

MIDDLETOWN PLAZA

MIDDLETOWN, CT

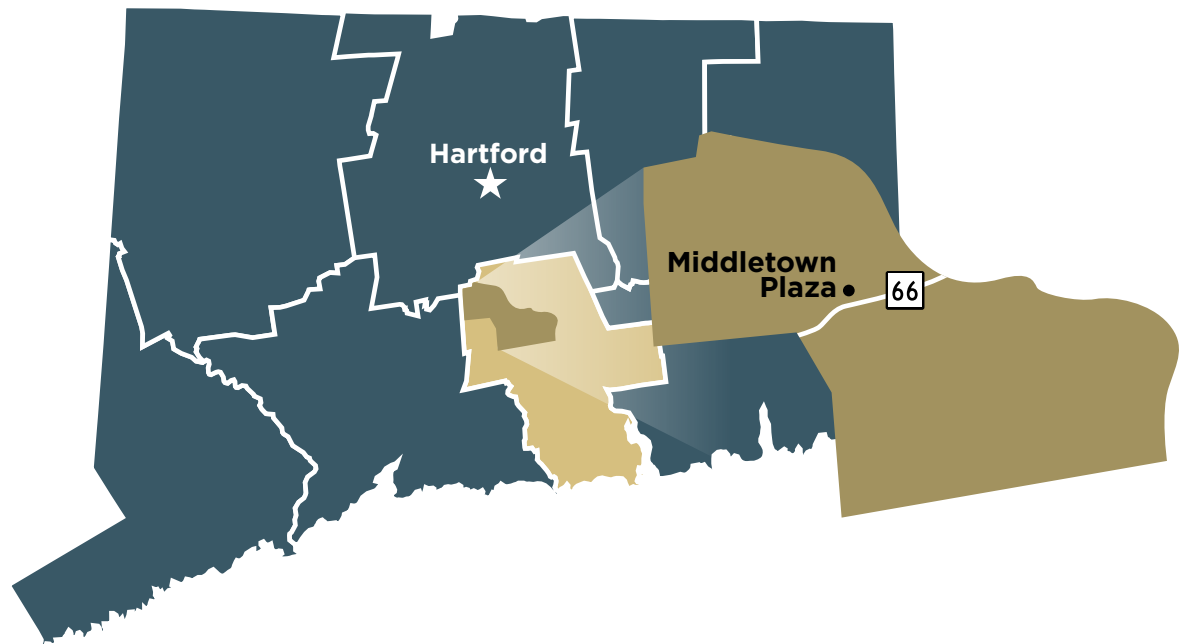




PROPERTY

Grossman Development Group, LLC, Hollister & Moore, LLC, (H&M) & The New Haven Group, Inc., through an affiliated entity, has acquired Middletown Plaza, a 150,000 square foot retail shopping center on 10 acres.

The property is in the heart of the retail trade area for Middletown and is continuing to flourish due to the amount of daily trip activity to this traffic-signaled intersection. This property also benefits from its proximity to Wesleyan University, located approximately 1.5 miles from the property, east along Washington Street (CT Route 66) toward historic downtown Middletown. Wesleyan is a well-known liberal arts college with approximately 4,000 students and staff. New leases recently executed at Middletown Plaza include Planet Fitness, Town Fair Tire, Rhode Island Blood Center, and LensCrafters.





The historic community of Middletown, Connecticut is ideally situated along the Connecticut River and is the only city within Middlesex County.



RETAIL MARKET

The property has excellent access via two dedicated signalized intersections and has been a multi-decade and time-tested retail destination location for the region. One of the intersections is shared with access to Home Depot and Price Chopper.

The retail market along CT Route 66 in the immediate area has witnessed growth over the past decade with new developments immediately across the street with Home Depot, Price Chopper and Starbucks. Citizens Bank,

Liberty Bank, TD Bank and Bank of America are all located in close proximity. CVS and Walgreens and Aldi Supermarket are located within ½ mile. Also located in close proximity are food options including Wendy's, Subway, McDonalds, Taco Bell. Starbucks, Five Guys, Dunkin Donuts and others. Other tenants in the immediate market area are Goodwill, Verizon, CT Beverage Mart and others.

The neighborhood benefits from CT Route 66 (31,200 ADT) being a cross connecting

state road which links CT Route 9 and Interstate 91 and Interstate 691. There is also significant existing residential development in the immediate area, including single family structures and multifamily properties both rental and owned. There has been additional residential development in the neighborhood including two new developments of approximately 200 units each within one mile of the property.



SITE PLAN



‘City of Middletown – it’s all here.’



DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES	10-MIN DRIVE TIME
POPULATION	42,292	80,565	148,718	81,702
HOUSEHOLD INCOME	\$73,028	\$81,979	\$79,707	\$74,675
DAYTIME WORKERS	2,649	4,341	8,201	4,447



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