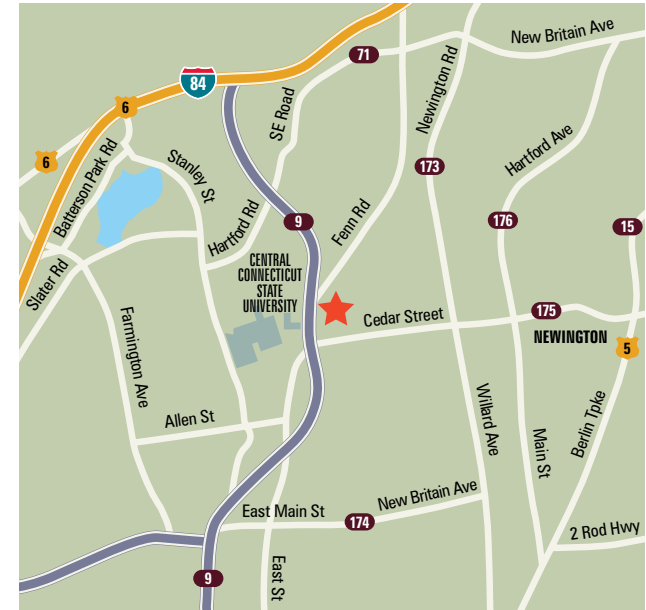


Fenn Road Plaza

24-44 Fenn Road and Route 175



Pad Site Available Next to High-Volume Starbucks



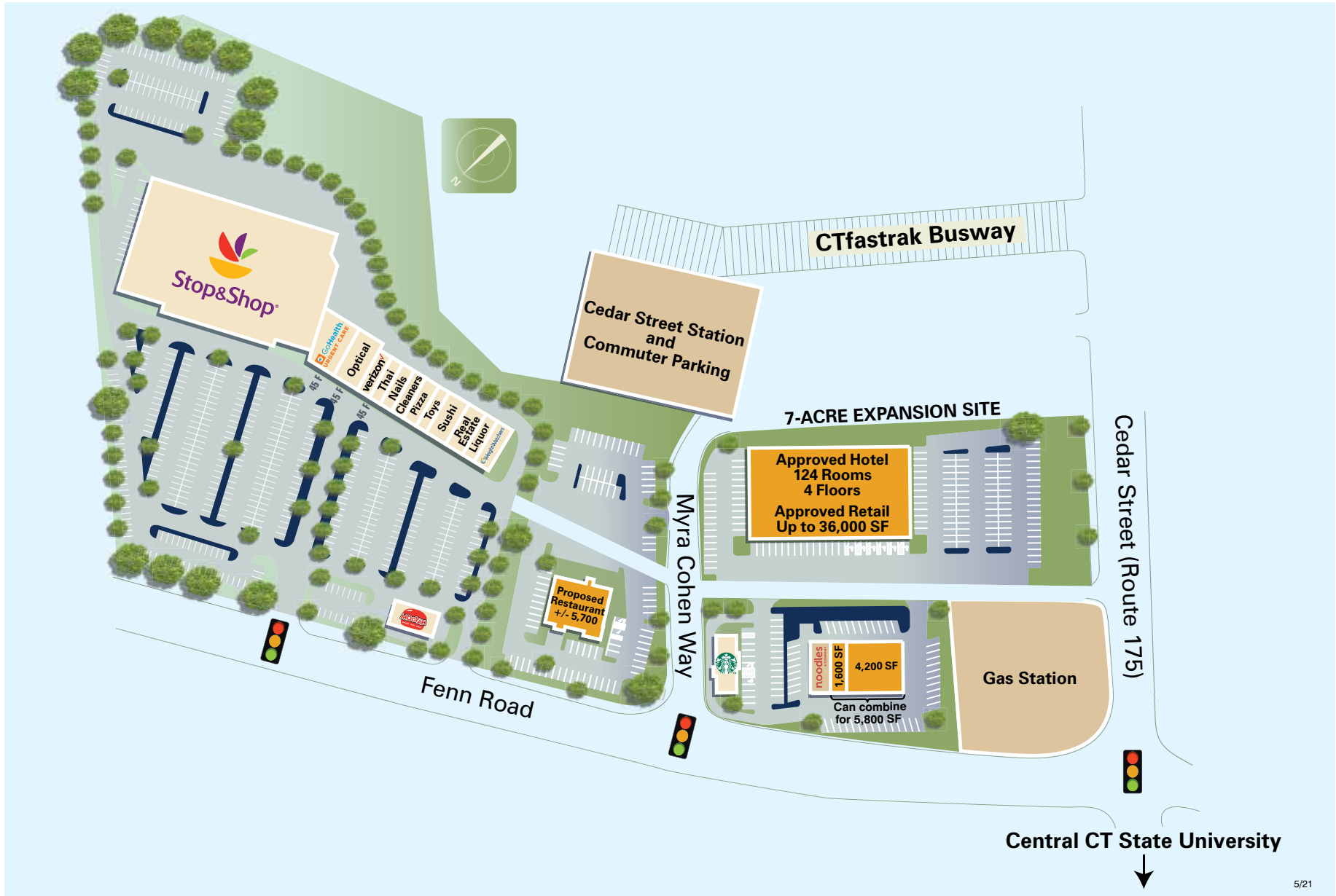
- Neighborhood strip center anchored by high-volume Stop & Shop and featuring Starbucks performing 40% above projected sales volume
- Located at the junction of Fenn Road and Route 175 adjacent to a Route 9 exit/entrance
- New 7-acre expansion brings Fenn Road Plaza out to the highly trafficked and visible Cedar Street (Route 175)
- Central Connecticut State University is located 1/4 mile from Fenn Road Plaza and runs scheduled shuttle bus service to Stop & Shop
- Connecticut busway station and commuter parking brings hundreds of people to the Plaza daily
- Signalized entrance on Fenn Road

TOTAL GLA:	114,781 SF		
DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	8,115	97,031	217,620
Average HH Income	\$67,697	\$65,764	\$75,178

KEY TENANTS:



Fenn Road Plaza



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