



OLD LYME MARKETPLACE

OLD LYME, CT

RETAIL SPACE FOR LEASE



95

68,996 VPD



HALLS ROAD

1

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. 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

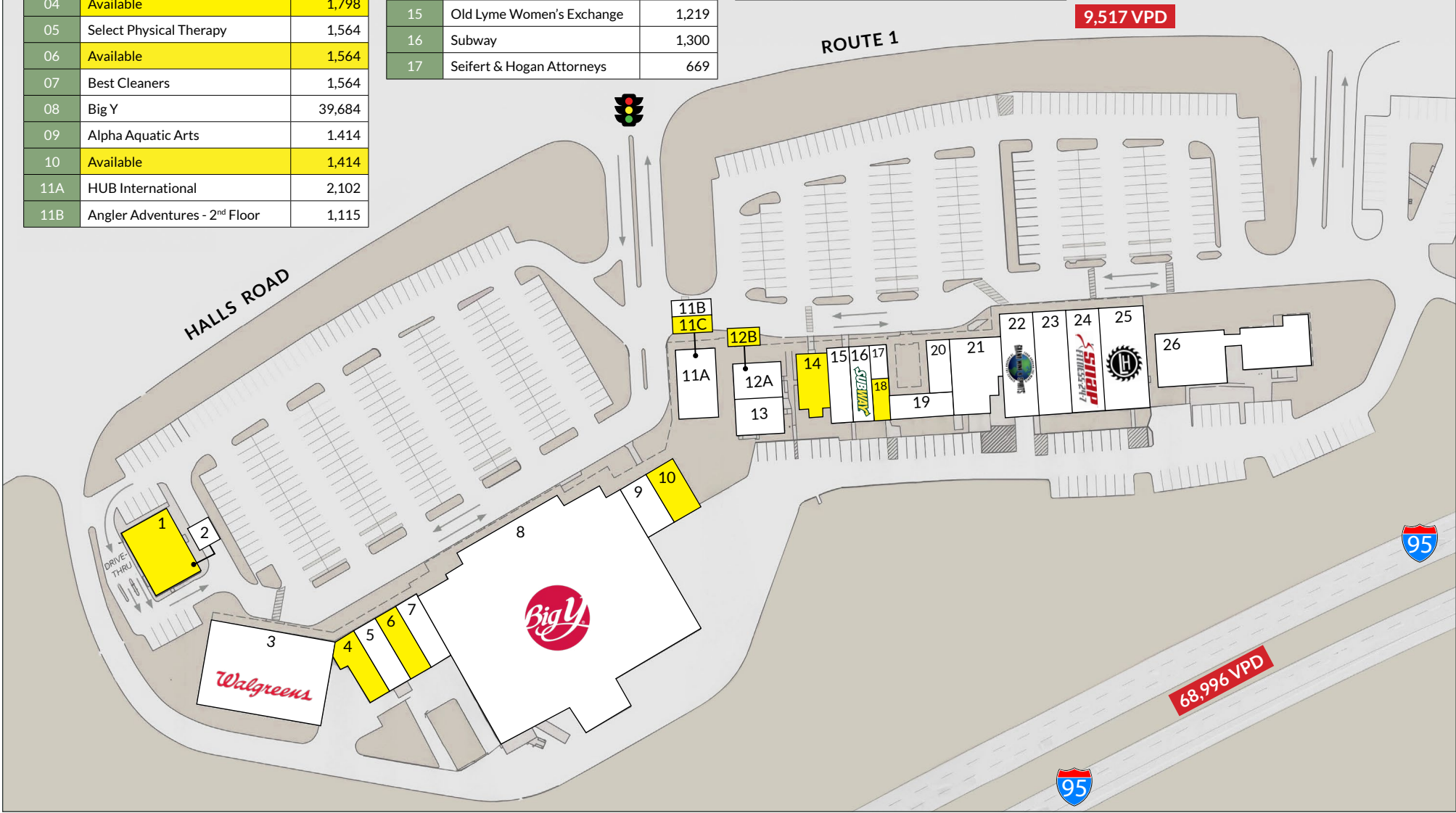
TENANTS / AVAILABILITY

#	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**

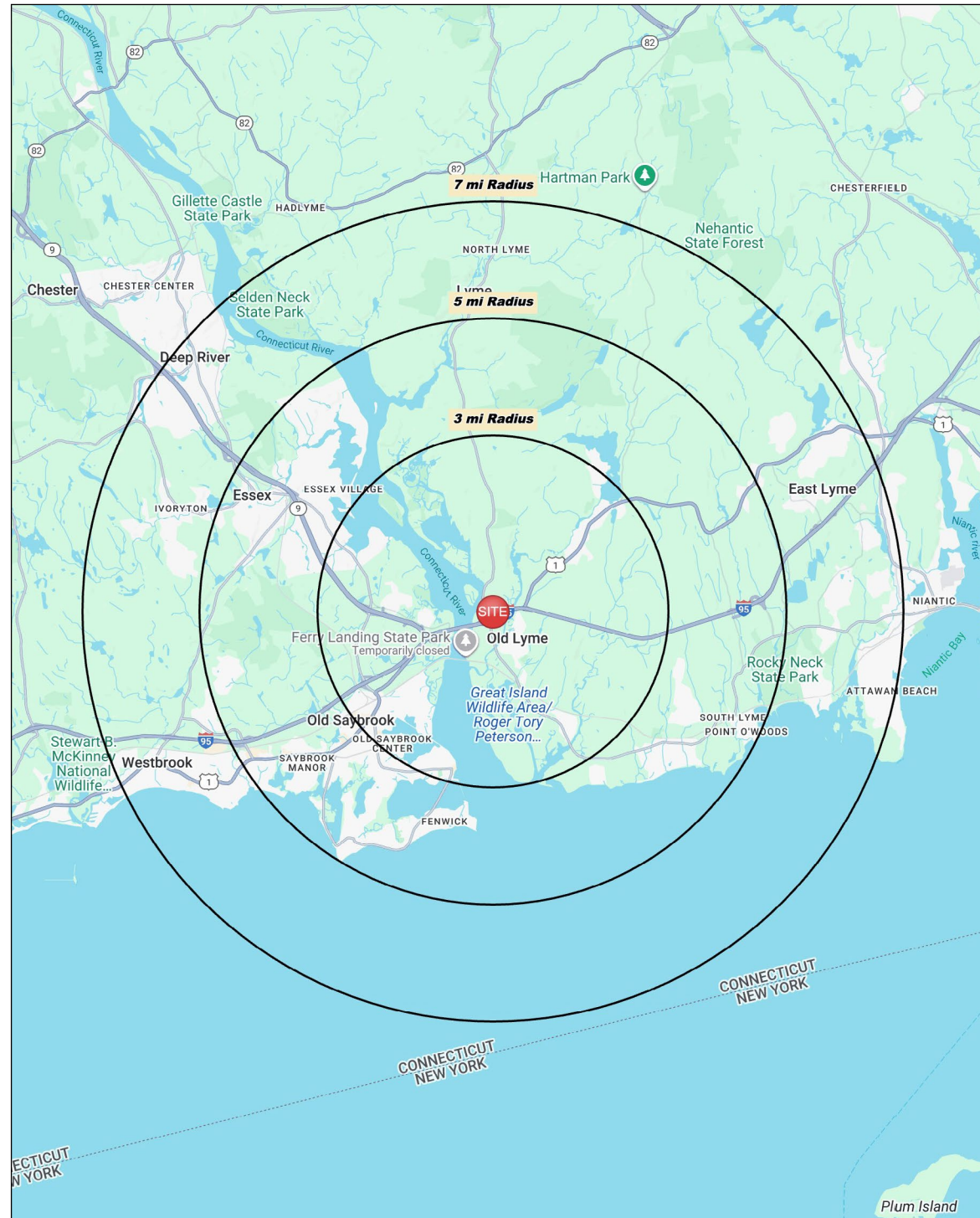
Daytime Population: **39,314**

Median Age: **49.9**

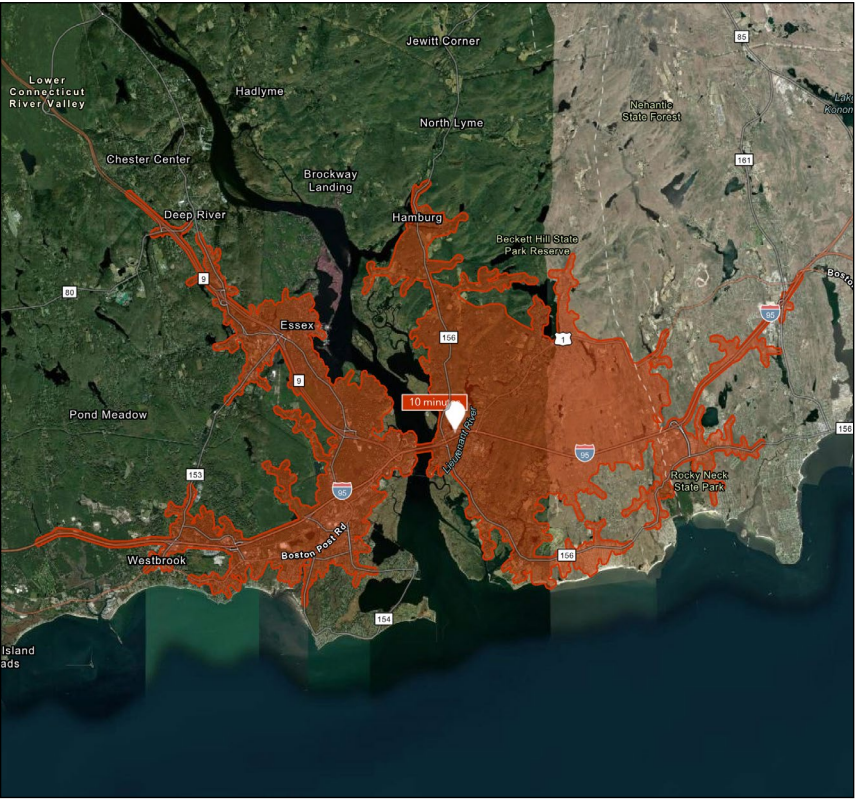


Average Household Income: **\$163,420**

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 corridor in Hallowell, ME, bounded by Halls Road to the south and I-95 to the