Proposed 477 Unit Residential Development
- Retail Parking Ratio 6.27/1,000 SF

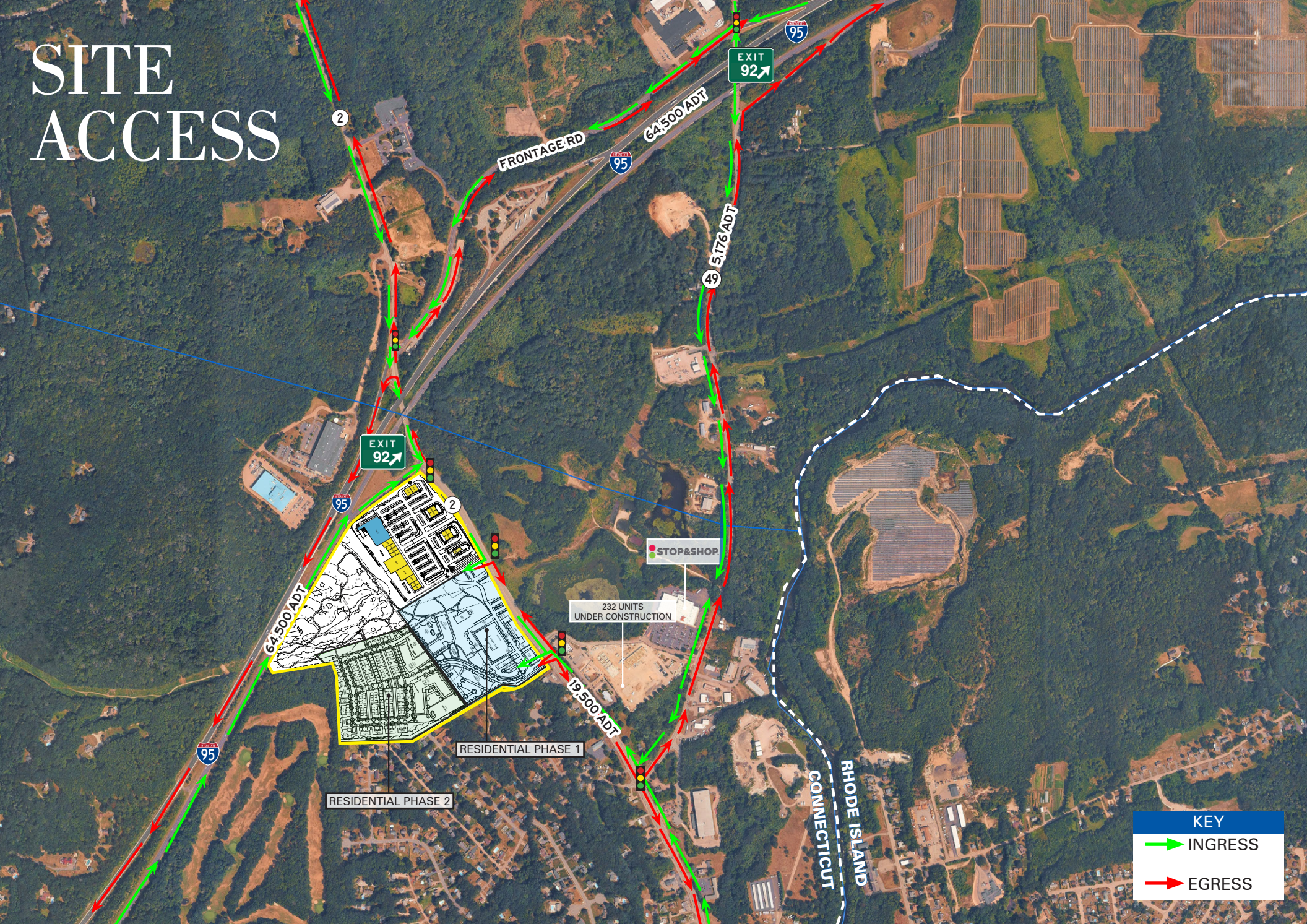


# DEMOGRAPHICS

	10 MIN DRIVE TIME	15 MIN DRIVE TIME	20 MIN DRIVE TIME
DAYTIME POPULATION	29,068	65,488	132,749
RESIDENTIAL POPULATION	28,812	67,167	124,842
MEDIAN HH INCOME	\$87,757	\$98,500	\$88,981



