



TRUE
COMMERCIAL REAL ESTATE LLC

SIMSBURY COMMONS | SIMSBURY, CT



AVAILABLE: 1,400-37,526 SF

- Join one of the markets most dominant power centers in the Rt. 44 corridor.
- Strong regional center with heavy traffic, great access and incredible co-tenants.

CO-TENANTS: Stop & Shop, HomeGoods, Bed Bath & Beyond, Apple Cinemas, and many more.

AREA RETAILERS: Marshalls, Michael's, The Fresh Market, ULTA, Athleta, GAP, Victoria's Secret, ShopRite, Dick's Sporting Goods, and many more.

28,800± ADT

This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

AGENTS:

Tyler Lyman

203.529.4639 | tl@truecre.com

Ryan Stranko

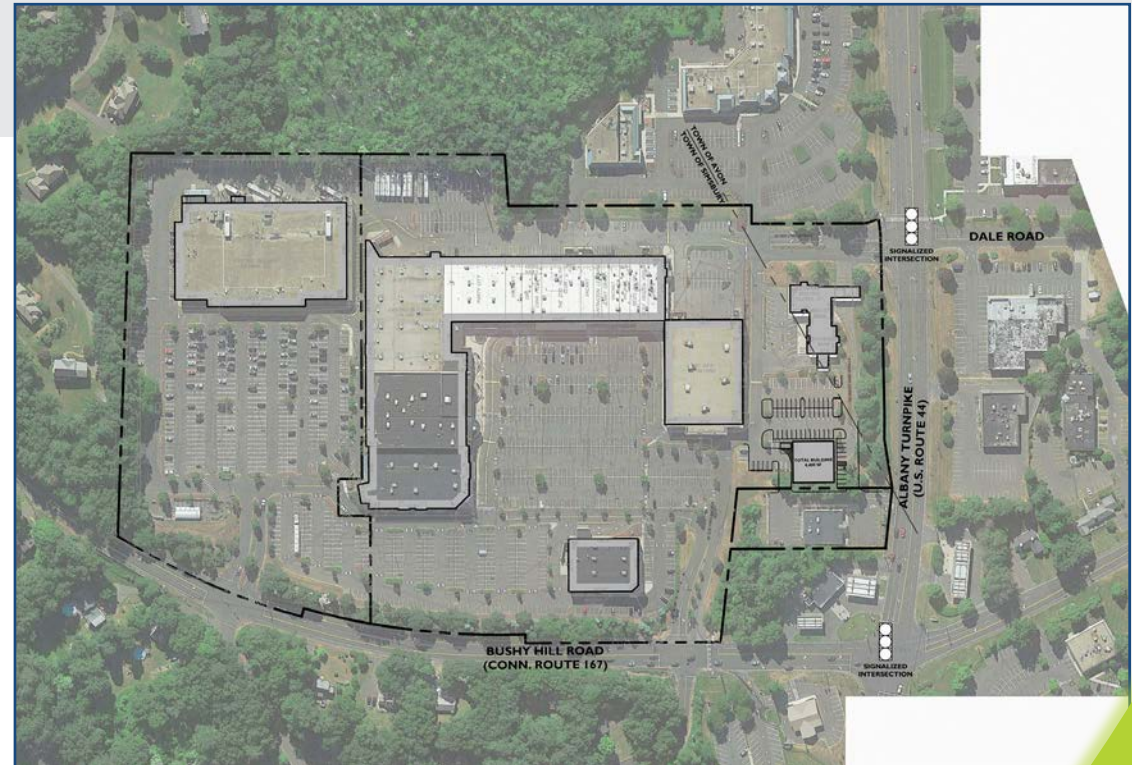
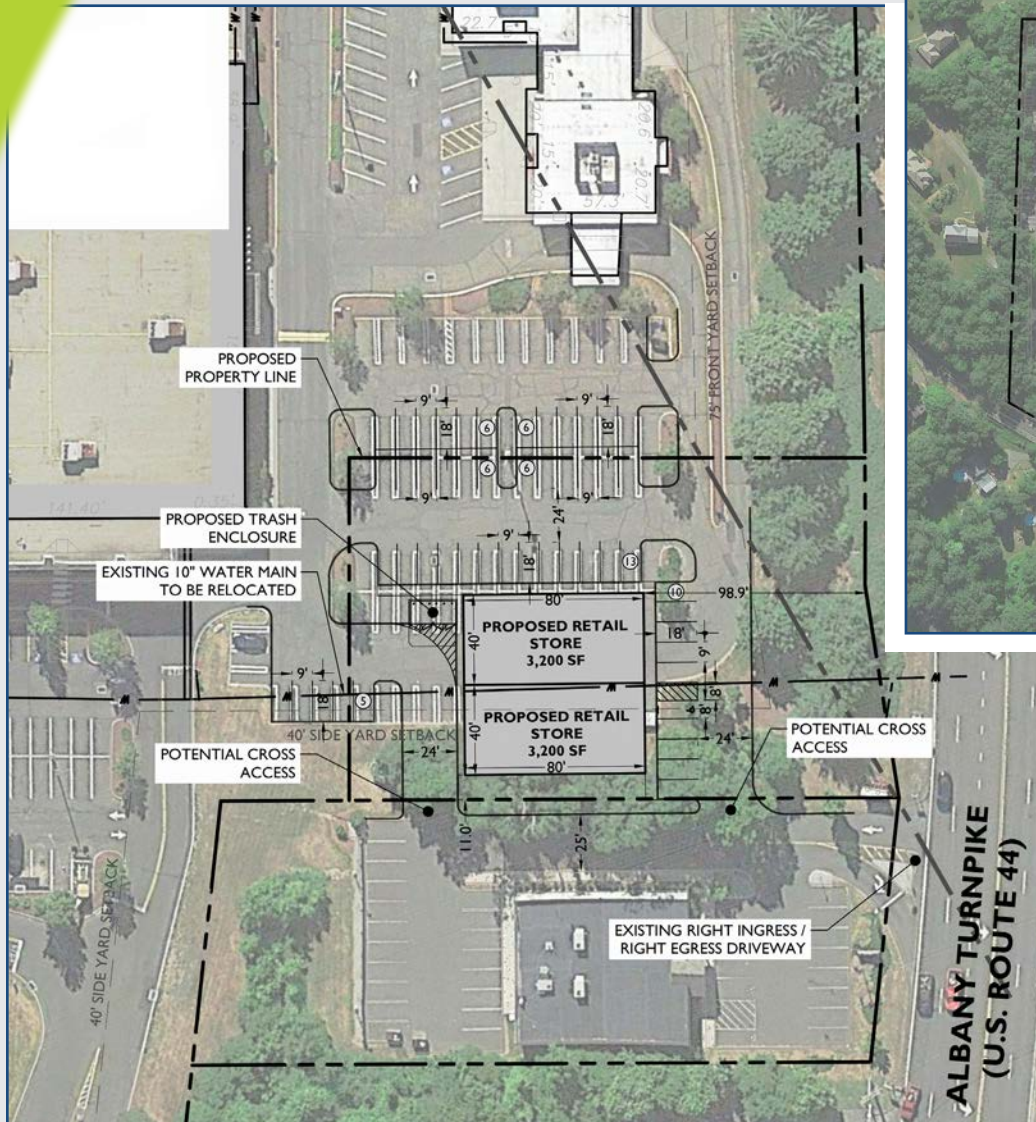
203.210.5057 | ryan@truecre.com



