

OYSTER RIVER SHOPPING CENTER

1654 BOSTON POST ROAD, OLD SAYBROOK, CONNECTICUT



LOCATION



Conveniently located on Boston Post Road (Route 1), just minutes from I-95, providing easy access throughout Connecticut's shoreline communities.

Draws from a loyal local customer base, with nearly 43% of visitors residing within three miles, supported by an affluent, highly educated population.

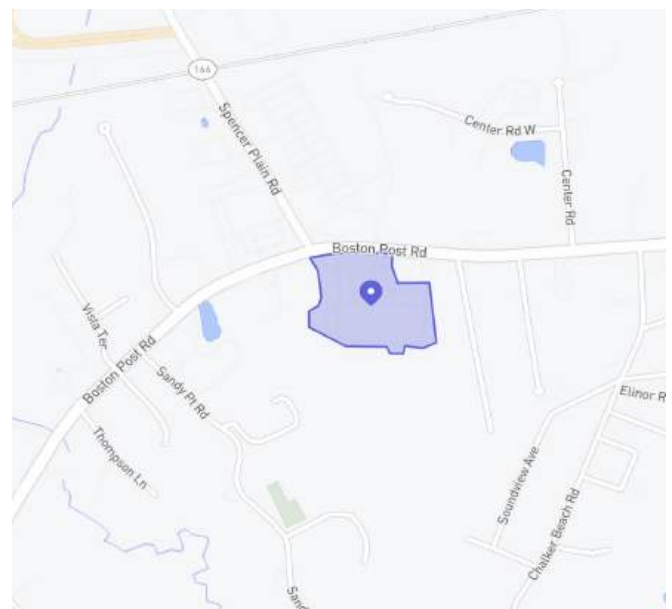
NEARBY



Dunkin Donuts, Wayback Burgers, Big Y, Five Guys, Ulta Beauty, Kohl's, West Marine, T-Mobile

SPACE (GLA)