north. The area is characterized by a mix of retail, professional, and service-oriented businesses. A dashed yellow line delineates the commercial zone, which is flanked by dense residential and wooded areas. The map highlights the proximity of these businesses to major transportation routes, with Halls Road showing a volume of 9,517 VPD and I-95 showing 68,996 VPD. Key businesses include Bowerbird Gift Shop, Old Lyme Hardware, Snap Fitness, Office Express, Grand Wine & Spirits, Nail Salon Stumble Inn, Faces Skin Care, Seifert & Hogan Attorneys, Old Lyme Women's Exchange, SUBWAY, Personal Business Services, Alpha Aquatic Arts, HUB International, Angler Adventures, Walgreens, and Grenier Lender Accounting. The map also indicates available space for new developments, such as the 2nd floor of the HUB International building and the 2nd floor of the building housing Old Lyme Women's Exchange and SUBWAY.

Businesses and Services:

- Bowerbird Gift Shop
- Old Lyme Hardware
- Snap Fitness
- Office Express
- Grand Wine & Spirits
- Nail Salon Stumble Inn
- Faces Skin Care
- Seifert & Hogan Attorneys
- Old Lyme Women's Exchange
- SUBWAY
- Personal Business Services
- Alpha Aquatic Arts
- HUB International 1st Floor
- Angler Adventures 2nd Floor
- Walgreens
- Grenier Lender Accounting

