



OLD LYME MARKETPLACE

OLD LYME, CT

RETAIL SPACE FOR LEASE



68,996 VPD



HALLS ROAD



9,517 VPD





OLD LYME MARKETPLACE

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.

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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 947 sf – 10,063 sf

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Available immediately



SITE PLAN

TENANTS / AVAILABILITY

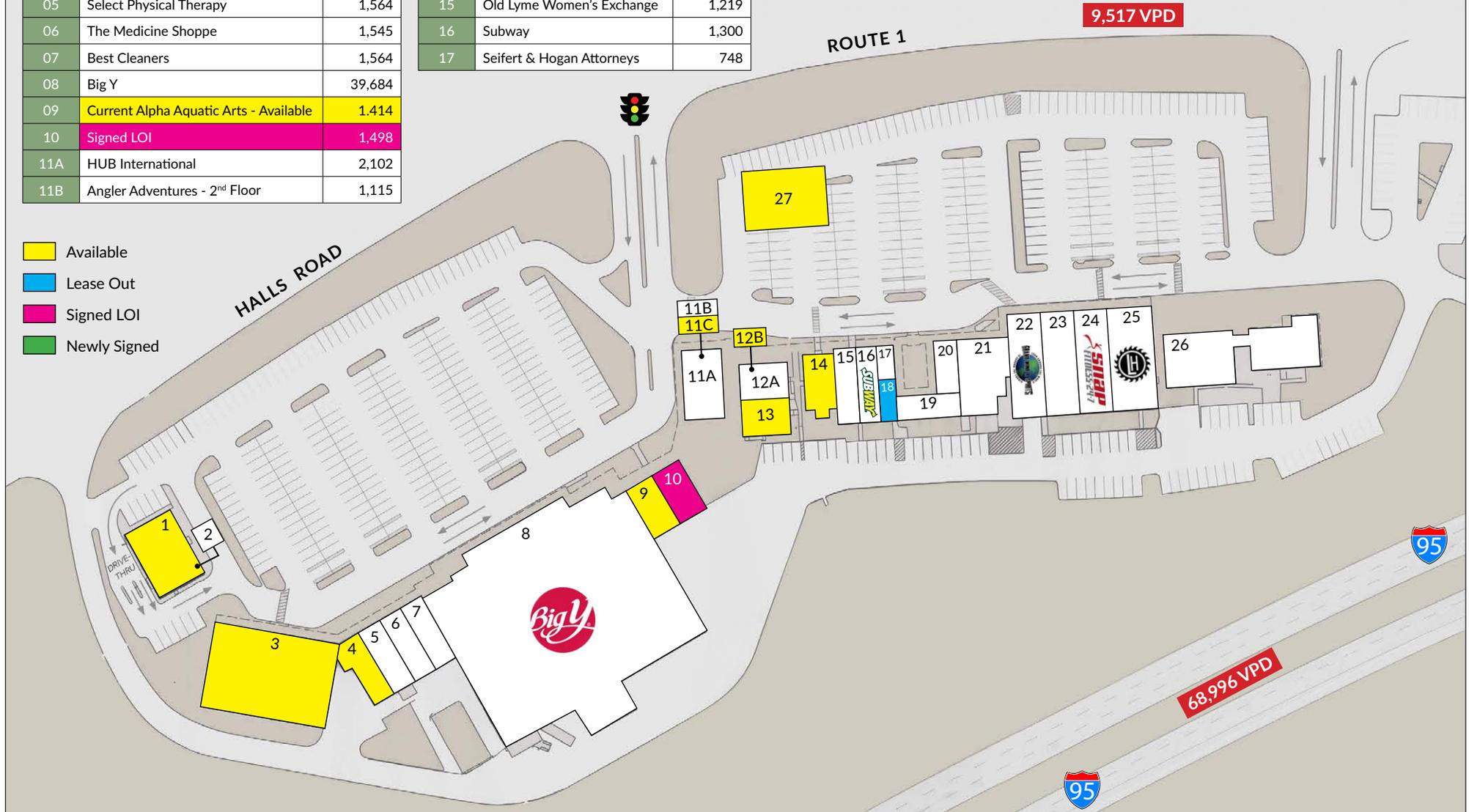
#	TENANT	Sq. Ft.
01	Available	3,351
02	Grenier Lender Accounting - 2 nd Floor	1,000
03	Former Walgreens - Available	10,063
04	Available	1,836
05	Select Physical Therapy	1,564
06	The Medicine Shoppe	1,545
07	Best Cleaners	1,564
08	Big Y	39,684
09	Current Alpha Aquatic Arts - Available	1,414
10	Signed LOI	1,498
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	Available Office Space	1,329
14	Available	1,711
15	Old Lyme Women's Exchange	1,219
16	Subway	1,300
17	Seifert & Hogan Attorneys	748

