

JR. ANCHOR OPPORTUNITY

IN MANCHESTER POWER CENTER

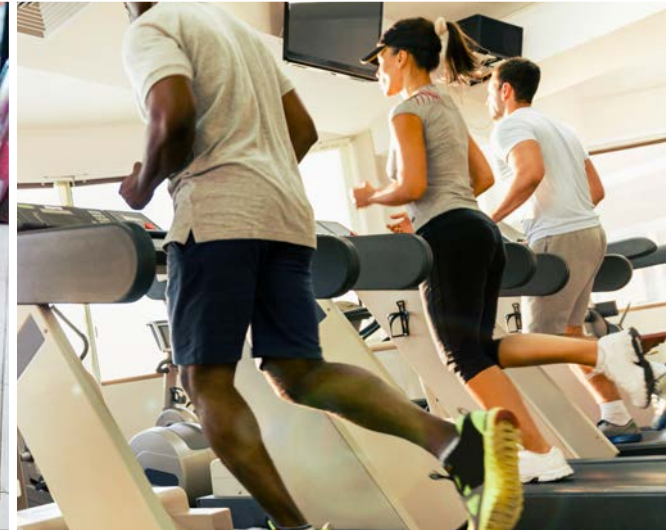
THE MANCHESTER COLLECTION | MANCHESTER, CT

- Extensive market reach with trade area of more than 440,000 people
- Opportunity to penetrate the dominant retail node of Buckland Hills - the largest concentration of retail in the Hartford MSA
- Less than 7 miles east of Hartford but with minimal retail trip crossover
