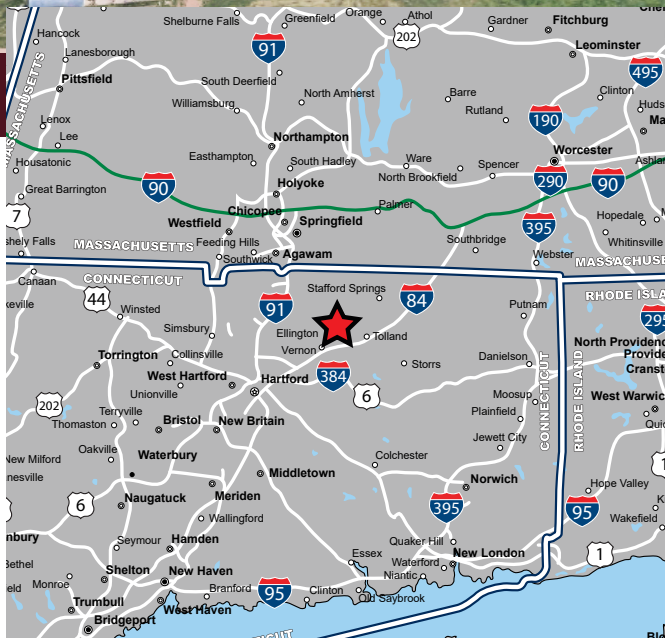


VALLEY FARMS SHOPPING CENTER

135 West Road (Route 83), Ellington, Connecticut



AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- » 1,500 SF of High Profile Pad Space Available
- » Join Starbucks & GoHealth Urgent Care
- » Up to 9,700 SF of In-Line Space Available (Subdividable)
- » Up to 40,000 SF Available - Ground Lease or Build to Suit
- » Market Dominant, Big-Y Anchored Center
- » Signalized Access
- » Left Turn Ingress & Egress
- » Conveniently Accessible via I-84