18	Lease Out	750
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
27	Proposed Pad	4,500

- Available
- Lease Out
- Signed LOI
- Newly Signed



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:



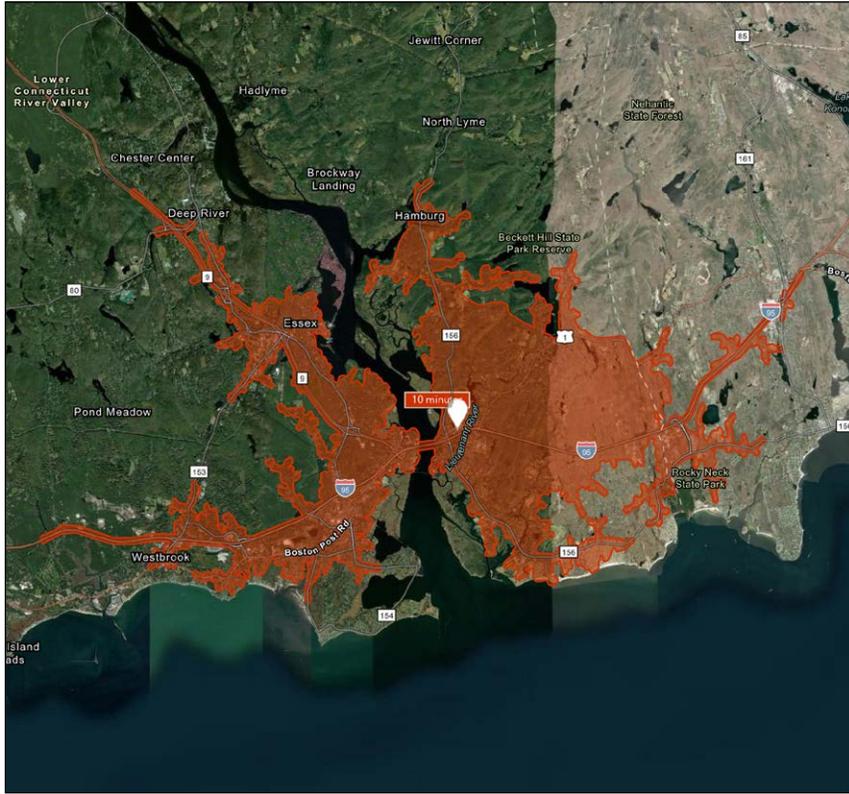
Total Population: **50,116**
Households: **22,150**
Daytime Population: **39,314**
Median Age: **49.9**



Average Household Income: **\$163,420**
Median Household Income: **\$114,548**



10 MINUTE DRIVE TIME



KEY FACTS

16,213

Population

53.6

Median Age

\$104,607

Median Household Income

21,619

Daytime Population

TAPESTRY SEGMENTS

Exurbanites

2,883 Households

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.

Household Types

A larger market of empty nesters, married couples with no children; average household size is 2.50.

Typical Housing

Single Family

Golden Years

1,266 Households

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.

Household Types

Single-person households and married-couple families w/ no children.

Typical Housing

Single Family; Multi-units

Savvy Suburbanites

1,192 Households

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

Married couples with no children or older children; average household size is 2.85.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$229,753,056

EDUCATION

Bachelor's Degree or Higher



52%

OWNER OCCUPIED HOME VALUE

Average



\$621,096

ANNUAL HOUSEHOLD SPENDING

\$4,875

Eating Out

\$2,917

Apparel & Services

\$9,076

Groceries

\$346

Computer & Hardware

\$10,113

Health Care

SITE AERIAL



CONCEPTUAL RENDERINGS FOR CENTER IMPROVEMENTS



Painted storefronts and improved visual consistency through the introduction of a cohesive sign band material. A standardized signage framework—including building-mounted signage and blade signs—paired with column consistency improvements through boxed column treatments and integrated architectural lighting.

CONCEPTUAL RENDERINGS FOR CENTER IMPROVEMENTS



Creation of a small pocket park to support placemaking, provide gathering space, and enhance the overall customer experience. The pedestrian experience is elevated through simple, high-impact landscaping strategies and vibrant furniture accents that strengthen curb appeal and attract higher-quality tenants.

OLD LYME MARKETPLACE PHOTOS



OLD LYME MARKETPLACE



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