



BIG Y PLAZA

OLD LYME, CT

RETAIL SPACE FOR LEASE



68,996 VPD



HALLS ROAD



9,517 VPD





BIG Y PLAZA

PROPERTY INFORMATION

102,500± SF grocery anchored shopping center located on the heavily traveled Route 1 in Old Lyme, CT.

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Anchored by Big Y World Class Market, one of the region's premier supermarkets, and a mix of national, regional, and local tenants. The center's occupancy is at 89%.

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Situated immediately off exit 70 on Interstate 95 (±68,996 vehicles per day), the property sits in the heart of the primary trade corridor at a signalized intersection on Route 1 (±9,500 vehicles per day).

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584 dedicated parking spaces available for customers and employees.

SPACE DETAILS

Available space from 676 sf - 9,600 sf

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Available immediately

SITE PLAN

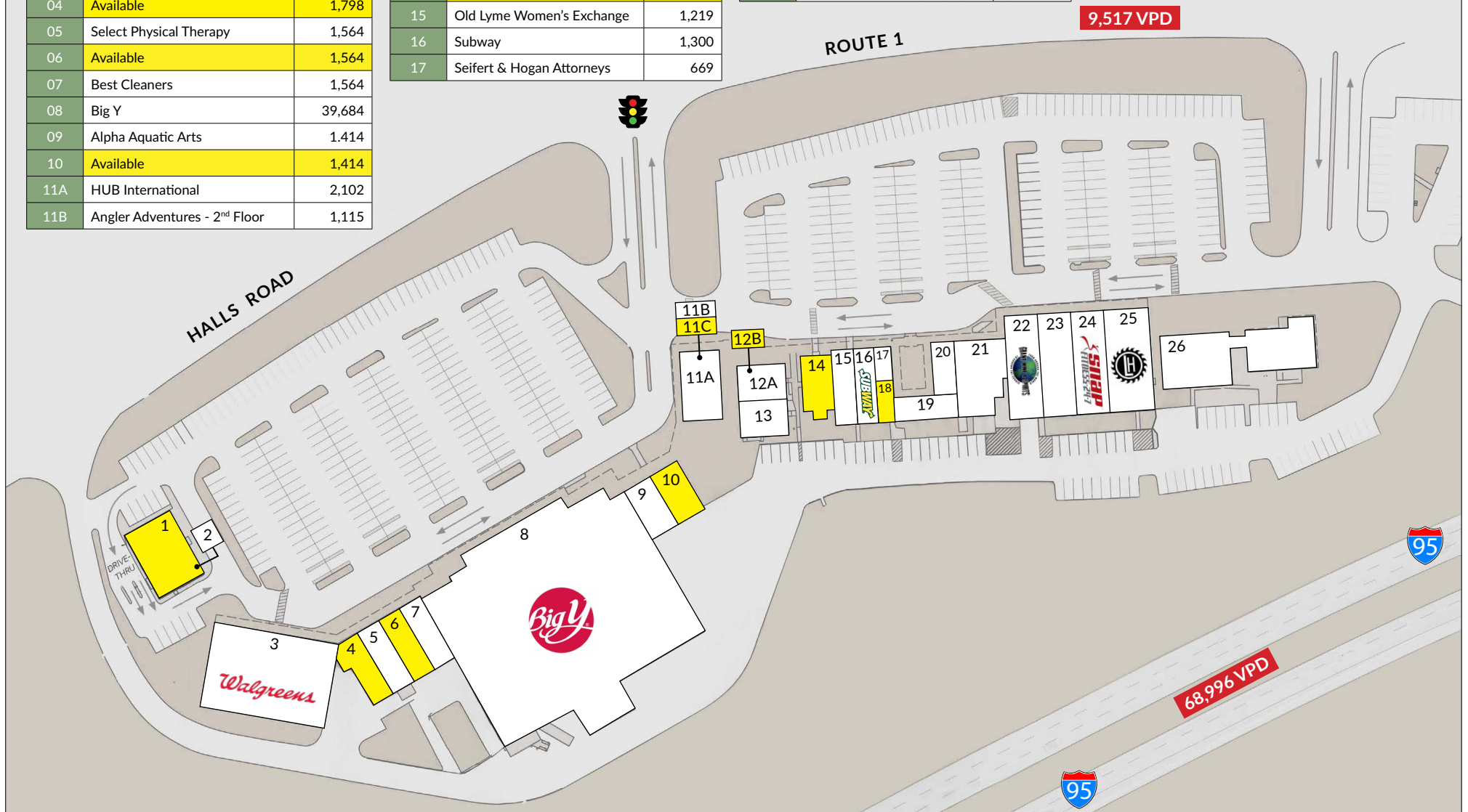
TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Available	3,500
02	Grenier Lender Accounting - 2 nd Floor	1,000
03	Walgreens	9,600
04	Available	1,798
05	Select Physical Therapy	1,564
06	Available	1,564
07	Best Cleaners	1,564
08	Big Y	39,684
09	Alpha Aquatic Arts	1,414
10	Available	1,414
11A	HUB International	2,102
11B	Angler Adventures - 2 nd Floor	1,115

