



SIGMUND  
COMPANIES



Atlantic  
RETAIL

955 POQUONNOCK ROAD | GROTON, CT

# GROTON SHOPPERS MART

2,789 & 5,000 - 10,000 SF AVAILABLE | JOIN BIG Y



# PROJECT DETAILS

GROTON SHOPPERS MART • 2,789 & 5,000 - 10,000 SF AVAILABLE • JOIN BIG Y

<b>AVAILABLE SPACE</b>	2,789 & 5,000 - 10,000 SF
<b>TRAFFIC COUNTS</b>	21,500 VPD on Poquonnock Road
<b>PROPERTY HIGHLIGHTS</b>	<p>Top performing Big Y and CVS attract a high volume of shoppers</p> <p>171,858 GLA</p> <p>New ownership investing in large capital improvement plan in 2025</p> <p>Facade improvement, parking lot resurfacing and signage upgrades</p>



	3 MILE	5 MILE	7 MILE
<b>POPULATION</b>	36,198	77,496	99,901
<b>DAYTIME POPULATION</b>	50,467	92,082	115,076
<b>MEDIAN HH INCOME</b>	\$64,568	\$74,705	\$79,573

## A DOMINANT REGIONAL GROCERY ANCHOR

<p><b>133.5k</b> Individual Customers</p>	<p><b>839.8k</b> Visits in the Last 12 Months</p>	<p><b>11.50%</b> Visits Yo3Y</p>	<p><b>6.31</b> Average Visits Per Customer</p>
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SITE PLAN



UNIT	TENANT	RSF
A	Proposed Pad	+/- 3,000
B	Available	5,000 - 10,000
C	Big Y	64,676
D	Physical Therapy	3,600
E	The Joint	1,500
F	Natural Nail	1,500
G	Armed Forces Career Center	3,100
H	TJ Maxx - Coming Soon	24,394

UNIT	TENANT	RSF
I	Chester's BBQ	4,000
J	Available	2,789
K	Lee's Toys	4,500
L	Grand Wine & Spirits	4,300
M	Liberty Tax Service	700
N	CVS	12,900
O	Chase Bank	3,500
P	Starbucks	1,860

UNIT	TENANT	RSF
Q	Available	1,757
R	Great Clips	1,080
S	Eyebrow Art	745
T	Mr.Fix It	720

PROPOSED  
RENDERING

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MARKET AERIAL

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WATERFORD COMMONS

DICK'S SPORTING GOODS  
BEST BUY  
ULTA BEAUTY

TSC TRACTOR SUPPLY CO  
BAM! BOOKS-A-MILLION  
DSW DESIGNER SHOE WAREHOUSE

Michaels

HomeGoods

Marshalls  
PET SMART

ShopRite  
CUBESMART self storage

BOB'S FURNITURE

TARGET

JCPenney  
THE HOME DEPOT

MEN'S WEARHOUSE

Burlington

TOWN FAIR TIRE  
Staples  
HARBOR FREIGHT  
BANK OF AMERICA

GENERAL DYNAMICS  
ELECTRIC BOAT

Pfizer

UCONN  
AVERY POINT

GROTON - NEW LONDON AIRPORT

CVS pharmacy

CHASE

Big Y  
Starbucks

TJ-maxx  
COMING SOON

ALDI

DOLLAR TREE

Walmart

STOP & SEPHORA  
SHOP KOHL'S



GROTON, CONNECTICUT

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