

**NEW REDEVELOPMENT**

# University Plaza

1315 Main Street • Willimantic, CT  
20,000 SF (Subdividable) Remaining



Only 20,000 SF Remaining



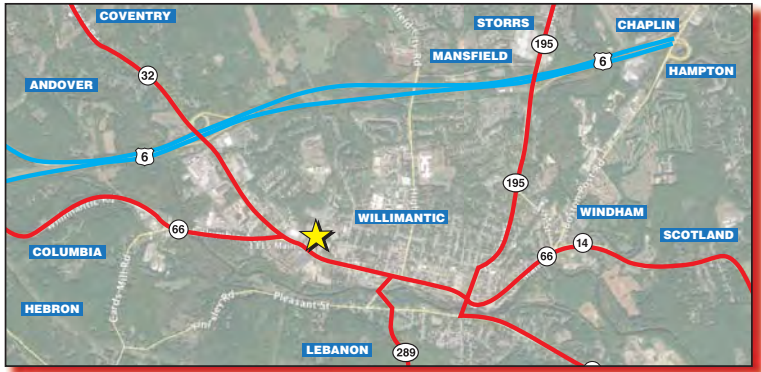
**Northeast Retail**  
Leasing & Management Company, LLC

360 Bloomfield Avenue, Suite 208  
Windsor, CT 06095  
**860-683-9000**

# SUPER STOP & SHOP

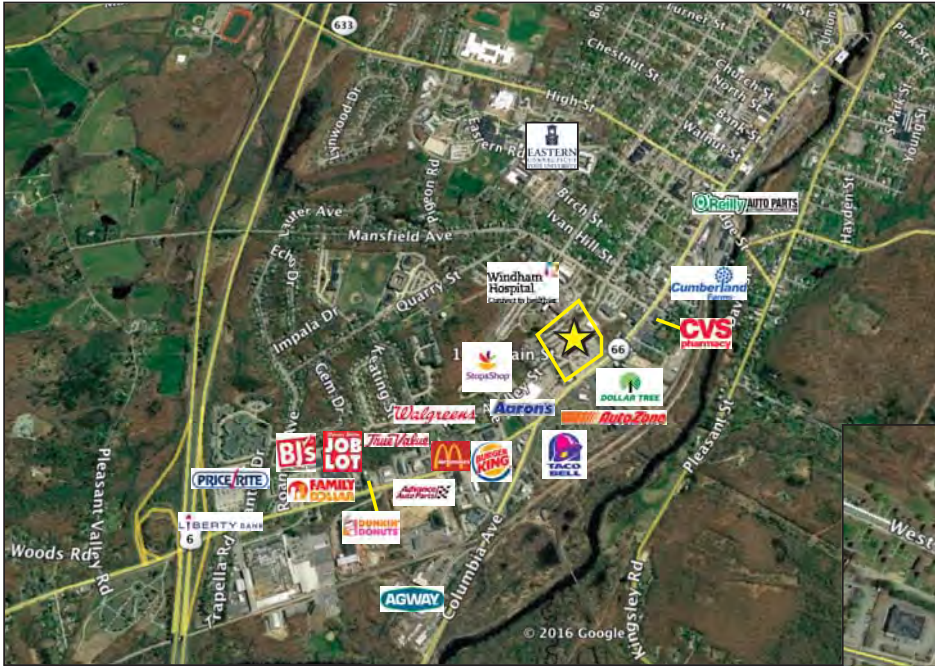
## Shadow Anchor – Highest Volume in Trade Area

EASY ROAD ACCESS BRINGS CUSTOMERS RIGHT HERE...



### EXECUTIVE SUMMARY

- ✓ **Trade Area**
  - Trade Area population (8 mile) 76,332 pop.
  - \$61,483 Median Income: 34,044 employees
  - PLUS 37,071 Student Population
  - UCONN & Eastern CT State University
  - Close in population Demographics (3 miles)
  - 26,092 population, \$45,455 Median Income:
  - 13,127 employees
- ✓ **Road Access**
  - Highest Traffic count in Willimantic is immediately in front of the center (17,300 ADT)
  - Convenient road access to all surrounding towns
  - 3/4 of a mile from full interchange on Highway 6 (4 lanes)
  - Signalized Entrance
- ✓ **Site Characteristics**
  - Shadow Anchored by Super Stop & Shop
  - (Highest Vol. Supermarket in Trade Area)
- ✓ **Retail Corridor**
  - National retailers have chosen this retail corridor to serve both the community of Willimantic and the regional shopping needs of the 10 surrounding towns.
- ✓ **Summary**
  - Properties for retail are scarce in Willimantic. University Plaza is located within the heart of the population on a busy retail strip. Shoppers are accustomed to coming here, and the center commands excellent presence.



**• 17,300 ADT Highest Volume in Willimantic**

**• Signalized Entrance**

### SERVING THE TOWNS OF

Willimantic • Windham • Andover • Chaplin  
 Columbia • Coventry • Franklin • Hampton  
 Lebanon • Mansfield • Scotland

PLUS.....37,071  
 UCONN / EASTERN CT STATE UNIVERSITY

**SUPER  
STOP & SHOP**

**Windham  
Hospital**

**Aaron's**



**20,000 SF**

**Subdividable**



Valley Street



**Taco Bell**



**Auto Zone**

17,300 ADT

**Dollar  
Tree**



Main Street, Routes 66 & 32

20,000 SF (Subdividable)

**CVS  
O'Reilly**