11C	Available - 2 nd Floor	947
12A	Coldwell Banker	2,574
12B	Available - 2 nd Floor	1,030
13	Personal Business Services	1,254
14	Available	1,510
15	Old Lyme Women's Exchange	1,219
16	Subway	1,300
17	Seifert & Hogan Attorneys	669

18	Available	676
19	Face Skin Care	585
20	Lyme Beauty Nail Salon	1,530
21	Stumble Inn	2,900
22	Grand Wine & Spirits	3,471

23	Office Express	2,130
24	Snap Fitness	2,600
25	Old Lyme Hardware	5,000
26	Bowerbird Gift Shop	6,730



DEMOGRAPHICS AT 3, 5, AND 7 MILE RADIUS

3 MILE RADIUS:



Total Population: **8,383**

Households: **3,656**

Daytime Population: **9,697**

Median Age: **51.7**



Average Household Income: **\$205,955**

Median Household Income: **\$125,632**

5 MILE RADIUS:



Total Population: **28,136**

Households: **12,484**

Daytime Population: **25,738**

Median Age: **51.1**



Average Household Income: **\$181,941**

Median Household Income: **\$125,036**

7 MILE RADIUS:



Total Population: **50,116**

Households: **22,150**

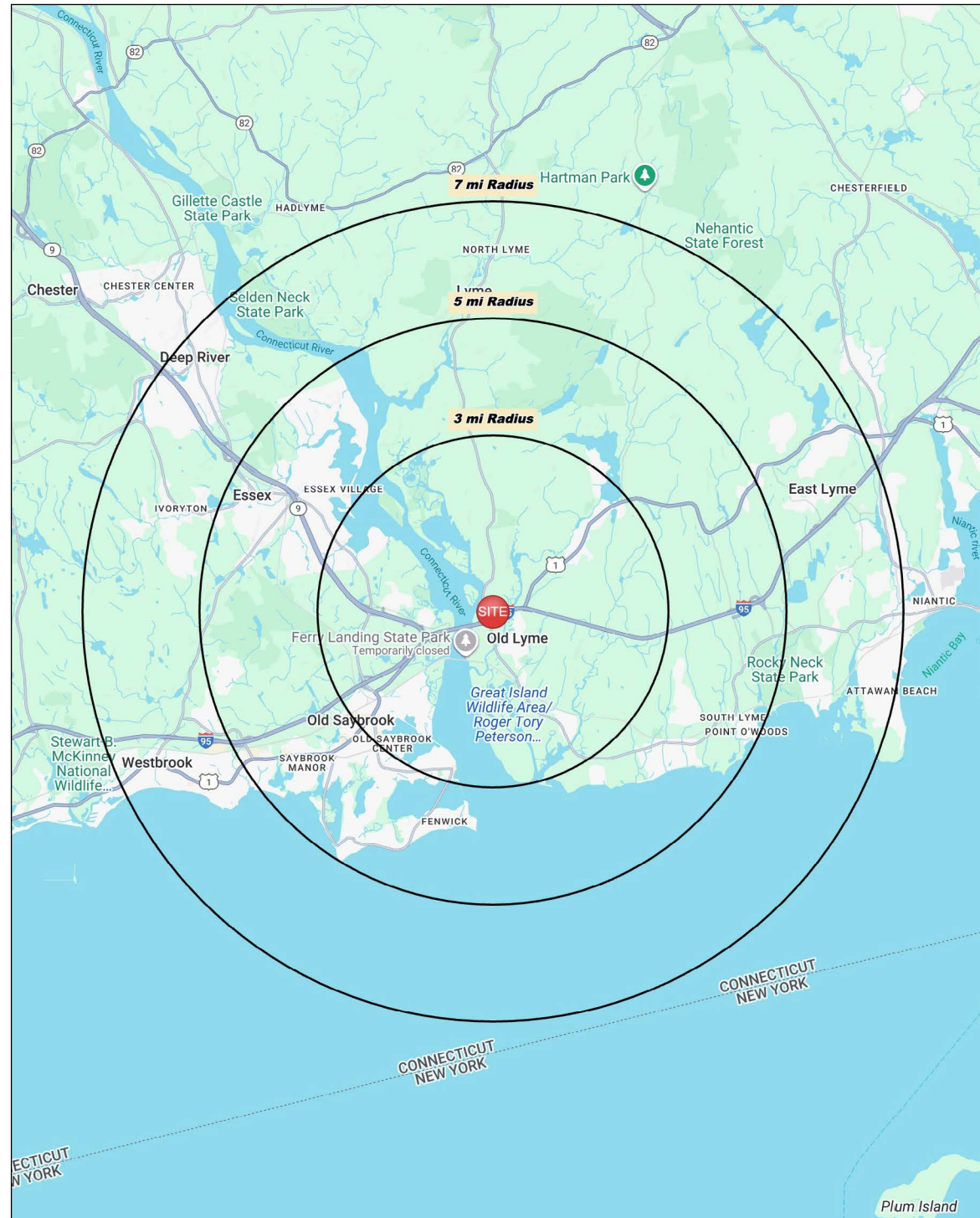
Daytime Population: **39,314**

Median Age: **49.9**

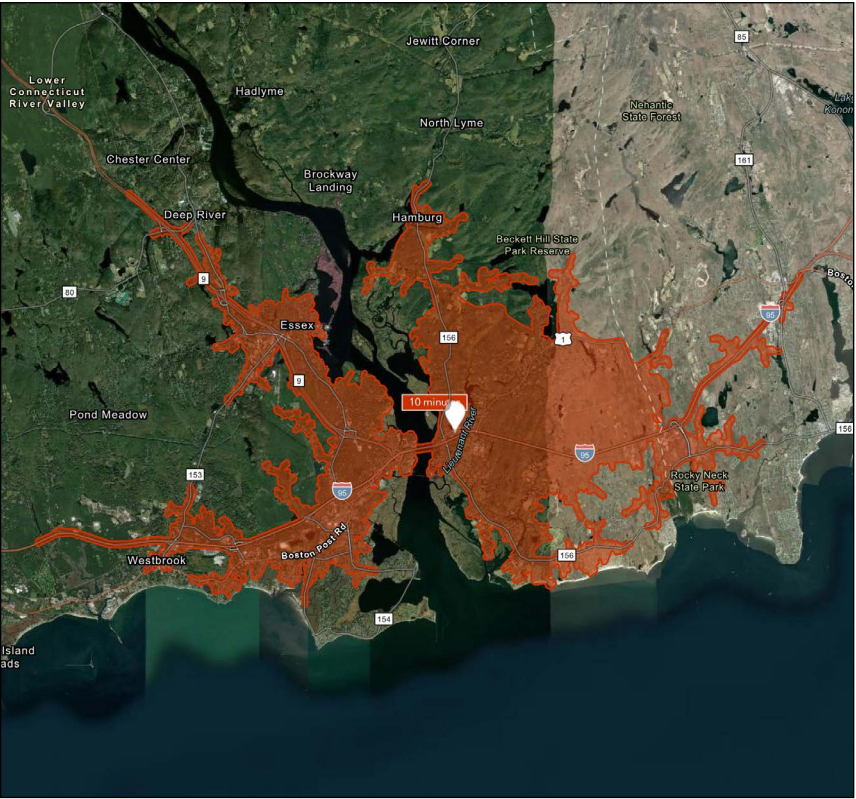


Average Household Income: **\$163,420**

Median Household Income: **\$114,548**



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$229,753,056

EDUCATION

Bachelor's Degree
or Higher



52%

OWNER OCCUPIED HOME VALUE

Average



\$621,096

KEY FACTS

16,213

Population

53.6

Median Age

\$104,607

Median Household Income

21,619

Daytime Population

TAPESTRY SEGMENTS

Exurbanites <i>2,883 Households</i>	Golden Years <i>1,266 Households</i>	Savvy Suburbanites <i>1,192 Households</i>
Socioeconomic Traits This labor force is beginning to retire. Participation has declined to less than 60%. Residents are college educated; nearly 81% have some college education.	Socioeconomic Traits Independent, active seniors nearing the end of their careers or already in retirement. Older market w/ Median age of 52. Nearly 32% of residents aged 65 or older.	Socioeconomic Traits Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.
Household Types A larger market of empty nesters, married couples with no children; average household size is 2.50.	Household Types Single-person households and married-couple families w/ no children.	Household Types Married couples with no children or older children; average household size is 2.85.
Typical Housing Single Family	Typical Housing Single Family; Multi-units	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$4,875

