

CROMWELL SQUARE

51 Shunpike Road | Cromwell, Connecticut

Property Features:

- › High volume center anchored by Big KMart and XPECT Discount with other notable retailers such as RadioShack, Citizen's Bank, GNC, Sally Beauty, Dollar Tree, Payless Shoe Source, Fashion Bug, DQ Grill & Chill, Ruby Tuesday and more
- › Close proximity and easy access to I-91 and Route 9 in Cromwell
- › Striking traffic counts at approximately 87,000 cars per day (Route 9)
- › Area retailers include: Lowes, Stop & Shop, Walmart, CVS and Walgreens
- › Regional shopping destination

Lease Details:

| | |
|----------|-----------|
| Space A: | 6,000± sf |
| Space B: | 3,620± sf |
| Space C: | 3,000± sf |
| Space D: | 1,500± sf |
| Space E: | 1,500± sf |

Rent: \$15.00 psf nnn
Available Immediately

Area Demographic:

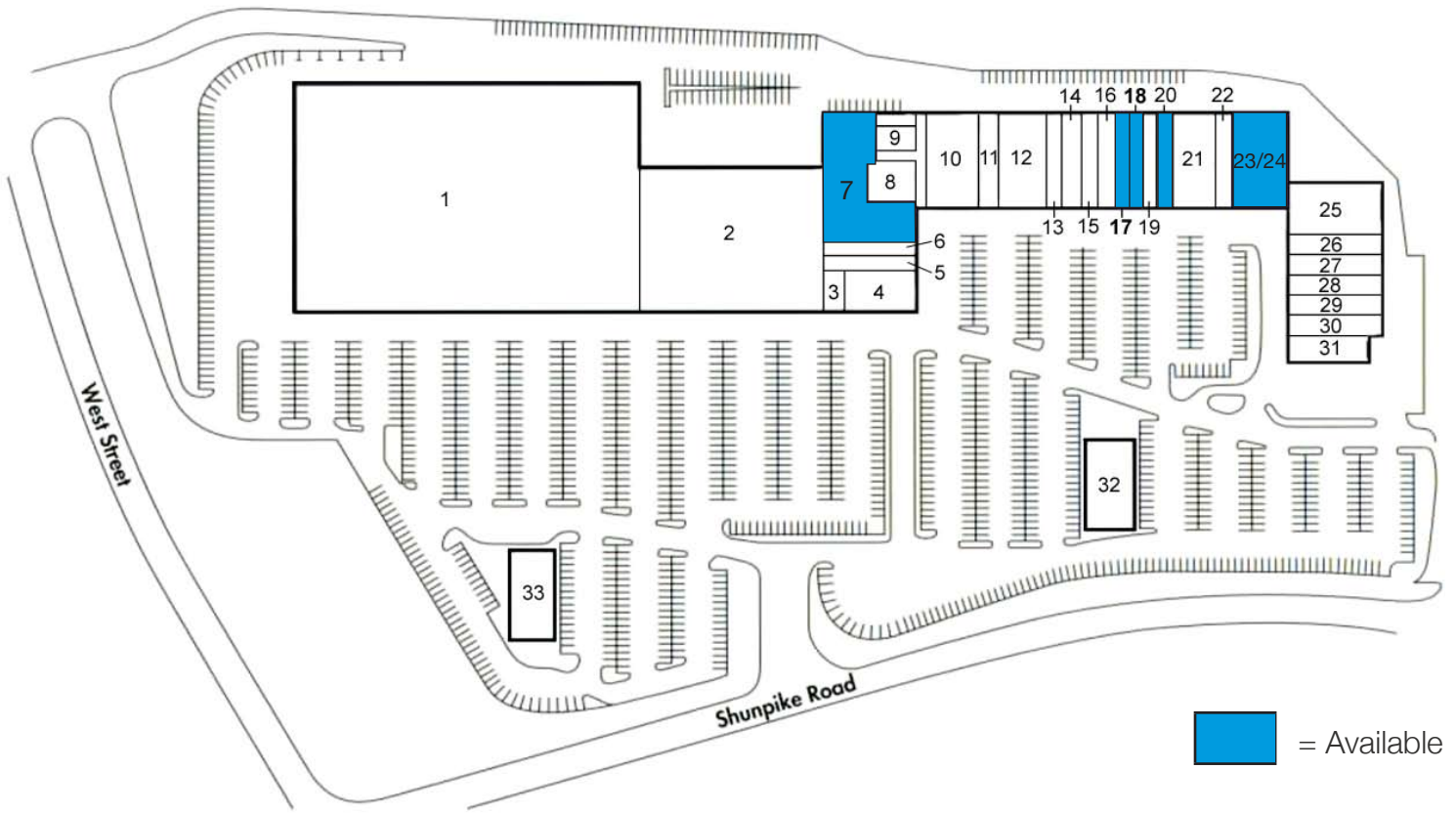
| Radius | Population | Avg HH Income |
|---------|------------|---------------|
| 1 mile | 18,060 | \$82,676 |
| 3 miles | 56,607 | \$78,928 |
| 5 miles | 109,830 | \$77,795 |

