

NEW REDEVELOPMENT

University Plaza

1315 Main Street • Willimantic, CT
36,000 SF (Subdividable) & Pad Sites



PROPOSED FACADE



36,000 SF (Subdividable) & Pad Sites



Northeast Retail
Leasing & Management Company, LLC

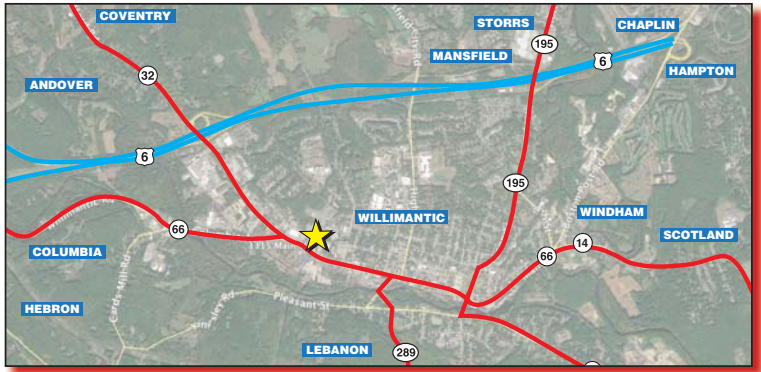
360 Bloomfield Avenue, Suite 208
Windsor, CT 06095

860-683-9000

SUPER STOP & SHOP

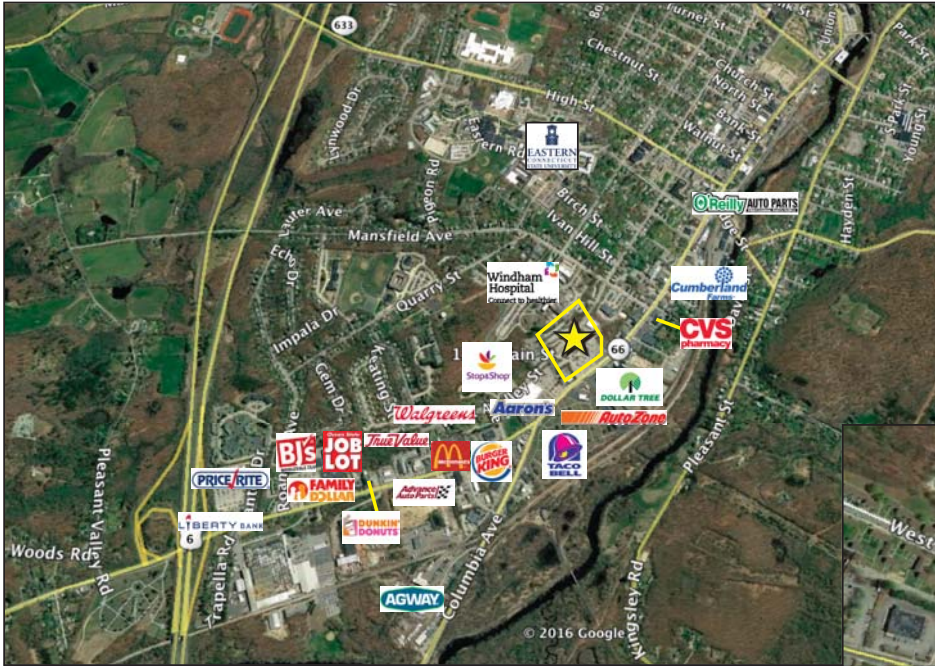
Shadow Anchor – Highest Volume in Trade Area

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**

Valley Street

ACCESS
AGENCY

46,594 SF

Tenant 1

Tenant 2

Tenant 3

Tenant 4

Tenant 5

Aaron's

AT&T

Taco Bell



Auto Zone

17,300 ADT

FISH
MARKET

**Dollar
Tree**

Main Street, Routes 66 & 32

ORIENTAL
CAFE

**CVS
O'Reilly**



36,000 SF (Subdividable) & Pad Sites