MONTVILLE COMMONS

MONTVILLE, CT

SIZE

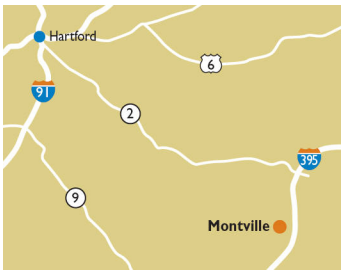
116,916 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
3,410	21,648	54,769
Households		
1,279	8,070	21,148
Median HH Income ($)		
69,429	72,210	71,506

MAJOR TENANT(S)

Stop & Shop
Home Depot



LOCATION

2020 Norwich - New London Turnpike | Montville, CT 06382

PROPERTY HIGHLIGHTS

- Anchored by Stop & Shop, the top grocer in the Hartford, CT trade area
- Located in Montville, a suburb 39 miles southeast of Hartford
- Additional national and regional tenants include Home Depot, Anytime Fitness, Chili's Bar & Grill, Subway and AT&T
- The center is situated on Norwich-New London Turnpike just one mile south of Mohegan Sun Casino, which attracts 11 million visitors annually
- Located just nine miles from Foxwoods Resort & Casino which attracts over 13 million visitors annually
- Two Pad Sites Available

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

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MONTVILLE COMMONS

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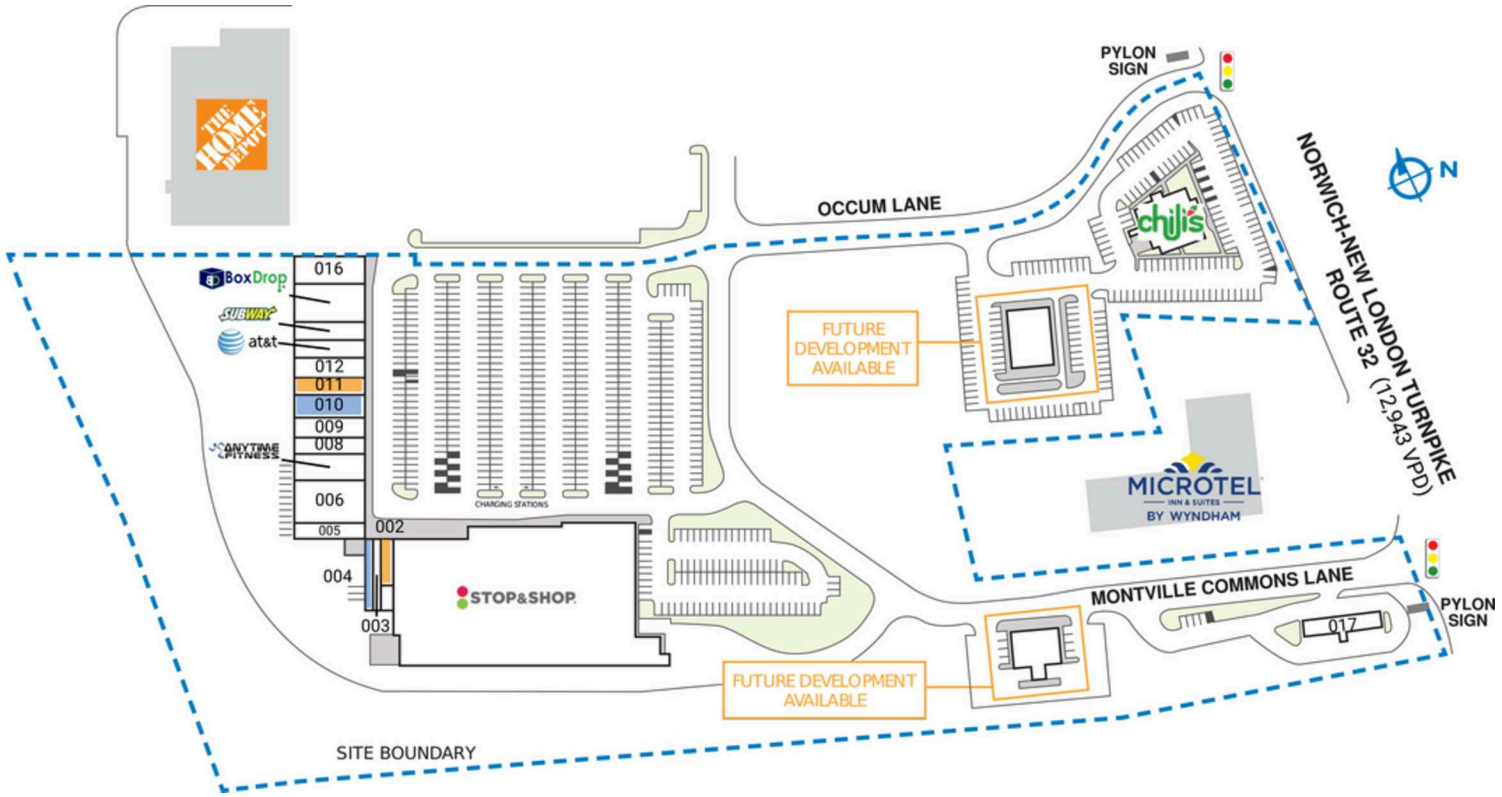
SPACE	TENANT	SQ. FT.
A	Stop & Shop	63,000 SF
SHAD1	Home Depot	
002	AVAILABLE	2,000 SF
003	Clean Cuts Salon & Barber	1,500 SF
004	COMING AVAILABLE	1,500 SF
005	Thread and Nail	2,000 SF
006	Longshots Sports Cafe	6,000 SF
007	Anytime Fitness	4,000 SF
008	Smoking Gorilla Premium Smoke Shop	2,000 SF
009	Greater Norwich Chiropractic	2,000 SF
010	COMING AVAILABLE	2,000 SF
011	AVAILABLE	2,000 SF
012	Advanced Vein Associates	3,500 SF
013	AT&T	2,500 SF
014	Subway	2,000 SF
015	BoxDrop Shoreline	8,000 SF
016	Montville Wine & Spirits	4,000 SF
017	Stop & Shop Fuel Center	3,000 SF
018	Chili's	5,916 SF
TOTAL SQ. FT.		116,916