For More Information:

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| Space | Tenant |
|-------|----------------------|
| 1 | Kmart |
| 2 | X-Pect Discount |
| 3 | Subway |
| 4 | Payless Shoe Source |
| 5 | Pizza |
| 6 | AT&T |
| 7 | Available: 6,000± sf |
| 8 | Weight Watchers |
| 9 | Credit Solutions |
| 10 | Rookies Sports Bar |
| 11 | Sally Beauty |
| 12 | Fashion Bug |
| 13 | Liquor Store |
| 14 | H&R Block |
| 15 | Super Hair & Tan |
| 16 | GNC |
| 17 | Available: 1,500± sf |

| | |
|-------|----------------------|
| 18 | Available: 3,000± sf |
| 19 | Imperial Restaurant |
| 20 | Available: 1,500± sf |
| 21 | Guppies to Puppies |
| 22 | Consignment Store |
| 23/24 | Available: 3,620± sf |
| 25 | Dollar Tree |
| 26 | Fancy Nails |
| 27 | Mr. Cigar |
| 28 | Radio Shack |
| 29 | Chinese Take-out |
| 30 | Igor's Shoes |
| 31 | Citizen's Bank |
| 32 | DQ Grill & Chill |
| 33 | Ruby Tuesday |

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| | 1 mile | 3 miles | 5 miles |
|----------------------------------|--------|---------|---------|
| Population: 2009 | | | |
| Total Population | 18,060 | 56,607 | 109,830 |
| Male Population | 52.2% | 52.4% | 50.7% |
| Female Population | 47.9% | 47.6% | 49.3% |
| Median Age | 41.4 | 39.4 | 37.0 |
| Population Density (per sq. mi.) | 638.8 | 720.7 | 713.5 |
| Employees | 11,369 | 23,868 | 45,312 |
| Establishments | 910 | 2,110 | 4,171 |

| | | | |
|---------------------|----------|----------|----------|
| Income: 2009 | | | |
| Median HH Income | \$70,941 | \$69,193 | \$65,060 |
| Per Capita Income | \$30,134 | \$28,711 | \$27,375 |
| Average HH Income | \$82,676 | \$78,928 | \$77,795 |

| | | | |
|------------------------------|-------|--------|--------|
| Households: 2009 | | | |
| Total Households | 6,129 | 18,650 | 36,169 |
| Average Household Size | 2.68 | 2.77 | 2.86 |
| Household Growth 1990 - 2000 | 15.9% | 11.6% | 9.5% |

| | | | |
|-------------------------------|-------|-------|-------|
| Housing: 2009 | | | |
| Owner Occupied Housing Units | 69.4% | 63.6% | 60.7% |
| Renter Occupied Housing Units | 16.2% | 21.1% | 24.7% |
| Vacant Housing Units | 14.4% | 15.3% | 14.7% |

| | | | |
|--------------------------------|-------|-------|-------|
| Race: 2009 | | | |
| White | 80.1% | 74.2% | 68.1% |
| Black | 11.2% | 14.9% | 16.0% |
| American Indian, Eskimo, Aleut | 0.0% | 0.0% | 0.1% |
| Asian | 3.4% | 3.4% | 3.0% |
| Hawaiian or Pacific Islander | 0.1% | 0.0% | 0.0% |
| Other | 3.3% | 4.9% | 9.1% |
| Multirace | 1.9% | 2.5% | 3.7% |

| | | | |
|------------------------|-------|-------|-------|
| Ethnicity: 2009 | | | |
| Hispanic | 11.2% | 15.4% | 21.8% |
| Non-Hispanic | 88.8% | 84.6% | 78.2% |