

# 1654 BOSTON POST ROAD

OLD SAYBROOK, CONNECTICUT



## LOCATION

Situated within the affluent Old Saybrook community, this site has nearby access to I-95, with strong average household incomes of \$104,420

## SPACE

55,840 SF

## NEARBY

Dunkin Donuts, Big Y, Five Guys, Ulta Beauty, Kohl's, West Marine



**LOCATION & DEMOGRAPHICS**

LAT/LON	GLA	PARKING	
41.2854/-72.4152	70,151 SF	321	
TRAFFIC COUNT		CARS/DAY	
Boston Post Road		16,000	
2023	1-MILE	3-MILE	5-MILE
Estimated Population	2,272	14,276	26,584
Estimated Average HH Income	\$104,420	\$161,530	\$159,224



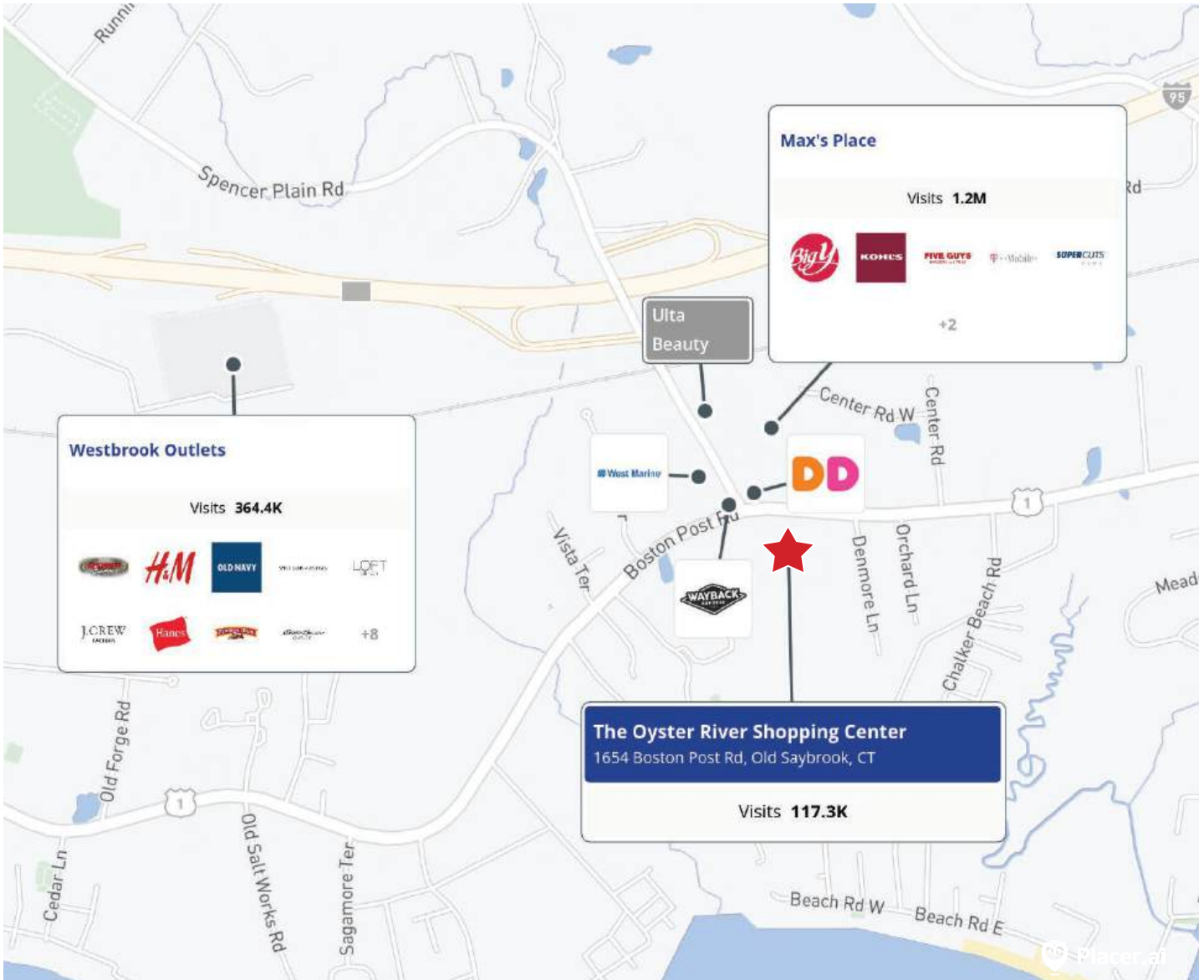
**SITE PLAN**



TENANTS		
	SQUARE FEET	DIMENSIONS
Proposed Medical Office	3,612 SF	35' X 100'
Proposed Retail A	4,114 SF	40' X 105'
Proposed Retail B	8,074 SF	59.7' x 145'
Proposed Retail C	4,656 SF	31.5' x 145'
Proposed Retail D	5,000 SF	34.5' X 145'
Whole Foods	40,000 SF	

  AVAILABLE
   SIGNED TENANTS

## TRADE MAP



### FOR MORE INFORMATION, CONTACT:

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