- Consumer spending is well above average in several key categories
- Easily accessible to/from I-84 and I-291
- Space can be modified to fit your needs
- Strong national cotenancy

THE MANCHESTER COLLECTION
49 Pavilions Drive
Manchester, CT 06042
41.803400, -72.551300

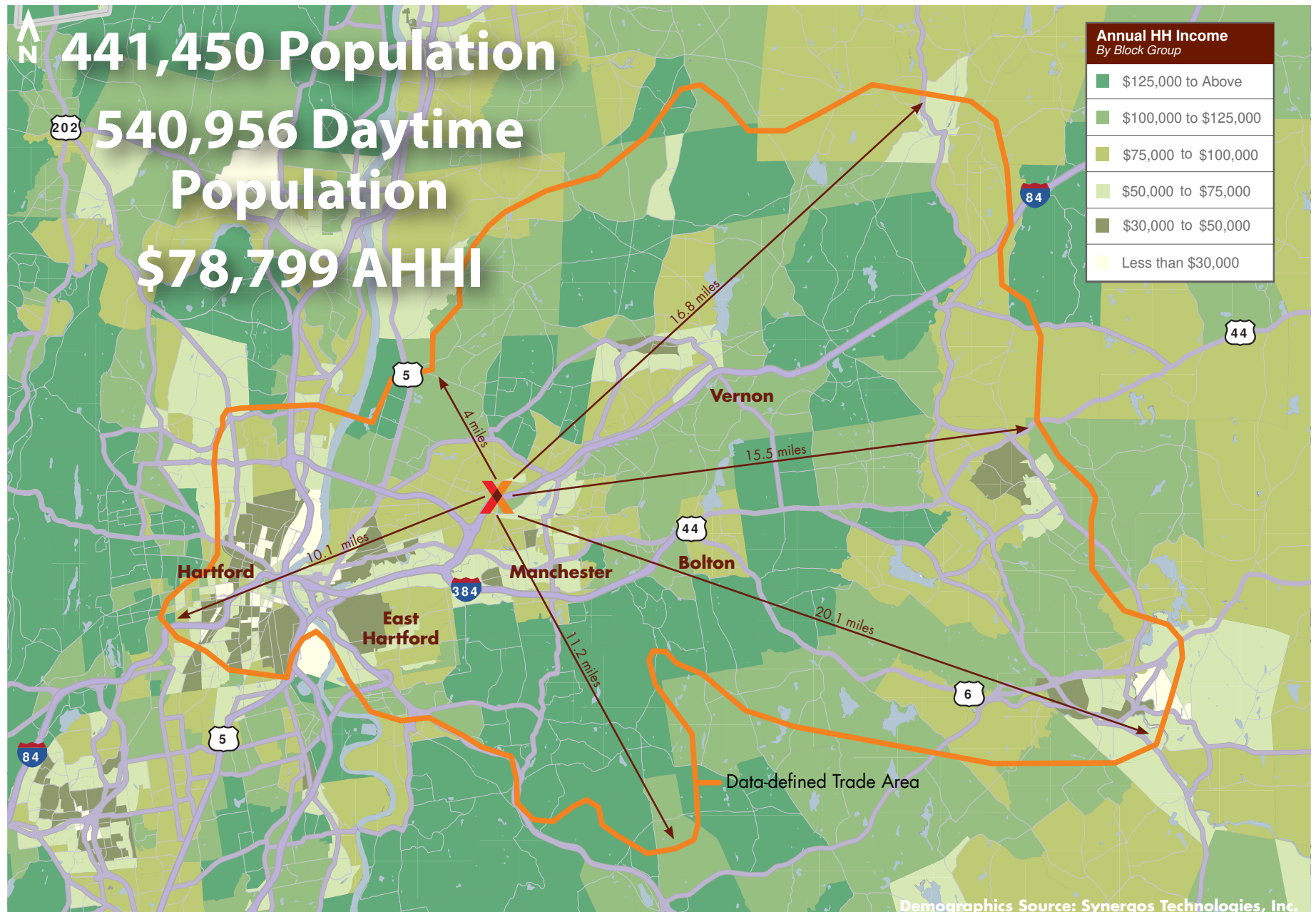
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BRIXMOR[®]
Property Group



