

1654 BOSTON POST ROAD

OLD SAYBROOK, CONNECTICUT



LOCATION

Situated within the affluent Old Saybrook community, this site has nearby access to I-95, with strong average household incomes of \$116,504

SPACE

55,840 SF

NEARBY

Citgo, Dunkin Donuts, Big Y, Five Guys, Ulta Beauty, Kohl's, West Marine

TENANTS

	SQUARE FEET	DIMENSIONS
Retail A	13,000 SF	100' X 130'
Retail B	4,000 SF	40' X 100'
Retail C	11,728 SF	83'-10" X 144'-8"
Retail D (subdividable)	32,182 SF	210'-9" X 144'-8"
Retail E	2,463 SF	25' X 100'
NAPA Auto Parts	7,698 SF	
Alforno Pizzeria	3,018 SF	
Van Wilgren Garden	829 SF	

 AVAILABLE

 SIGNED TENANTS



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LOCATION & DEMOGRAPHICS

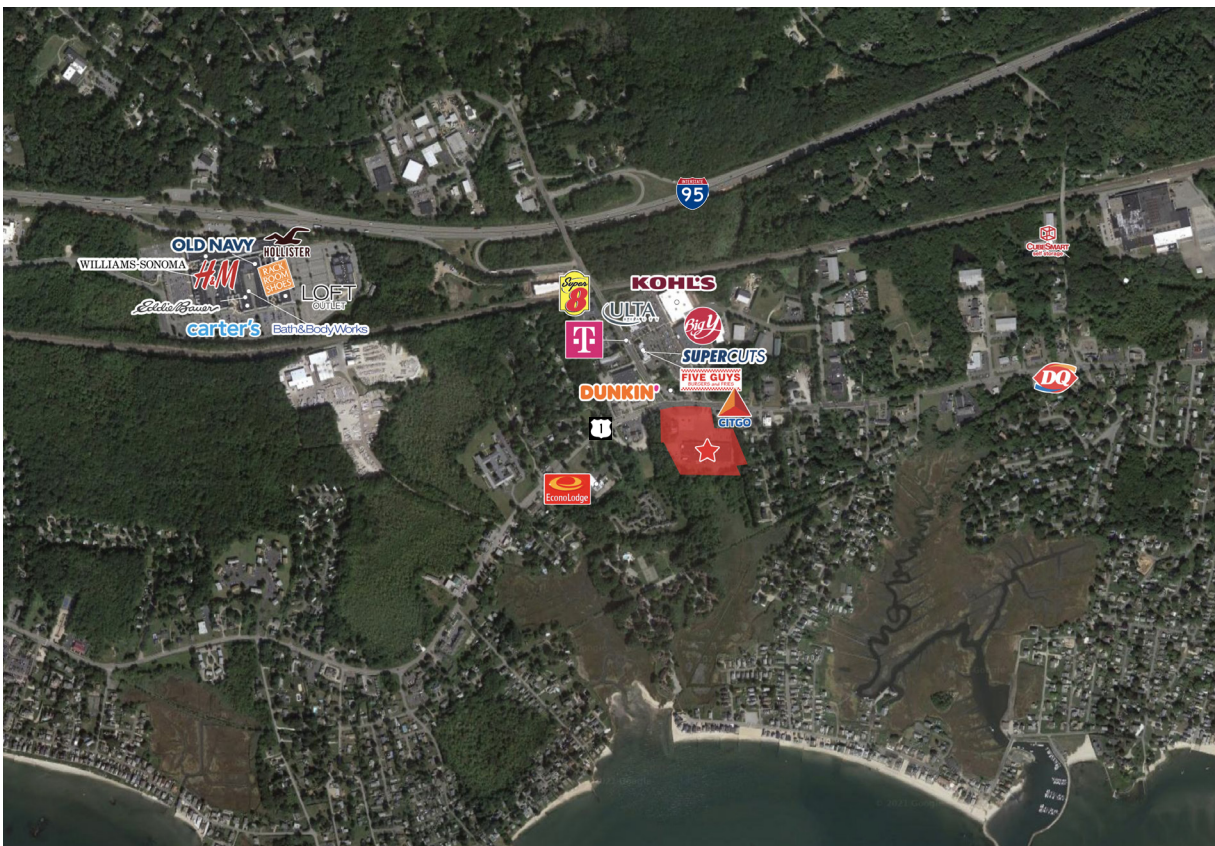
LAT/LON	GLA	PARKING
41.2854/-72.4152	74,918 SF	321

TRAFFIC COUNT	CARS/DAY
Boston Post Road	16,000



	1-MILE	3-MILE	5-MILE
Estimated Population (2020)	2,078	12,506	25,037
Estimated Average HH Income (2020)	\$110,745	\$131,414	\$132,939

REGIONAL MAP



FOR MORE INFORMATION, CONTACT:

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