



# BRAINERD PLACE

A Modern New England Town Center

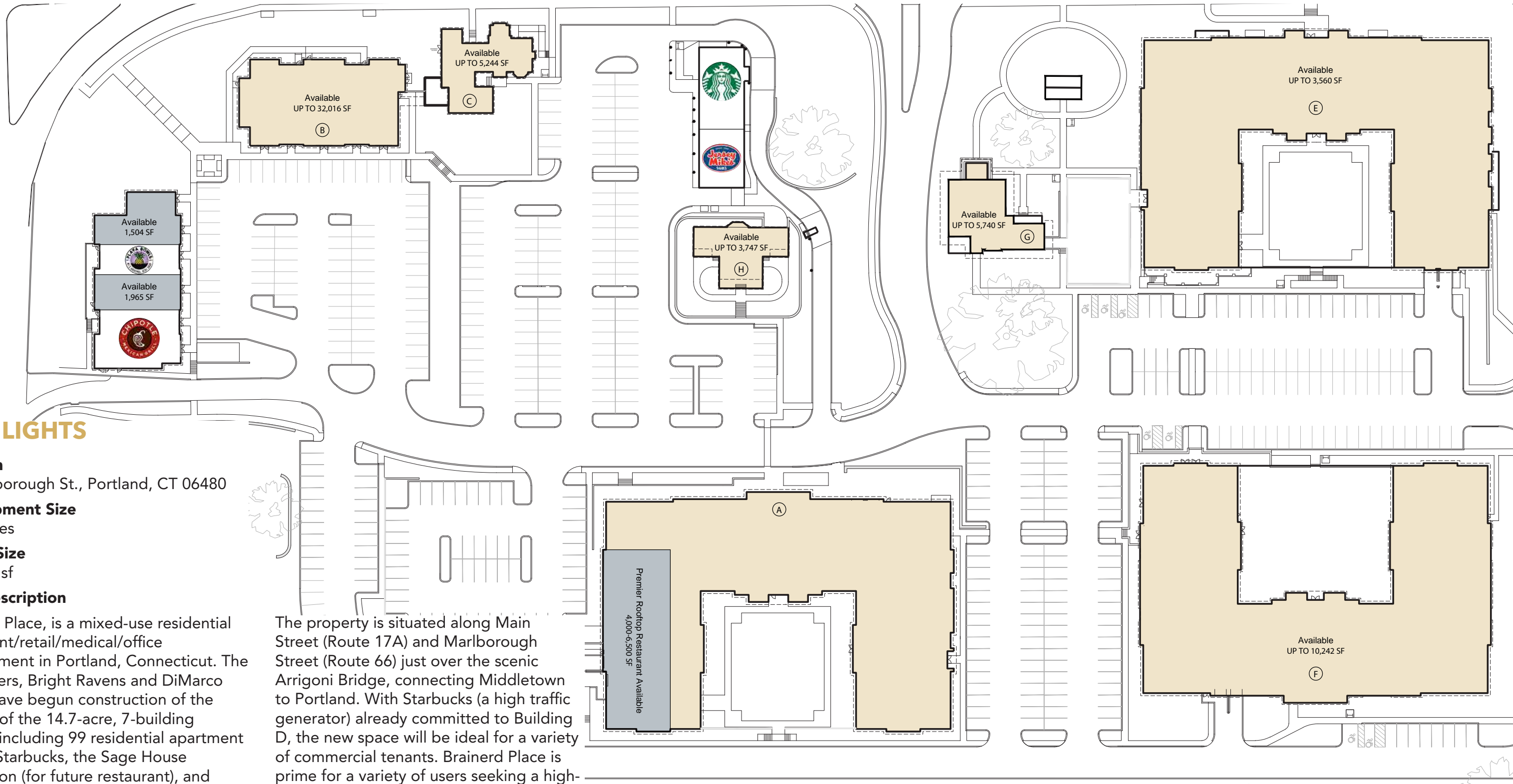
**PREMIER  
ROOFTOP  
RESTAURANT**

AVAILABLE  
**SPRING  
2027**



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GROUP

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**HIGHLIGHTS**

- Location**  
69 Marlborough St., Portland, CT 06480
- Development Size**  
14.7 Acres
- Center Size**  
121,560 sf
- Area Description**

Brainerd Place, is a mixed-use residential apartment/retail/medical/office development in Portland, Connecticut. The developers, Bright Ravens and DiMarco Group have begun construction of the Phase 1 of the 14.7-acre, 7-building project, including 99 residential apartment units, a Starbucks, the Sage House restoration (for future restaurant), and the Brainerd House restoration (for central clubhouse with cool amenities). The deluxe studio, one- and two-bedroom apartments mix with the retail and office to create a true town village feel in the center of town.

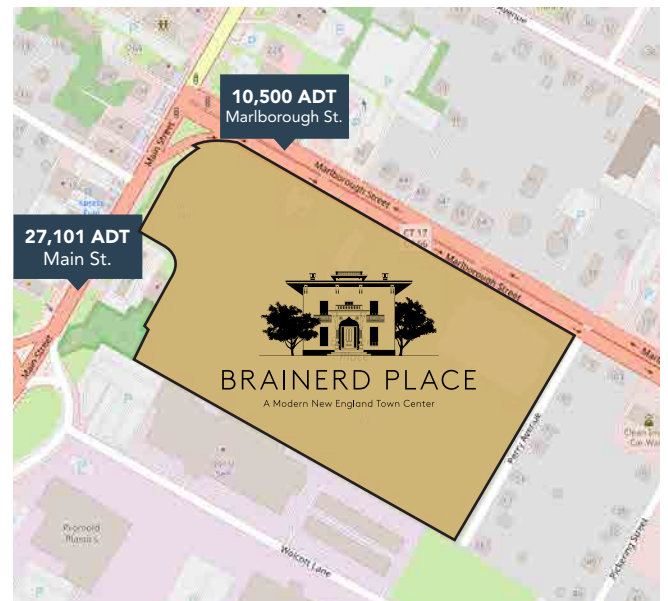
The property is situated along Main Street (Route 17A) and Marlborough Street (Route 66) just over the scenic Arrigoni Bridge, connecting Middletown to Portland. With Starbucks (a high traffic generator) already committed to Building D, the new space will be ideal for a variety of commercial tenants. Brainerd Place is prime for a variety of users seeking a high-end/unique experience in a community oriented development.

Brainerd Place is rooted in deep history and will combine both modern functionality and beautifully restored old-world design throughout the property.



## DEMOGRAPHICS WITHIN 5 MILES

<b>Population:</b>	72,111
<b>Median Age:</b>	37.5 Years
<b>Median HH Income:</b>	\$97,000/year
<b>Avg. People per HH:</b>	2.53
<b>Total Households:</b>	31,649
<b>Education:</b>	41.2% Bachelors or Higher
<b>Square Footage:</b>	658,000 SF Gross Leasable Area
<b>Crime Rate:</b>	Very Low



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GROUP

**FIVE GENERATIONS. ONE GROUP.  
BUILDING COMMUNITIES.**

Established in 1910 as a general contractor, DiMarco Group has evolved over the years into a full service development company applying cutting-edge design and building concepts to meet 21st century real estate needs. After 100 years, our commitment to excellence is stronger than ever.

Our visionary approach includes deployment of first-rate people, practices & technologies in partnership with our clients, who benefit from the strength and experience of the DiMarco Group family of companies.

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