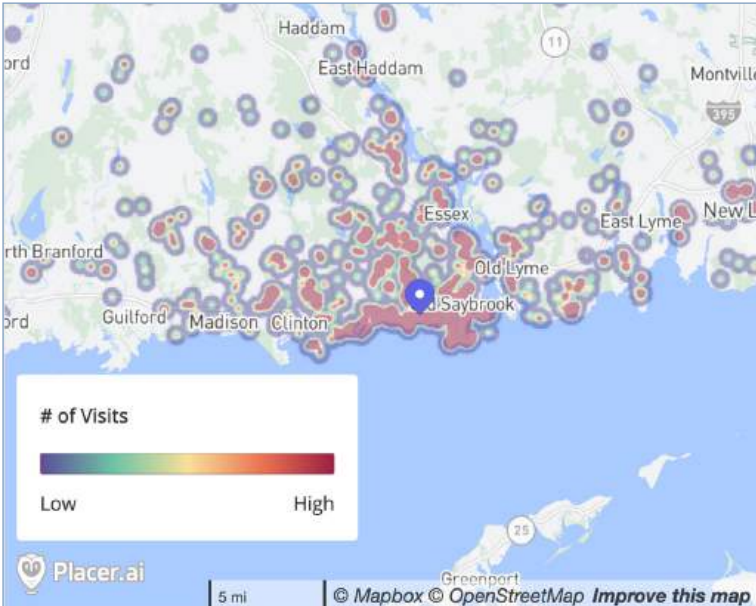
55,840 SF



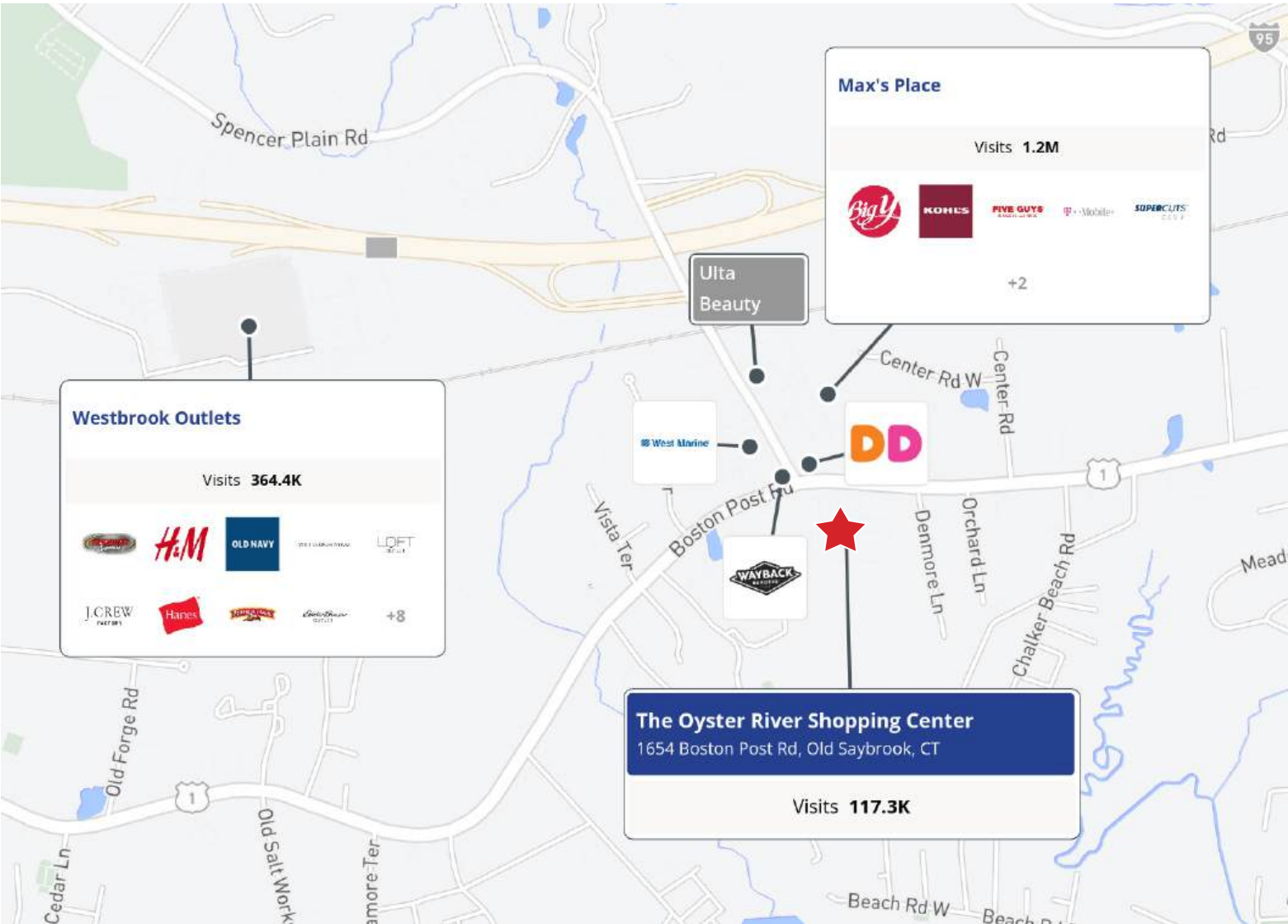
LOCATION & DEMOGRAPHICS

LAT/LON		PARKING	
41.2854/-72.4152		321	
TRAFFIC COUNT		CARS/DAY	
Boston Post Road		16,000	
2025	1-MILE	3-MILE	5-MILE
Estimated Population	2,592	14,560	25,212
Estimated Avg. HH Income	\$113,334	\$163,359	\$159,875

TRUE TRADE AREA



TRADE MAP



SITE PLAN



TENANTS		
	SQUARE FEET	DIMENSIONS
Proposed Wellness	3,612 SF	35' X 100'
Proposed Retail A	4,114 SF	40' X 105'
Proposed Retail B	8,074 SF	59.7' x 145'
Proposed Retail C	4,656 SF	31.5' x 145'
Proposed Retail D	5,000 SF	34.5' X 145'
Whole Foods	40,000 SF	



AVAILABLE



SIGNED TENANTS



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CT Examiner



FOR MORE INFORMATION, CONTACT:

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