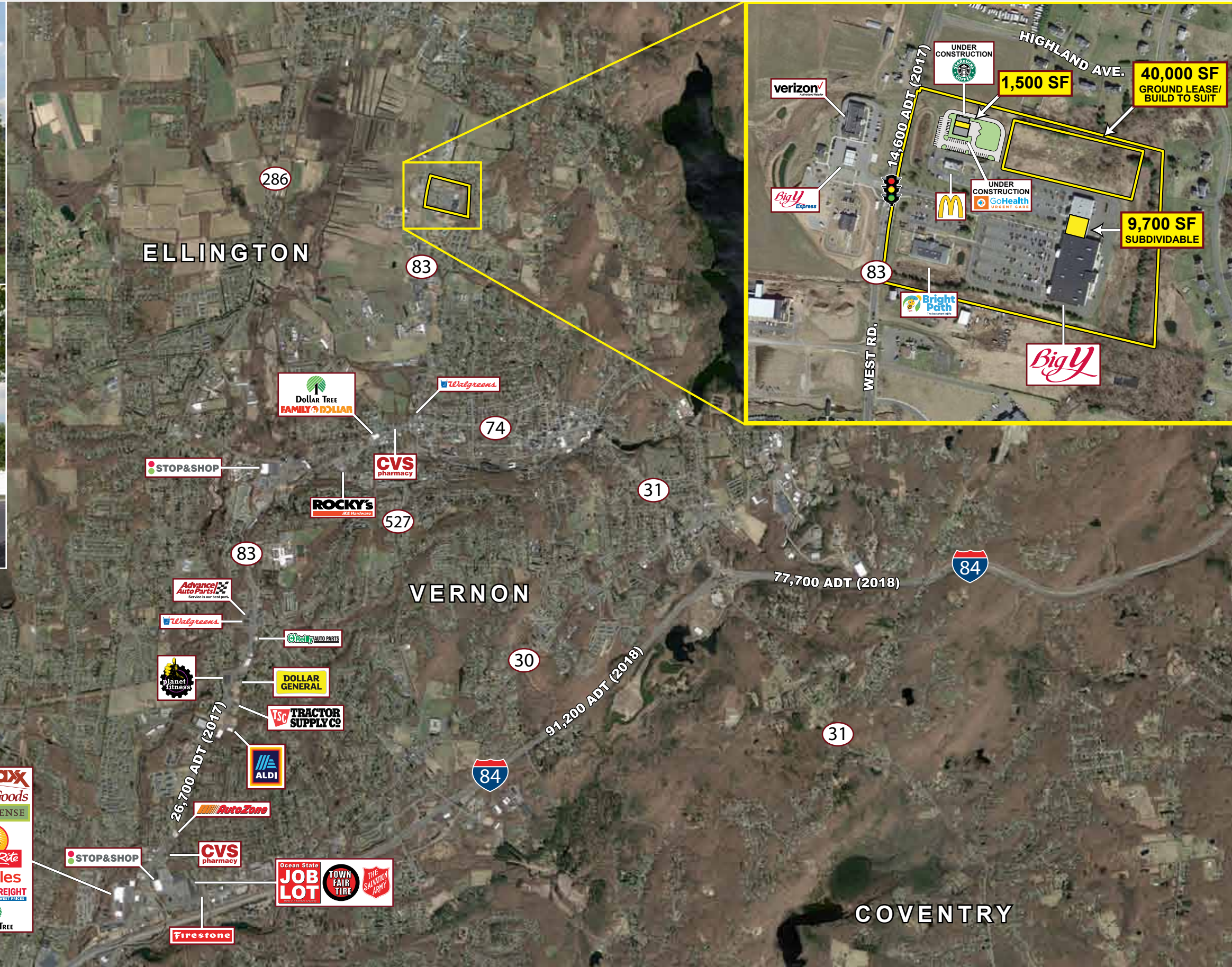
EASTERN
RETAIL PROPERTIES

VALLEY FARMS SHOPPING CENTER

135 West Road (Route 83), Ellington, Connecticut



EASTERN
RETAIL PROPERTIES



UP TO 9,700 SF EXISTING
UP TO 40,000 SF GROUND LEASE/BTS

PROPERTY INFORMATION

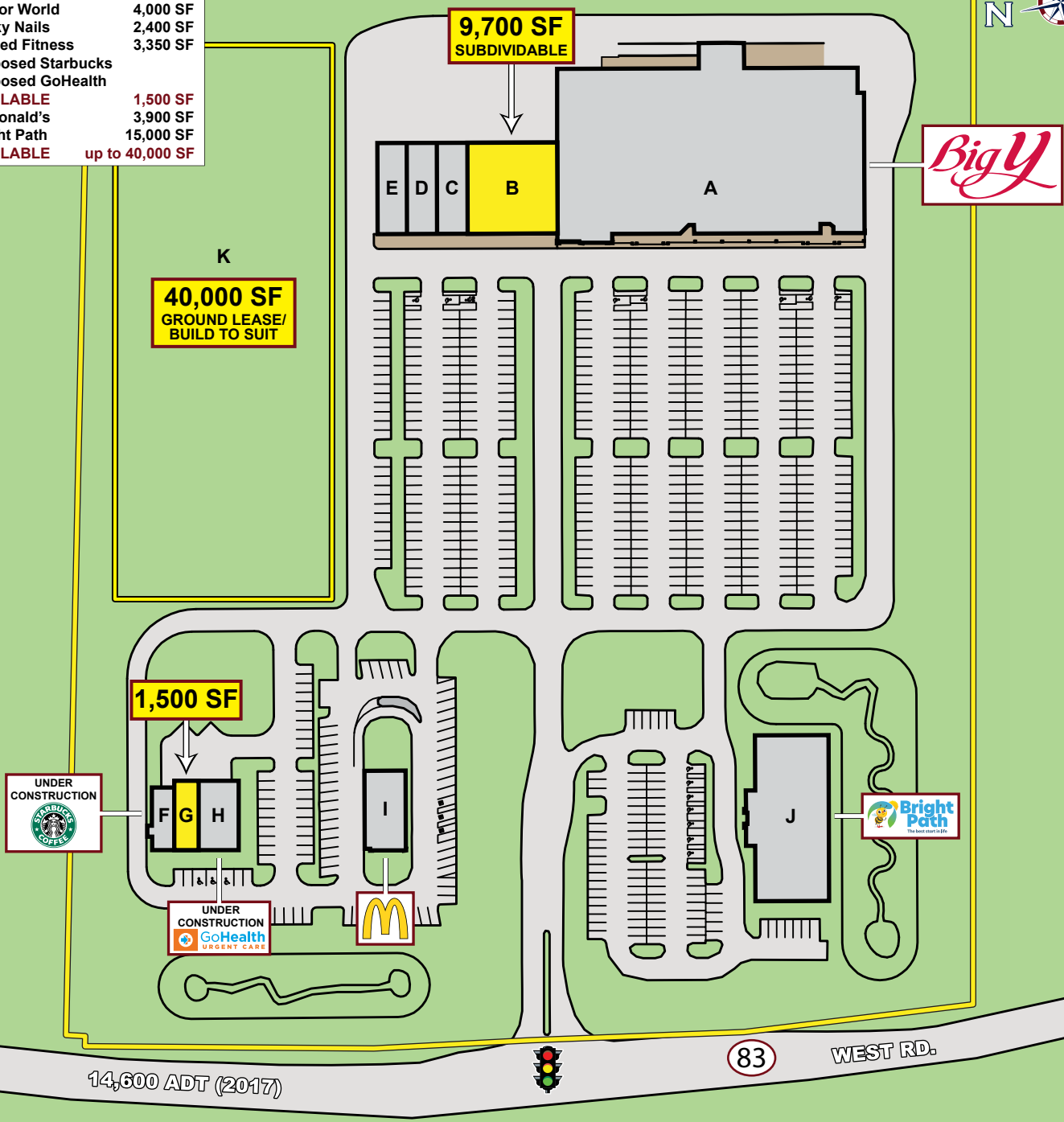
Available Space	Up to 9,700 SF
Ground Lease/BTS	Up to 40,000 SF
Land Size	29.99 Acres
Traffic Count	14,600 ADT

DEMOGRAPHICS (2023 Est.)

Radius	Population	Med. HH Inc.
3 mile	30,931	\$88,469
5 mile	59,705	\$107,193
7 mile	104,580	\$109,646
10 mile	229,427	\$100,783

TENANT ROSTER

A	Big Y	61,000 SF
B	AVAILABLE	9,700 SF
C	Liquor World	4,000 SF
D	Lucky Nails	2,400 SF
E	Amped Fitness	3,350 SF
F	Proposed Starbucks	
G	Proposed GoHealth	
H	AVAILABLE	1,500 SF
I	McDonald's	3,900 SF
J	Bright Path	15,000 SF
K	AVAILABLE	up to 40,000 SF



Valley Farms Shopping Center - 135 West Road (Route 83), Ellington, Connecticut



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