CUSTOMER BASE

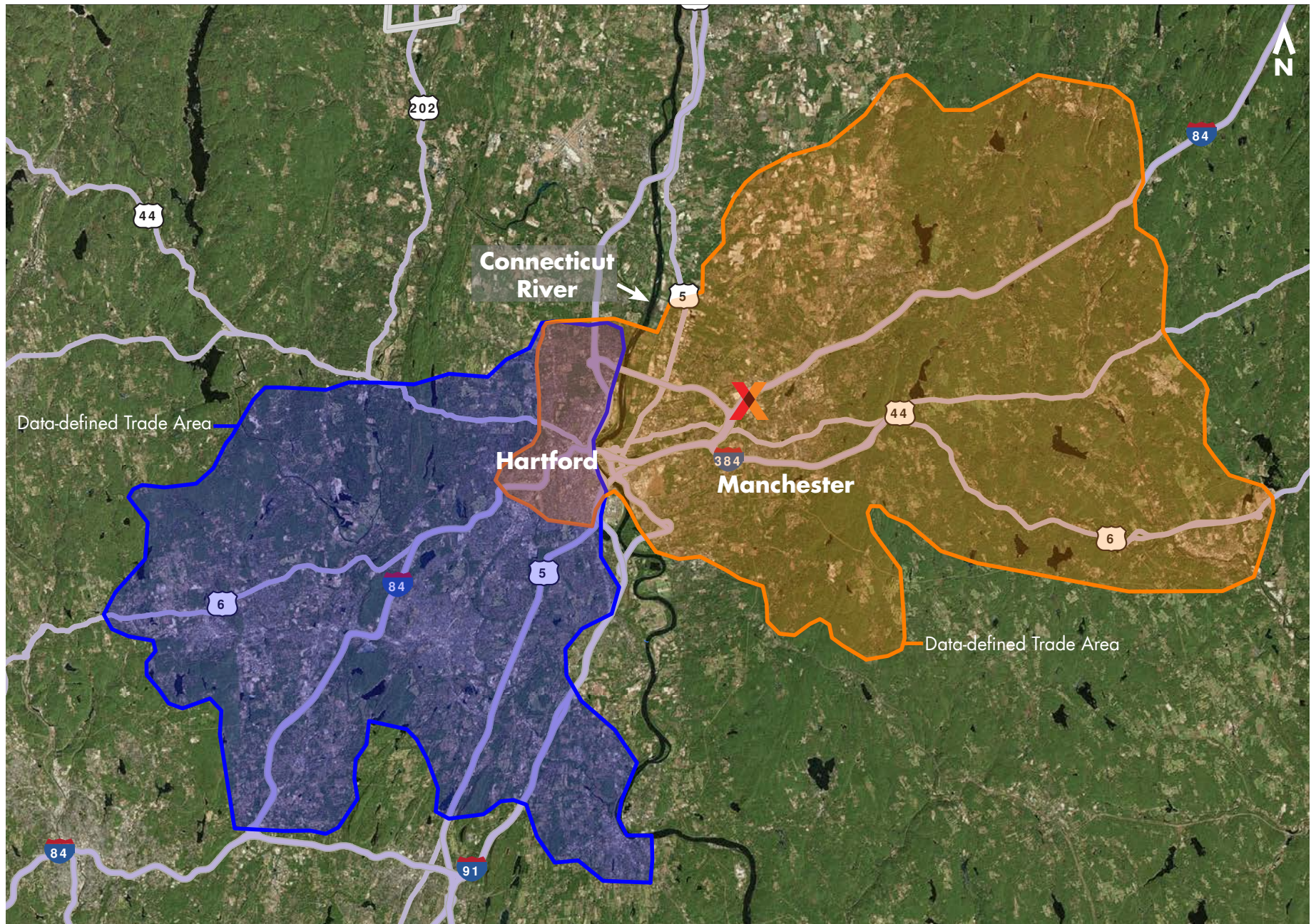
Extensive market reach, as measured by smartphone data of actual visitors, provides densely populated trade area of more than 440,000.



