

## Cross Roads Shopping Center

**± 2,700 - 11,924 SF and ± 3.7 ACRE PAD  
AVAILABLE FOR LEASE**

Cross Roads Shopping Centre is a Lowe's anchored shopping center serving the Waterford, New London, Groton, Niantic, Uncasville, and Norwich communities. The center benefits from nearby Walmart, Target, and BJ's which drive traffic to the area. The center is easily accessible from Route I-95 and has excellent parking and visibility.



### CURRENT TENANTS



**GROSS LEASABLE AREA**  
239,000 SF



**PROPERTY STATUS**  
± 2,700 - 11,924 SF and  
± 3.7 ACRE PAD AVAILABLE



**AVERAGE DAILY TRAFFIC**  
I-95: 45,800 ADT



**WATERFORD COMMONS**

**DSW**  
DESIGNER SHOE WAREHOUSE®

**ULTA**  
BEAUTY

**DICK'S**  
SPORTING GOODS

**five BELOW**

**TSC TRACTOR SUPPLY CO**

**Michaels**

**BEST BUY**

**MoE's**  
southwest grill®

**CRYSTAL MALL**

**JCPenney**

**SHOE DEPT.**

**VICTORIA'S SECRET**

**MEN'S WEARHOUSE**

**NEW LONDON MALL**

**Marshalls**

**HomeGoods**

**PET SMART**

**verizon**

**ShopRite**

**BOB'S**  
DISCOUNT FURNITURE

**CROSS ROADS CENTRE**

**REGAL CINEMAS**

**County Hearing and Balance**

**LOWE'S**

**DOLLAR TREE**

**TARGET**

**B.J.'s**  
WHOLESALE CLUB

**Walmart**

**THE HOME DEPOT**

**petco**

**NEW LONDON SHOPPING CENTER**

**Burlington**

**Staples**

**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices

**AutoZone**







# Waterford, CT

167 Parkway North  
Waterford, CT 06385



45,800 ADT







CROSS ROADS CENTRE  
WATERFORD, CONNECTICUT

**± 2,700 - 11,924 SF and  
± 3.7 ACRE PAD  
AVAILABLE**

Leased By:  
 **BLACKLINE**  
RETAIL GROUP

617.553.1820  
www.blacklinere.com



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.

# Our Centers

New England's Leading Retail Leasing Company



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TO LEARN MORE**

