

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

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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 Ross (coming soon!), 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

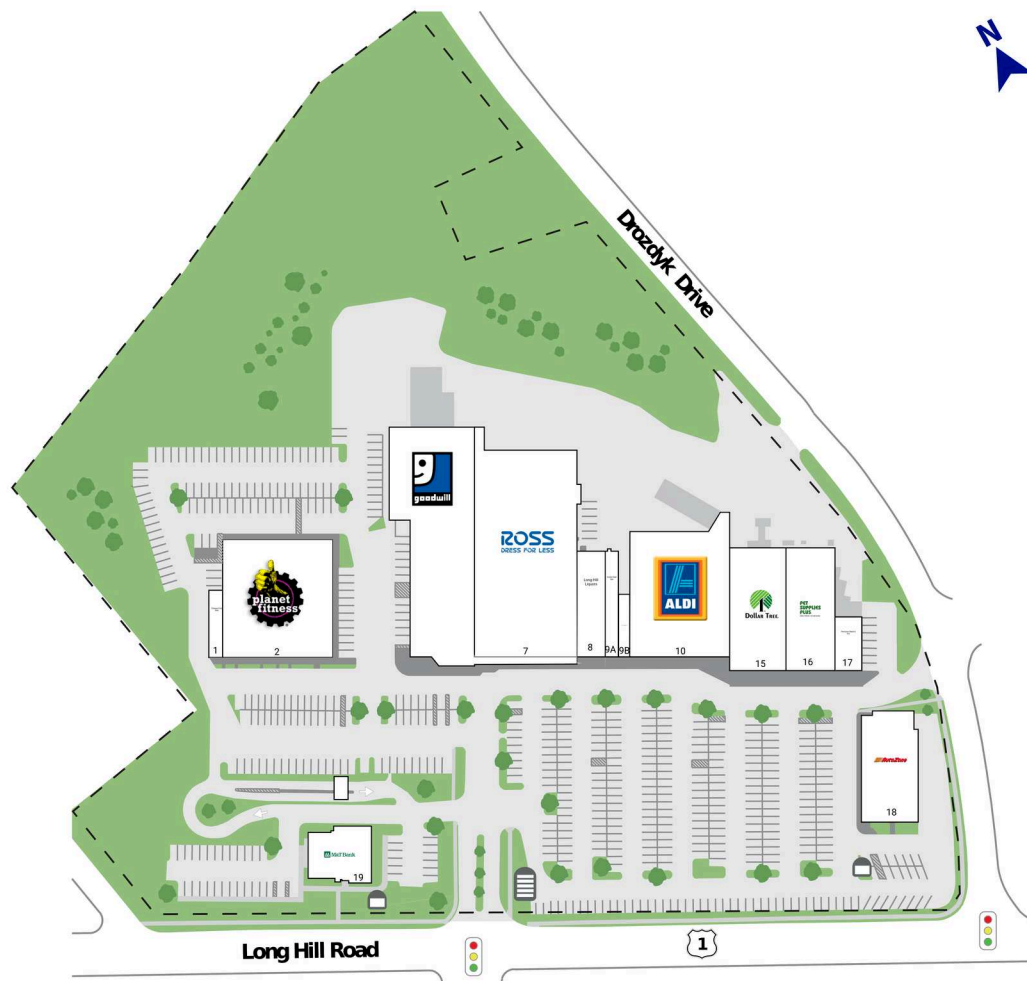


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,718	44,865	79,432
Households	3,492	19,179	32,728
Average Household Income (\$)	93,707	89,695	108,384
Median Household Income (\$)	85,031	74,451	84,675

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1	Chinese First Wok	1,627 SF	10	Aldi	17,664 SF
2	Planet Fitness	17,500 SF	15	Dollar Tree	9,750 SF
5	Goodwill	21,306 SF	16	Pet Supplies Plus	9,000 SF
7	Ross Dress for Less	30,000 SF	17	Precision Wash & Dry	2,315 SF
8	Long Hill Liquors	4,350 SF	18	Auto Zone	9,352 SF
9A	Groton Nail Spa	1,900 SF	19	M&T Bank	4,400 SF
9B	T-Mobile	1,100 SF			