Smartphone data provided by UberRetail is used to create data-defined trade areas by analyzing both the "common evening [home] location" and trip frequency of customers who have visited the center over the past year.

SEPARATE MARKET

Although the center is less than 7 miles east of Hartford, data shows that approx. 80% of residents in The Manchester Collection's trade area stay within the market and rarely cross the Connecticut River for their retail needs.



Smartphone data provided by UberRetail is used to create data-defined trade areas by analyzing both the "common evening [home] location" and trip frequency of customers who have visited the center over the past year.

RETAIL HUB

Opportunity to penetrate the dominant retail node of Buckland Hills - the largest concentration of retail in the Hartford MSA.



VIABLE MARKET

Multiple retailers entering the market demonstrates the market's viability.



CONSUMER SPENDING

Consumer spending is well above national average in several key categories.

Annual Consumer Spending

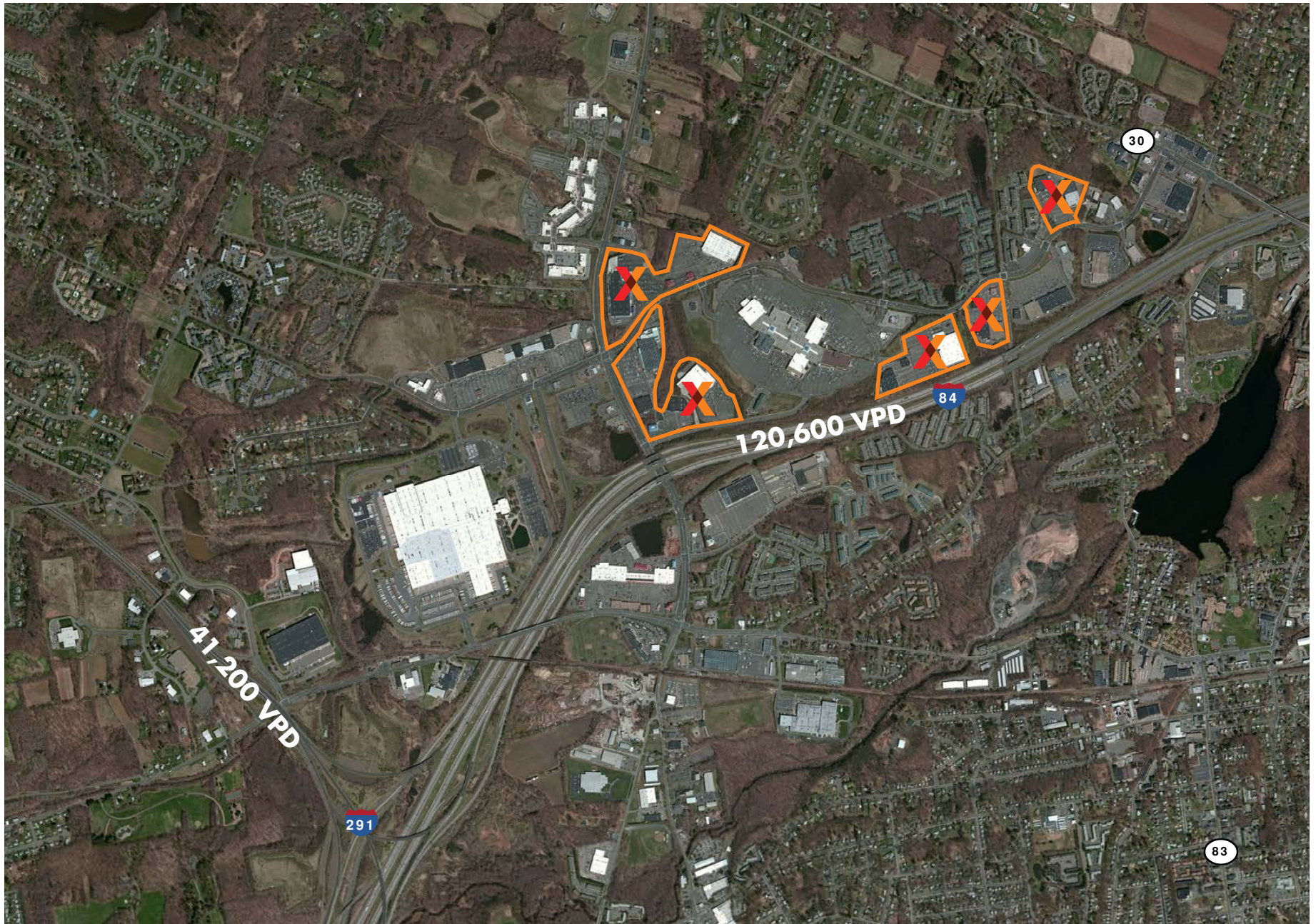
Major Appliances ↑ 26%	Housewares ↑ 23%	Home Maintenance & Repair Goods ↑ 19%	Liquor, Wine & Beer Retail Stores ↑ 18%
Furniture ↑ 17%	Personal Care Products ↑ 16%	Grocery Stores ↑ 15%	Apparel & Footwear ↑ 10%

Sales Source: Synergos Technologies, Inc.

