

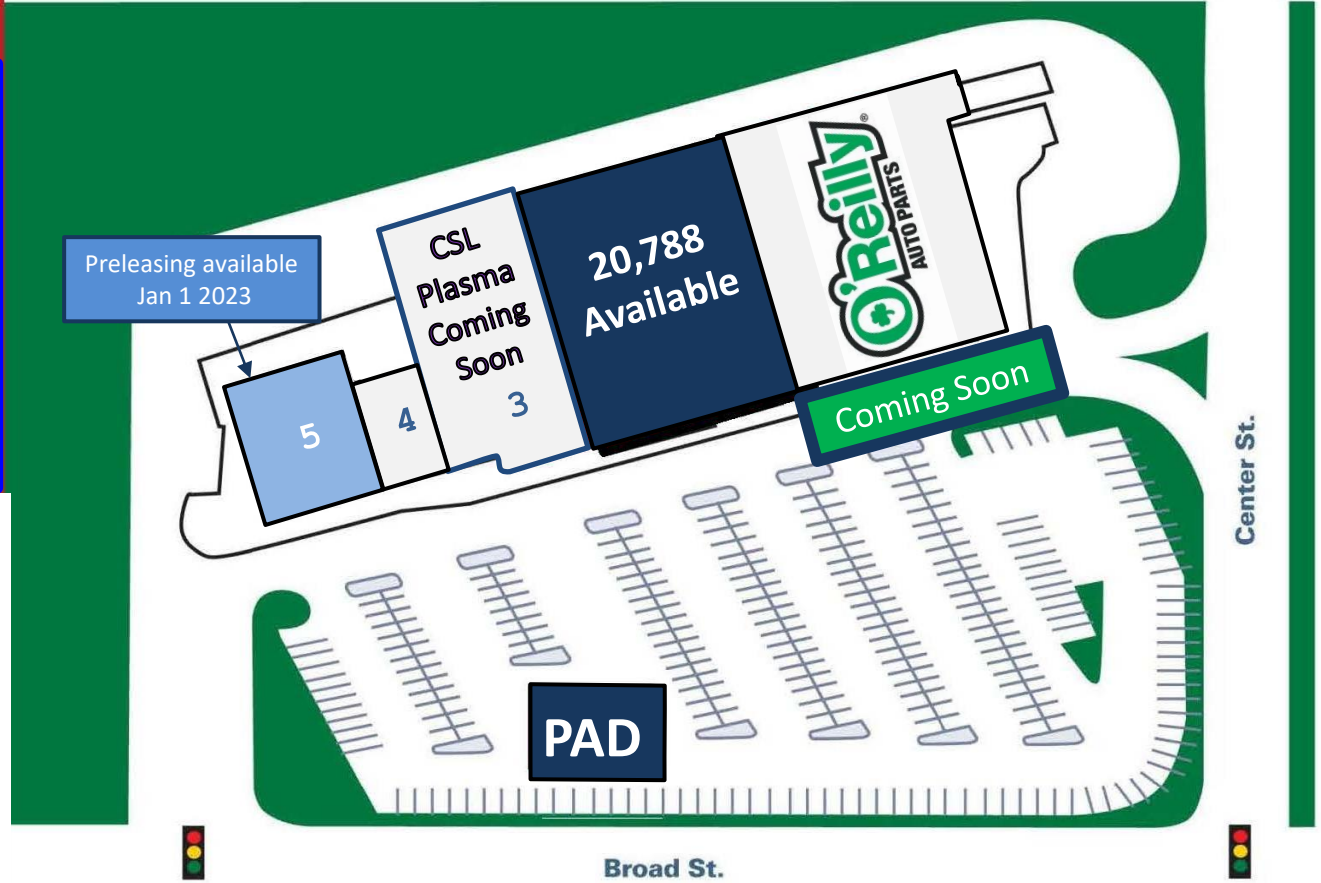
MANCHESTER CT

BROAD STREET PLAZA

**20,788 SF and
PAD SITE
AVAILABLE**

1	O'Reilly	30,000
2	AVAILABLE	20,788
3	CSL Plasma	14,489
4	Restaurant	2,722
5	Pre-leasing	7,500
PAD AVAILABLE		5,000

Pre-leasing 7,500 SF
End-Cap



Northeast Retail
Leasing & Management Company, LLC

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Broad Street Plaza is a 75,452 sf Community shopping center, anchored by a O'Reilly's Auto and shadow anchored by Ollie's Bargain Outlet.

Built in 1998 at the corner of Center Street (Route 44) and Broad Street, it is located at the busiest intersection in Manchester and benefits from a daily traffic count in excess of 40,000 cars per day. CSL Plasma opening in fall 2022.

O'Reilly's Auto Parts is relocating & expanding to 30,000 SF within the center, and will open by the beginning of 2023. Landlord has extensive upgrades planned for the Center including new roof, HVAC and façade improvements.

BROAD STREET PLAZA

AERIAL VIEW



DEMOGRAPHICS		
	Population	Avg Income
1 Mile	17,859	\$68,522
3 Mile	61,165	\$83,545
5 Mile	127,720	\$95,744
7 Mile	192,895	\$98,277

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