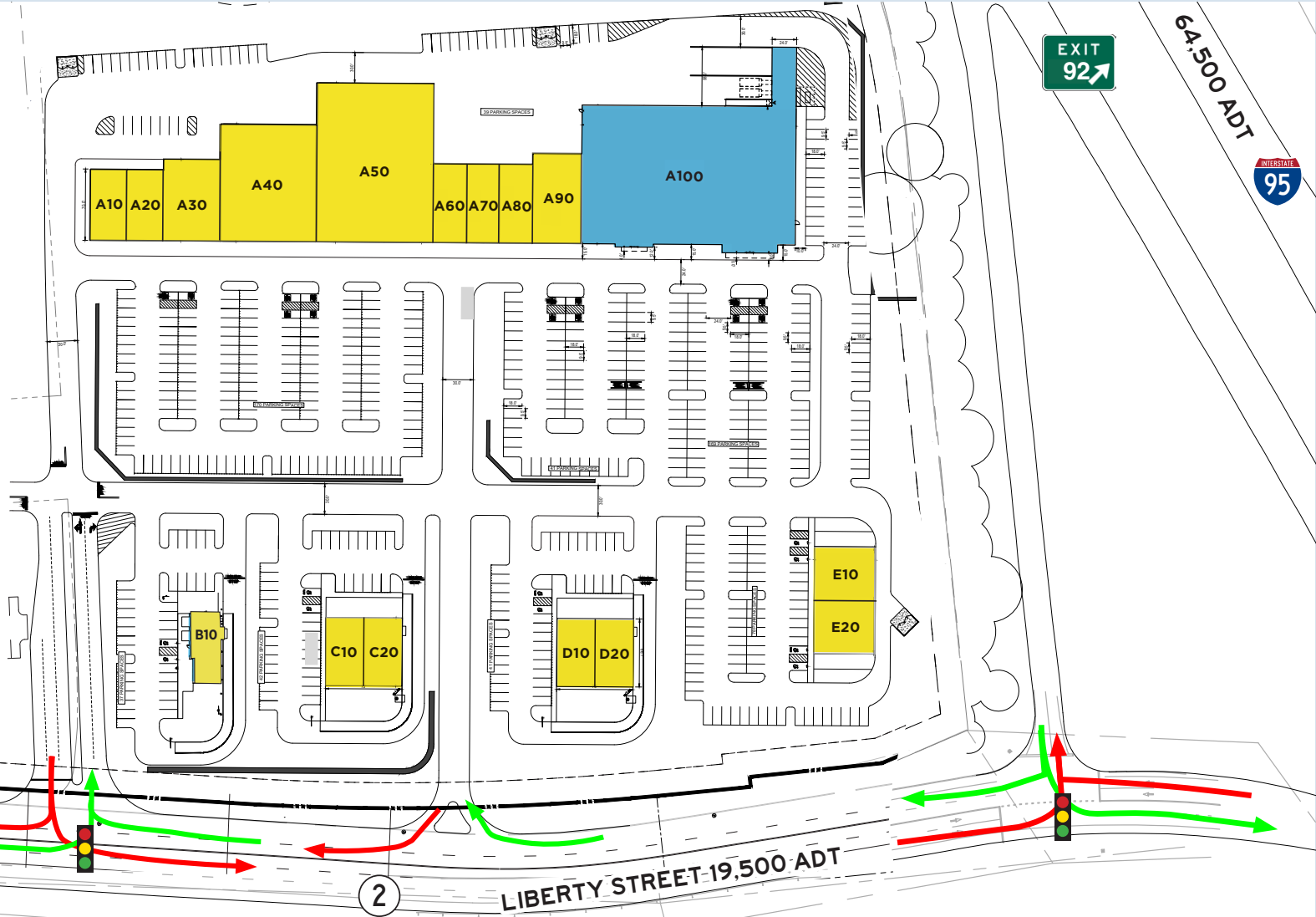
# SITE ACCESS



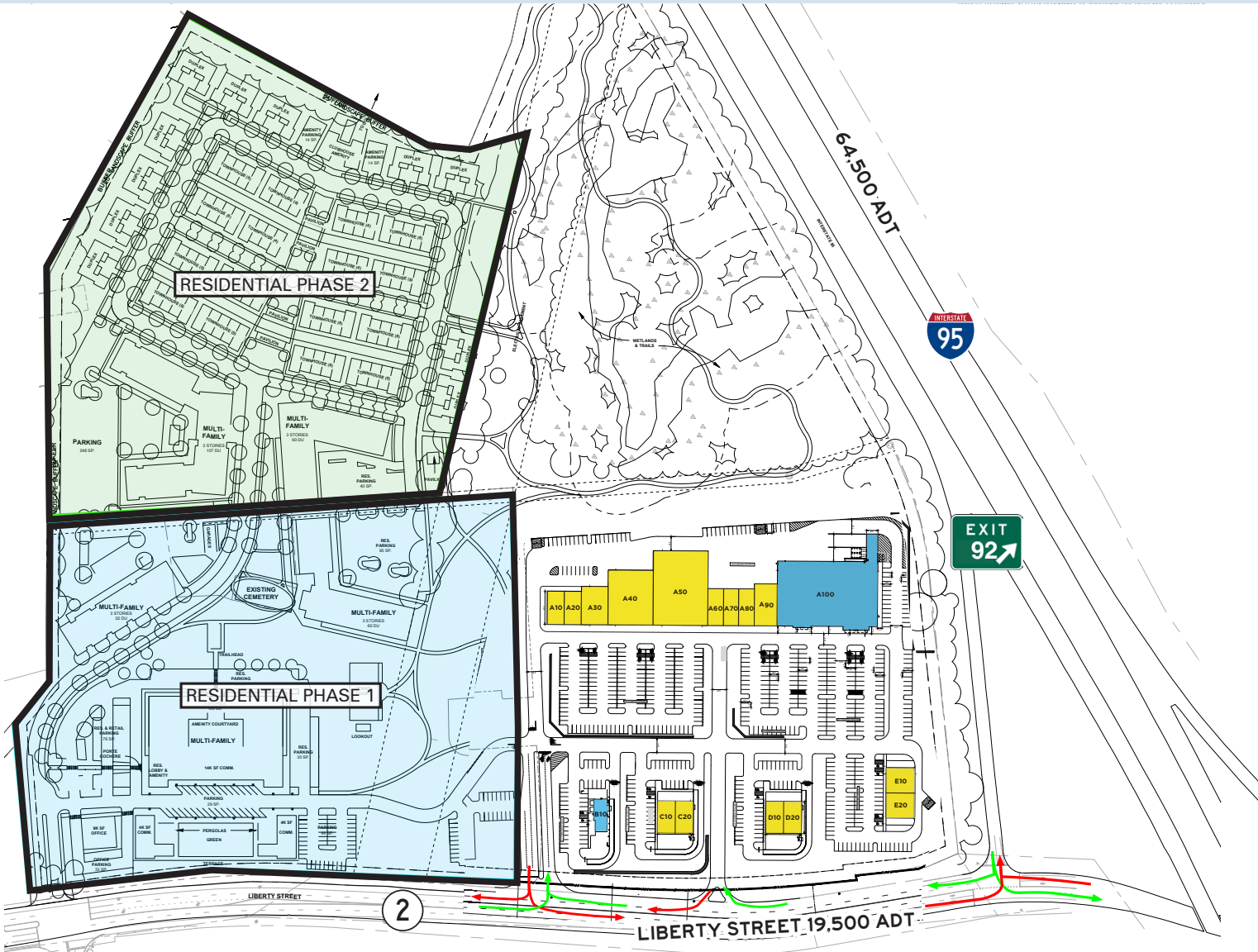


# RETAIL SITE PLAN

#	TENANT	SF
A10	AVAILABLE	2,500
A20	AVAILABLE	2,500
A30	AVAILABLE	4,500
A40	AVAILABLE	10,766
A50	AVAILABLE	17,976
A60	AVAILABLE	2,500
A70	AVAILABLE	2,500
A80	AVAILABLE	2,500
A90	AVAILABLE	4,200
A100	PROPOSED NATIONAL GROCER	32,000
B10	AVAILABLE	2,000
C10	AVAILABLE	2,500
C20	AVAILABLE	2,500
D10	AVAILABLE	2,500
D20	AVAILABLE	2,500
E10	AVAILABLE	3,000
E20	AVAILABLE	3,000



# OVERALL SITE PLAN





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