% Above U.S. Average

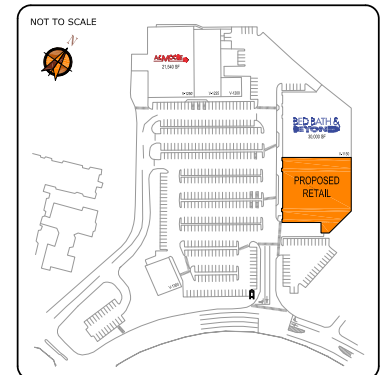
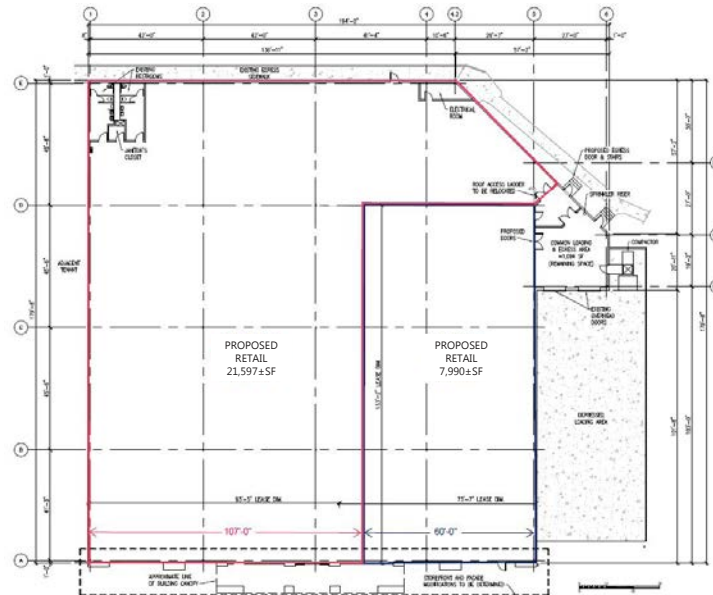
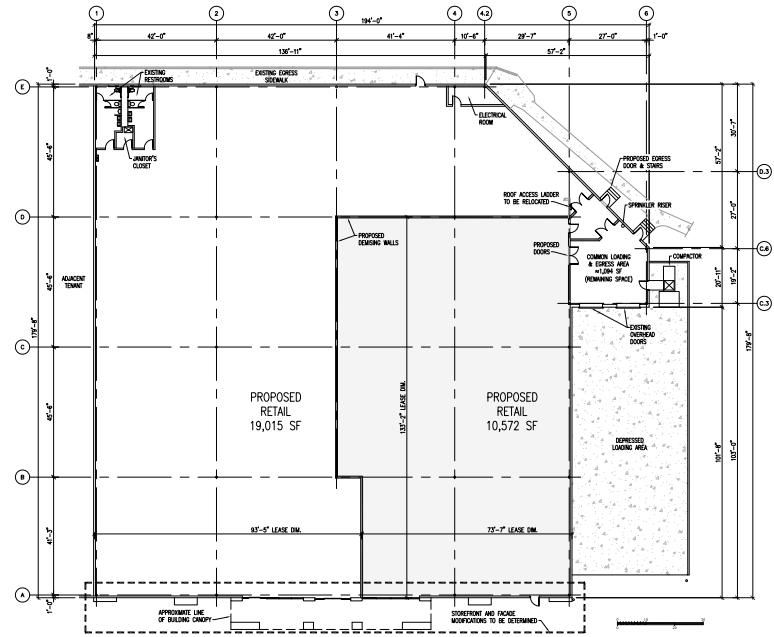
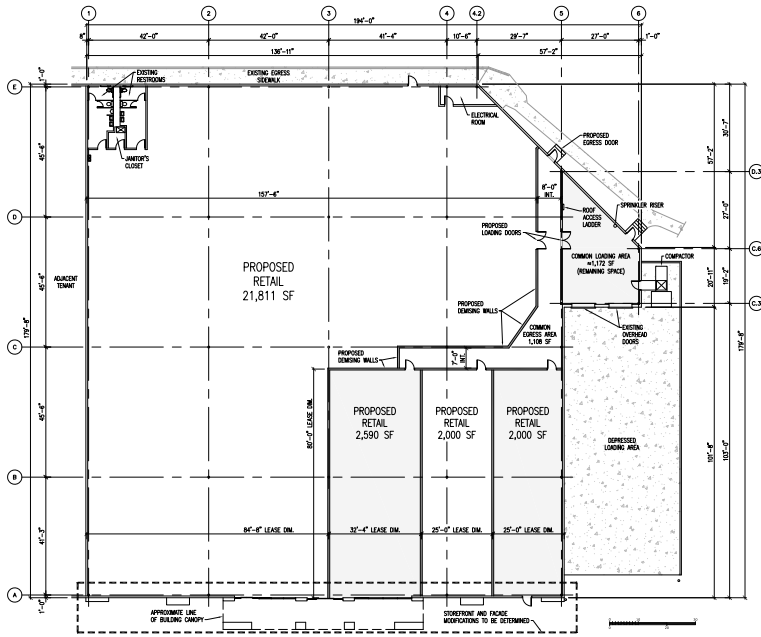
HIGHWAY ACCESS

Shopping center is easily accessible from I-84 and only a mile from I-291.