Eating
Out

\$2,917

Apparel &
Services

\$9,076

Groceries

\$346

Computer &
Hardware

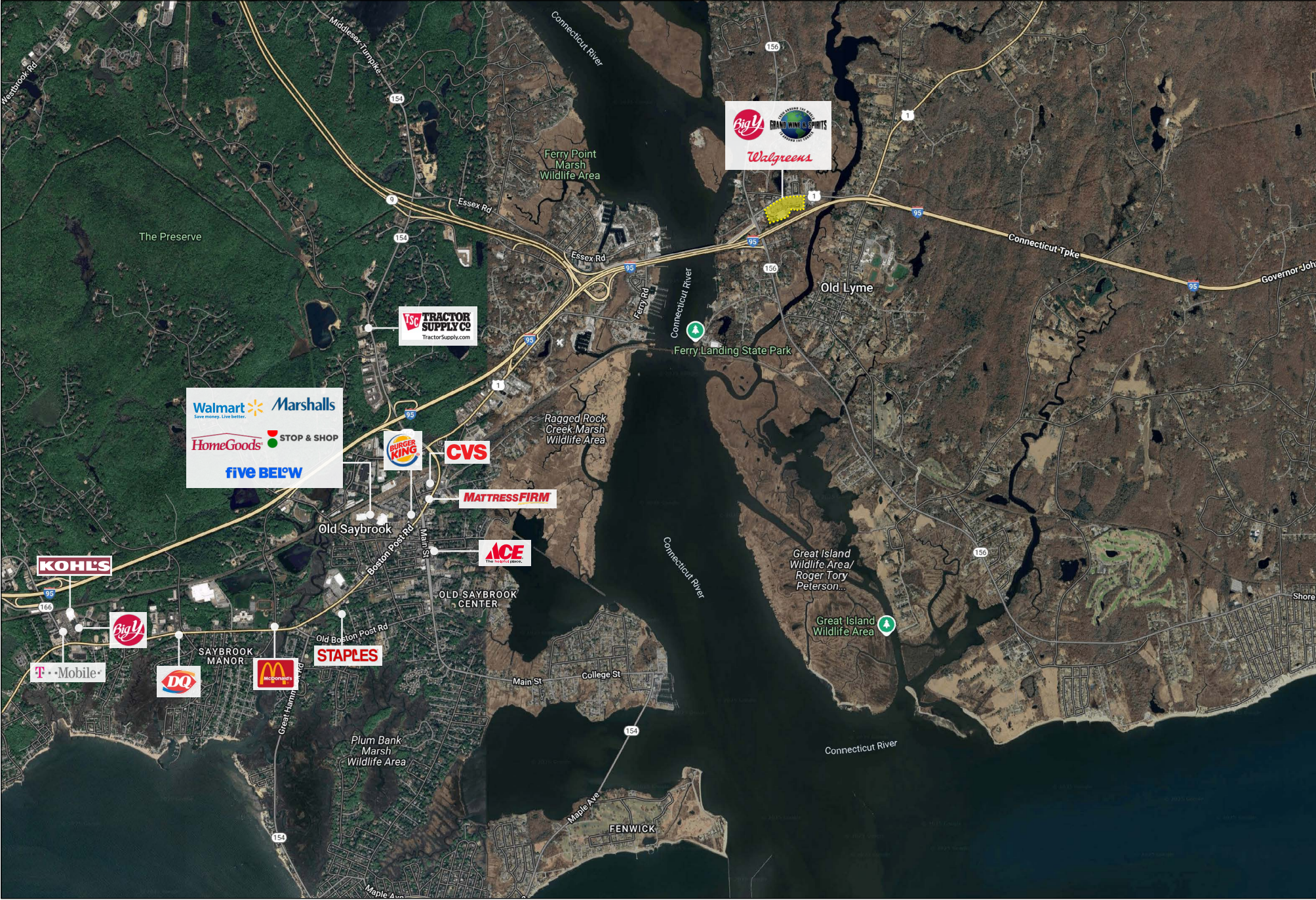
\$10,113

Health
Care

This aerial map illustrates a commercial development area along Halls Road. A yellow dashed line delineates a specific zone, likely the subject of the development. The area is characterized by a large parking lot and several existing or potential businesses. Key features include:

- Businesses and Services:**
 - Walgreens:** Located near the top right, with a label indicating "Available" space.
 - Big Y:** A large grocery store with a "2nd Floor Available" label.
 - HUB International:** Located near the bottom right, with labels for "1st Floor" and "2nd Floor Available".
 - Other businesses:** Select Physical Therapy, Best Cleaners, Greiner Lender Accounting, Alpha Aquatic Arts, Personal Business Services, Seifert & Hogan Attorneys, Faces Skin Care, Nail Salon Stumble Inn, Office Express, Snap Fitness, Grand Wine & Spirits, Old Lyme Hardware, Bowerbird Gift Shop, and Old Lyme Women's Exchange.
- Roads and Infrastructure:**
 - Halls Road:** The main road running horizontally across the bottom, with a "9,517 VPD" (Vehicle Per Day) label.
 - Highway 95:** A major road running vertically on the right side, with a "68,996 VPD" label.
 - Intersections:** A traffic light is shown at the intersection of Halls Road and Highway 95.
- Landmarks and Surroundings:**
 - Water:** A body of water is visible in the top left corner.
 - Forest:** A large area of trees with autumn foliage is visible in the top left and center.

LOCAL RETAIL



BIG Y PLAZA PHOTOS



BIG Y PLAZA



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