



SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

ROCKY HILL, CT

FOR LEASE

1901 SILAS DEANE HIGHWAY



STAND ALONE
FORMER BANK

2,890 SF

DRIVE-THROUGH
PAD SITE

20+ PARKING
SPACES



- Join co-tenants Aldi and Kohl's.
- Join established area regional, national and local retailers such as Marshalls, HomeGoods, Pet Supplies Plus, Stop & Shop, Big Y and Walmart.
- Excellent street visibility and signage opportunities on Silas Deane Highway .
- Silas Deane Highway average daily traffic (ADT) 21,602.
- Average household income exceeding \$100,000 within a one mile radius.

Demographics	1 Mile	3 Mile	5 Mile
Population	5,873	40,239	129,948
Adjusted Daytime Demographics	9,984	37,905	120,917
Average HHI	\$101,345	\$119,642	\$108,322
Total Retail Consumer Expenditures (monthly)	\$2,784	\$3,154	\$2,924

EXCLUSIVE LEASING BROKERS

Dan Neaton 203.222.4188
dneaton@saugatuckcommercial.com

Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representative is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



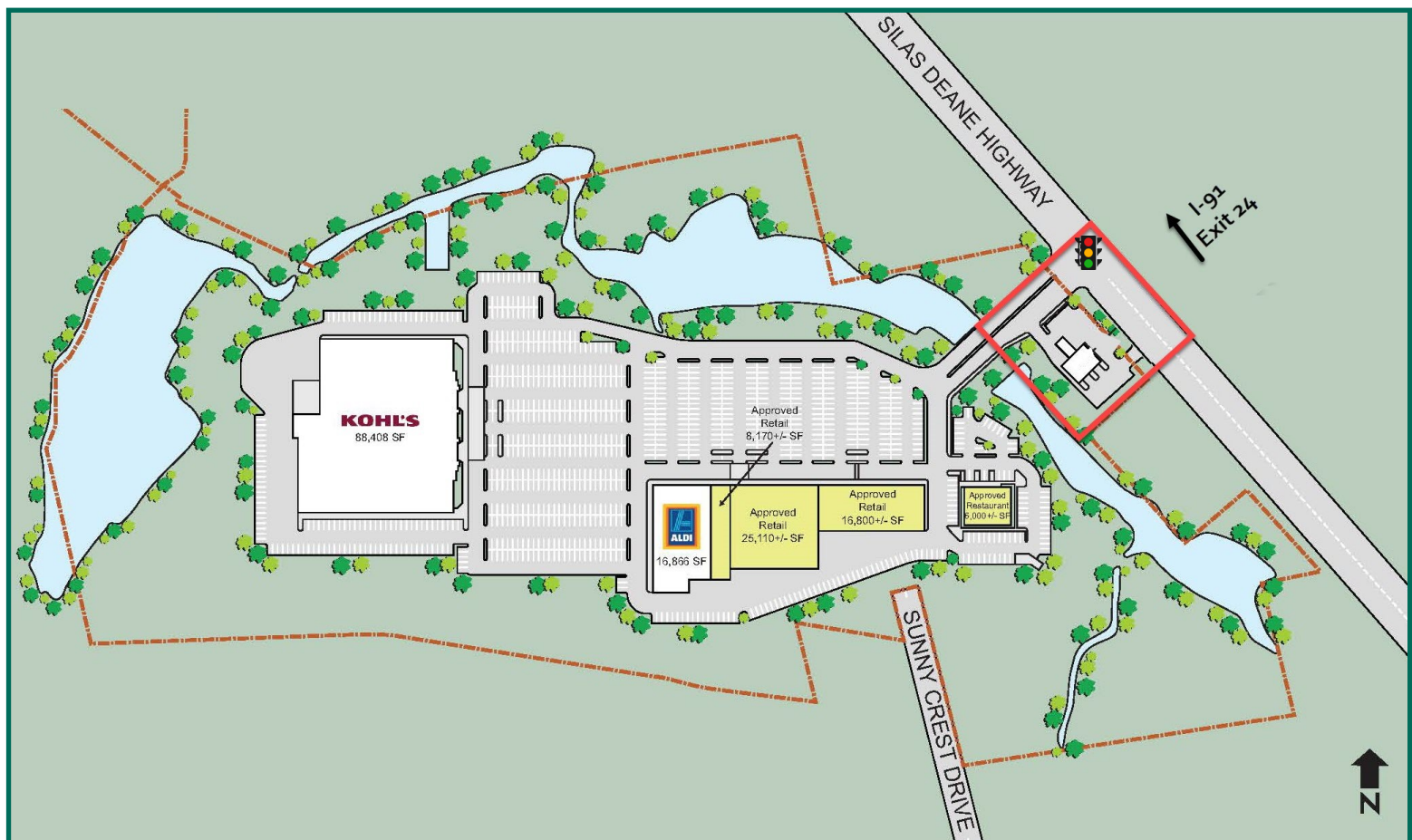
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