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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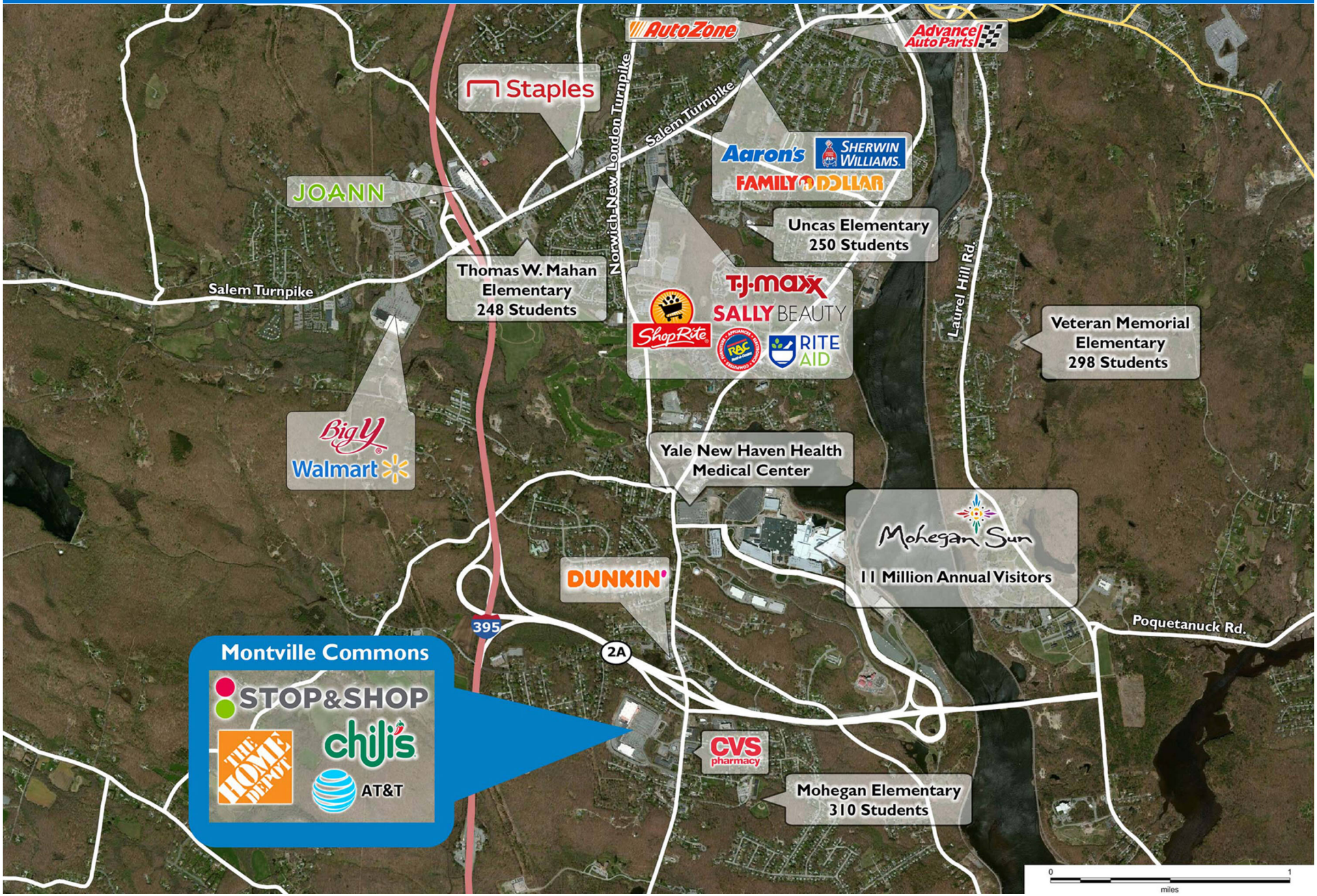

