

## Waterford Plaza

**1,409 - 4,500 SF + 3,268 SF PAD SITE AVAILABLE FOR LEASE**

Waterford Plaza is a Stop & Shop anchored shopping center serving the coastal Waterford community. The center is conveniently located at the signalized intersection of Boston Post Road (Route 1) and Clark St. The site is easily accessible from I-95, Route 1 and by public transportation. The site benefits from its central location, close proximity to housing, and close proximity to General Dynamics Electric Boat Submarine facility as well as a 2.8 Million Square Foot Pfizer Groton R&D facility.



### KEY TENANTS



**GROSS LEASABLE AREA**  
136,000 SF



**PROPERTY STATUS**  
1,409 - 4,500 SF + 3,268 SF  
PAD SITE AVAILABLE



**AVERAGE DAILY TRAFFIC**  
Route 1 - 22,900 ADT

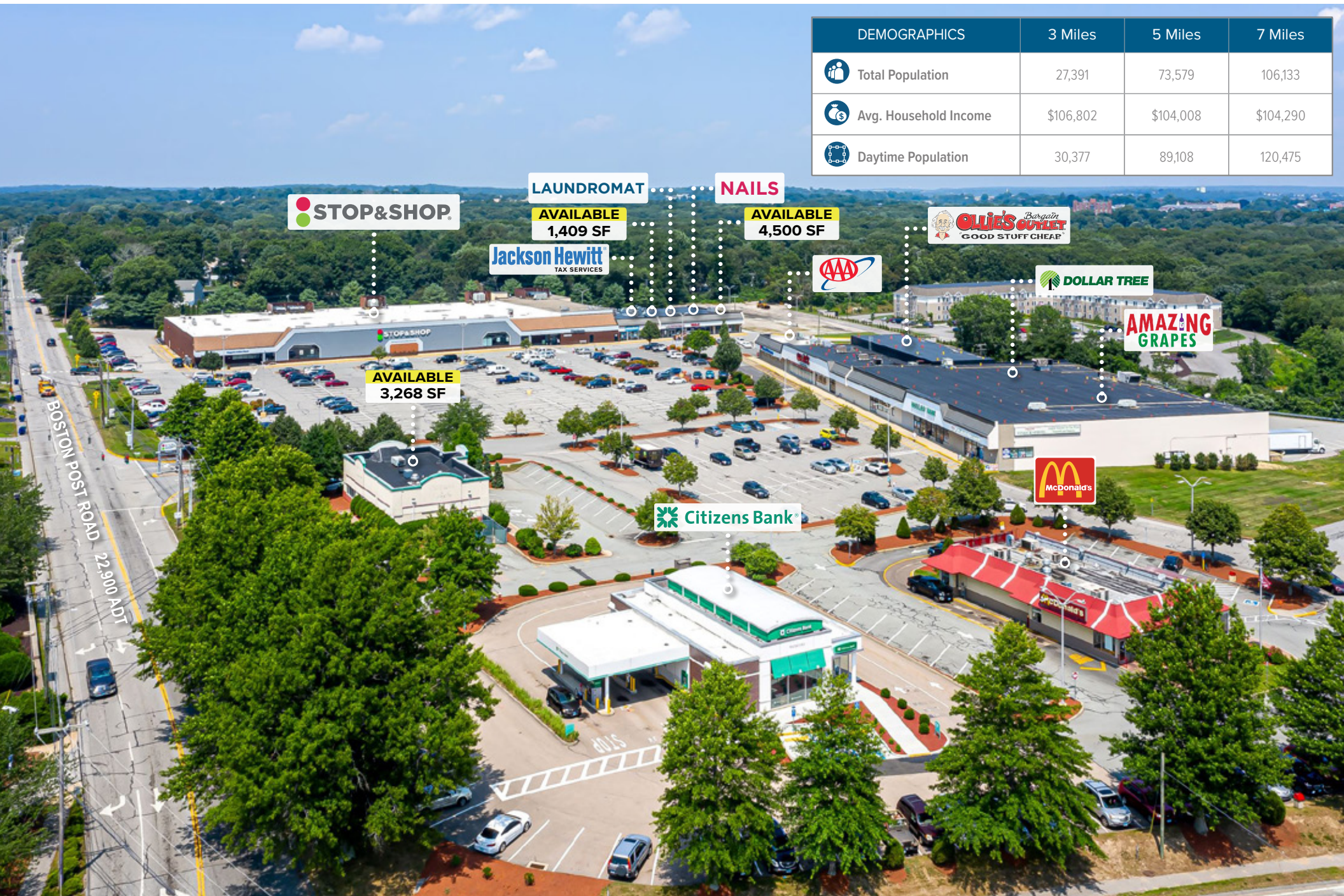


# Waterford, CT

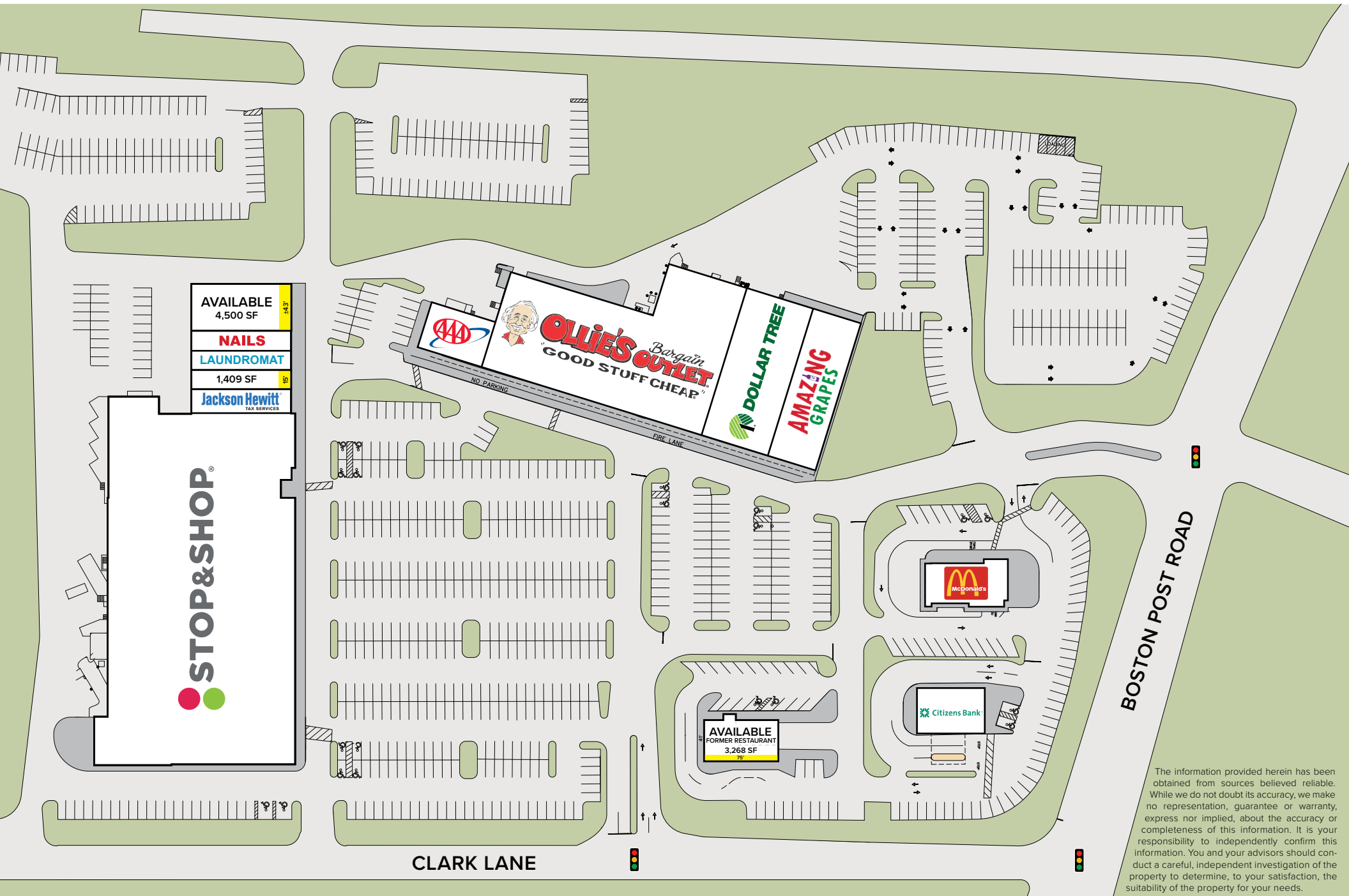
117 Boston Post Road  
Waterford, CT 06385



DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Total Population	27,391	73,579	106,133
Avg. Household Income	\$106,802	\$104,008	\$104,290
Daytime Population	30,377	89,108	120,475







The information provided herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no representation, guarantee or warranty, express nor implied, about the accuracy or completeness of this information. It is your responsibility to independently confirm this information. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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