TENANT	RSF
A Stop & Shop	64,948
B HomeGoods	23,917
C Apple Cinemas	28,470
D Bob's Stores - PRE-LEASING	37,526
E Party City	12,180
F TCBY Storage	500
G Deco Nails	1,545
H AVAILABLE	1,747
I Luna Pizza	2,500
J AVAILABLE	12,235
K Huntington Learning Center	2,440
L Jenny Craig Weight Loss	2,444
M AVAILABLE	5,537
N AVAILABLE	1,400
O TCBY	796
P Chili's	6,146
Q Bed Bath & Beyond	30,321
R Santander Bank	4,100
S Webster Bank	4,147
T Walgreens	13,905



SIMSBURY COMMONS | SIMSBURY, CT | PROPOSED PAD SITE





SIMSBURY COMMONS | SIMSBURY, CT | AERIAL

DEMOGRAPHICS

POPULATION

1 mile: 3,529
3 miles: 25,723
5 miles: 52,970

HOUSEHOLDS

1 mile: 1,517
3 miles: 10,200
5 miles: 21,447

AVG. HOUSEHOLD \$

1 mile: \$150,177
3 miles: \$173,788
5 miles: \$172,032

SIMSBURY COMMONS



BUSHY HILL ROAD

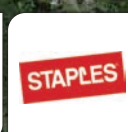


THE SHOPS AT FARMINGTON VALLEY



28,800 ADT

14,000 ADT



AVON MARKETPLACE

