

## Groton Square

**880 - 3,433 SF AVAILABLE FOR LEASE**

Groton Square is the dominant retail center in the area anchored by Kohl's and Stop & Shop and shadow anchored by a neighboring Walmart. The center has easy access to I-95 and includes a strong lineup of national retailers. The center benefits from its proximity to surrounding employers, Connecticut College, and the Naval Submarine Base New London; home to more than 6,500 military personnel and over 12,000 family members.



### Current Tenants

**KOHL'S**

**STOP&SHOP**

**PHYSICIAN one**  
URGENT CARE

**CosmoProf**

**Panera** BREAD®  
**MOE'S** southwest grill®



Gross Leasing Area  
196,802 SF



Property Status  
880 - 3,433 SF AVAILABLE



Average Daily Traffic  
Route 184: 14,000 ADT  
Route 12: 30,100 ADT



**NEW LONDON MALL**

HomeGoods PETSMART  
ShopRite BOB'S DISCOUNT FURNITURE

**NEW LONDON SHOPPING CENTER**

Burlington  
Staples  
HARBOR FREIGHT TOOLS  
Quality Tools at Ridiculously Low Prices

**WATERFORD SHOPPING PLAZA**

STOP&SHOP.  
DOLLAR TREE  
Citizens Bank®

**GROTON SQUARE**

**KOHL'S**  
STOP&SHOP.  
PHYSICIAN one URGENT CARE  
CosmoProf  
Panera BREAD®  
Moe's southwest grill®

**GROTON SHOPPERS MART**

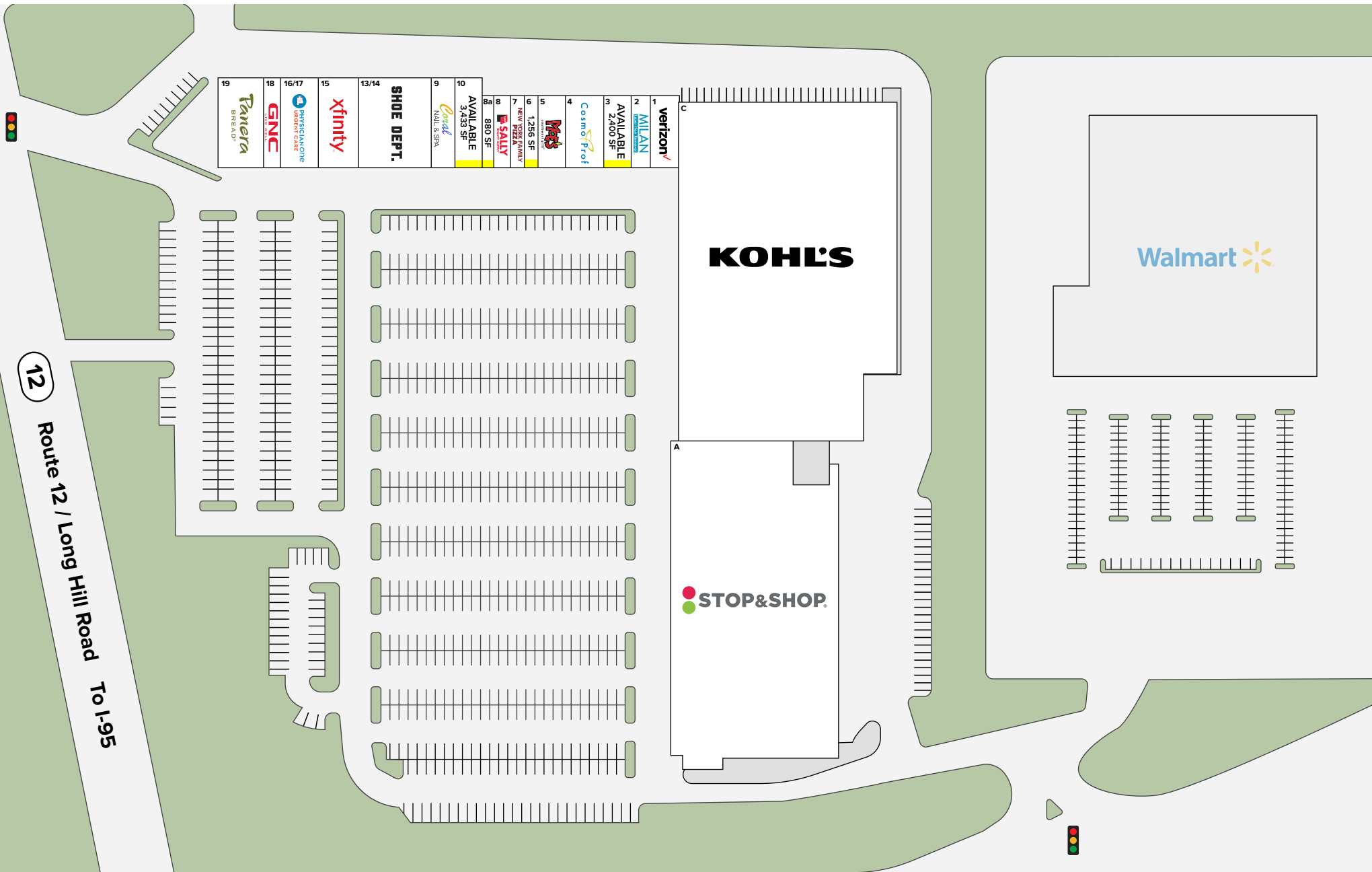
CVS pharmacy Starbucks  
Ocean State JOB LOT Big Y



DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Total Population	48,650	84,202	109,016
Avg. Household Income	\$75,019	\$95,518	\$104,602
Daytime Population	68,029	99,216	124,394

# Groton, CT

220 Route 12  
Groton, CT 06340



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

**184** Route 184 / Gold Star Highway to I-95


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# Our Centers

New England's Leading Retail Leasing Company



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