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections
Calculated using TAS Retrieval Retrieval
Mar 20, 2023

PHILLIPS EDISON & COMPANY

Montville Commons Montville, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	3,410	21,648	54,769
	2027 Projected Population	3,374	21,529	54,477
	2010 Census Population	3,453	22,076	55,564
	2000 Census Population	4,146	21,184	51,170
	1990 Census Population	3,442	19,310	50,982
	Historical Annual Growth 1990 to 2000	1.88%	0.93%	0.04%
	Historical Annual Growth 2000 to 2010	-1.81%	0.41%	0.83%
	Estimated Annual Growth 2010 to2022	-0.10%	-0.15%	-0.11%
	Projected Annual Growth 2022 to 2027	-0.22%	-0.11%	-0.11%
	Median Age	45.3	41.8	41.7
Households	Q2 2022 Estimated Households	1,279	8,070	21,148
	2027 Projected Households	1,266	8,023	21,035
	2010 Census Households	1,295	8,264	21,486
	2000 Census Households	1,338	7,811	19,785
	1990 Census Households	1,244	7,235	19,276
	Historical Annual Growth 1990 to 2000	0.73%	0.77%	0.26%
	Historical Annual Growth 2000 to 2010	-0.32%	0.57%	0.83%
	Estimated Annual Growth 2010 to 2022	-0.10%	-0.19%	-0.12%
	Projected Annual Growth 2022 to 2027	-0.22%	-0.12%	-0.11%
	Population per Household	2.60	2.46	2.48
Population by Race	White	66.0%	65.6%	67.8%
	Black or African American	3.5%	8.2%	8.3%
	Asian & Pacific Islander	14.1%	9.2%	6.5%
	Other Races	7.6%	5.4%	5.2%
	Hispanic Population	8.7%	11.6%	12.3%
Income	Average Household Income	$86,375	$91,416	$89,938
	Median Household Income	$69,429	$72,210	$71,506
	Per Capita Income	$33,177	$36,215	$35,835
Education (Age 25+)	Elementary	4.0%	3.9%	3.2%
	Some High School	6.8%	7.5%	6.9%
	High School Graduate	33.3%	34.7%	35.7%
	Some College	21.9%	24.8%	23.0%
	Associates Degree Only	14.4%	9.0%	8.6%
	Bachelors Degree Only	12.3%	13.6%	14.1%
	Graduate Degree	7.4%	6.6%	8.5%
Business	Number of Businesses	62	449	1,210
	Total Number of Employees	2,653	11,009	23,970
	Employees per Business	42.90	24.50	19.82
	Residential Population per Business	55.14	48.19	45.28

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

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Data Source: Synergos Technologies Inc Austin, TX