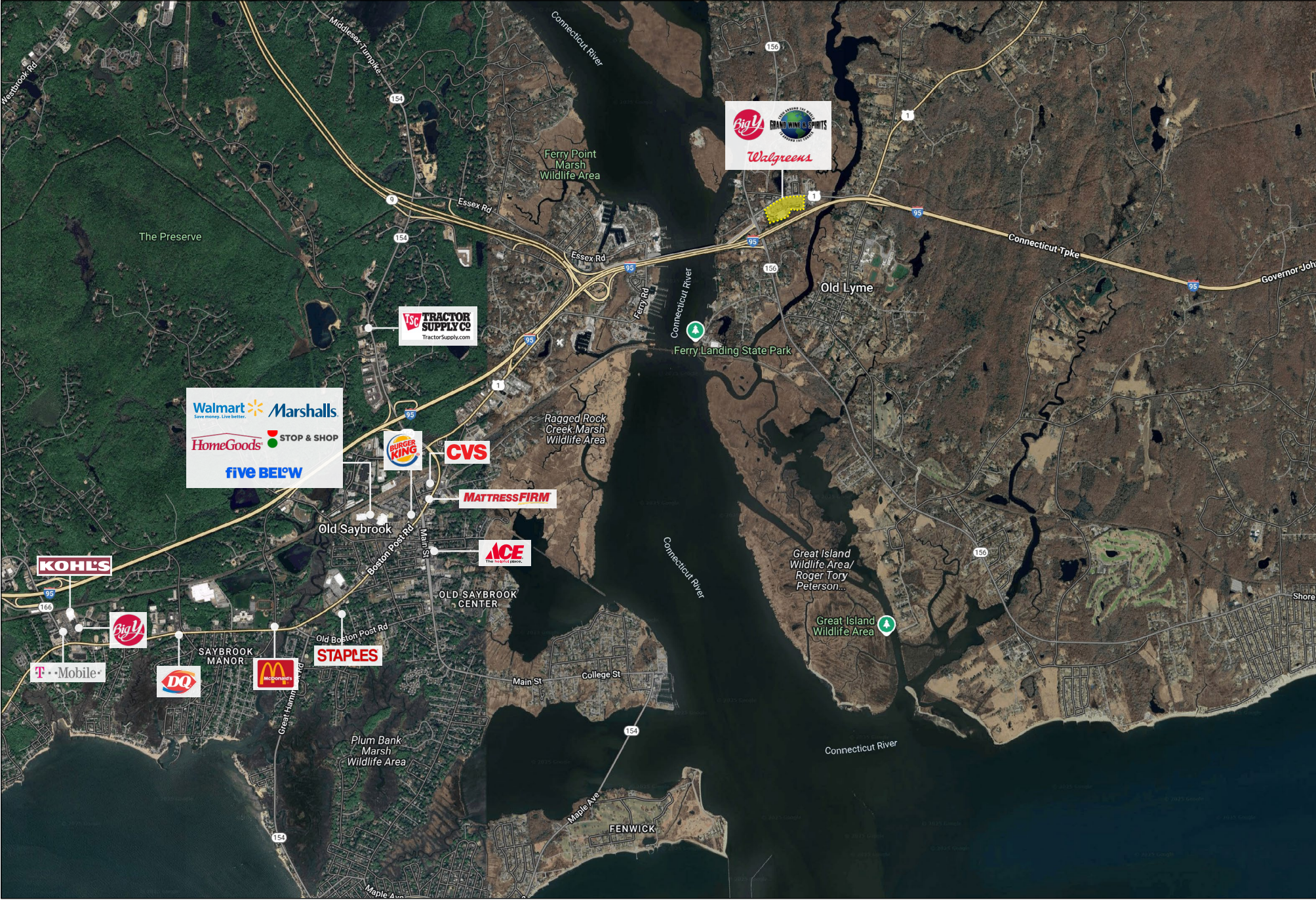
Traffic Volume Data:

- Halls Road: 9,517 VPD
- I-95: 68,996 VPD

Available Space:

- 2nd Floor Available (Old Lyme Women's Exchange)
- 2nd Floor Available (HUB International)

LOCAL RETAIL



OLD LYME MARKETPLACE PHOTOS



OLD LYME MARKETPLACE



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