

Groton Shopping Center

646-720 Long Hill Rd., Groton, CT 06340
New London County



HIGHLIGHTS

County: New London
Type: Retail
Total SF: 130,264
Parking Spaces: 474
Year Renovated: 2016

CONTACT

Leasing Department
(212) 710-9330
leasing@kprcenters.com

Jackie Perla
(603) 472-1153
jperla@kprcenters.com

Thomas D. Smith
(603) 472-1155
tsmith@kprcenters.com

Groton Shopping Center is a 130K sf shopping center positioned directly on Route 1 (Long Hill Road) in Groton, CT, the submarine capital of the world. Groton, a coastal town in Southeastern CT, is home to the Naval Submarine Base, Electric Boat (major contractor building submarines for the US Navy) and Pfizer's headquarters. The center is both highly visible and easily accessible due to its location directly on highly trafficked Route 1 (19.7K AADT), approximately 1.25 miles from the intersection with I-95. This beautified center has a strong mix of well-performing national and regional tenants, including Aldi, Dollar Tree, Planet Fitness and Goodwill, with such grocery and discount-based tenancies being well-suited for the trade area. The site offers ample parking and access via a signalized intersection on Route 1.

RETAILERS INCLUDE



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,700	43,986	77,890
Households	3,483	18,805	32,066
Average Household Income (\$)	86,151	80,811	95,616
Median Household Income (\$)	79,553	67,407	76,435

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1	Chinese First Wok	1,627 SF	9B	T-Mobile	1,100 SF
2	Planet Fitness	17,500 SF	10	Aldi	17,664 SF
5	Goodwill	12,763 SF	15	Dollar Tree	9,750 SF
6	Goodwill	8,543 SF	16	Pet Supplies Plus	9,000 SF
7	TJ Maxx	30,000 SF	17	Precision Wash & Dry	2,315 SF
8	Full of Spirit	4,350 SF	18	Auto Zone	9,352 SF
9A	Cedar Nail Spa	1,900 SF	19	M&T Bank	4,400 SF