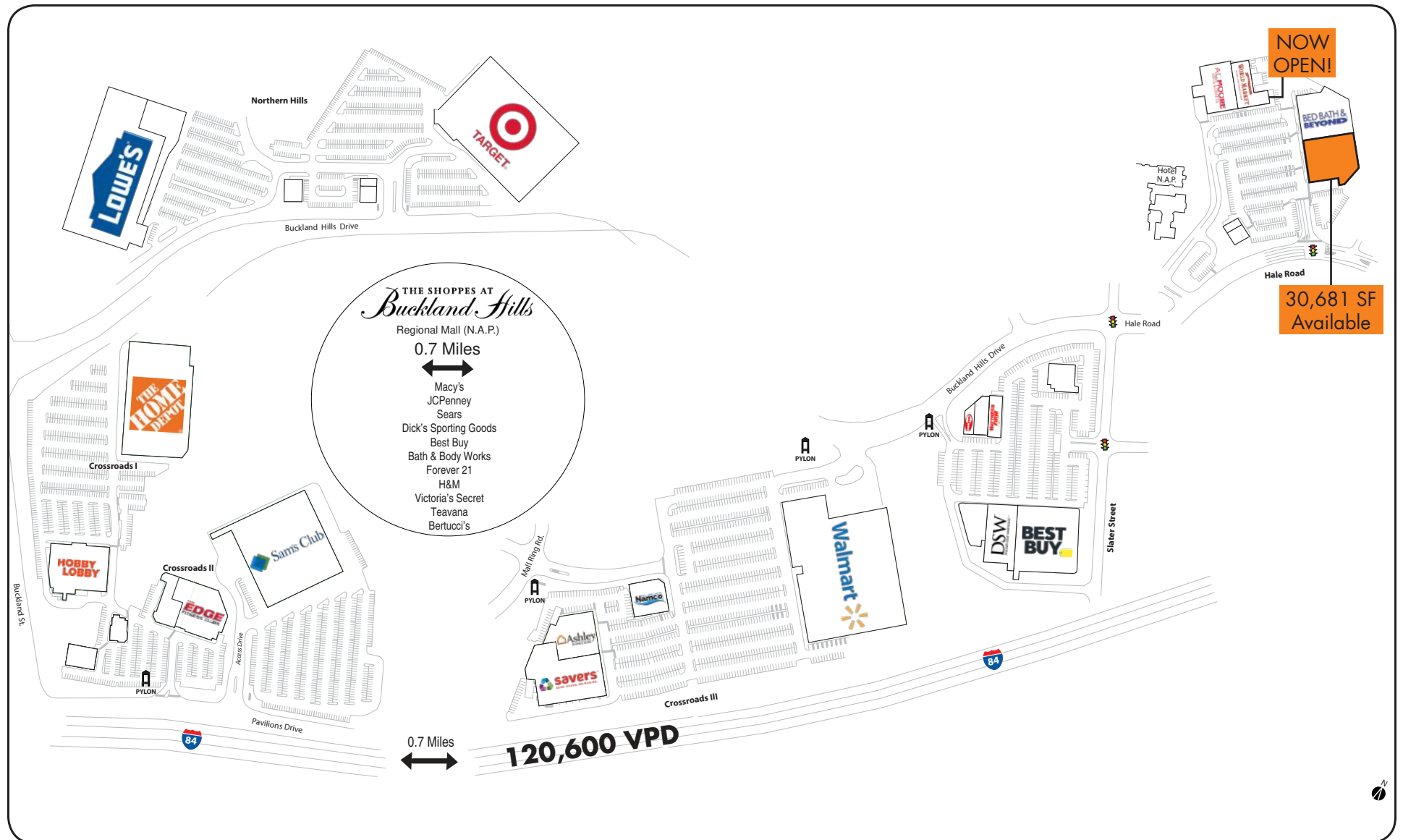
CUSTOM SPACE

The available space can be demised and modified to fit your needs.



PERFECT LOCATION

Jr. Anchor space available in Manchester power center alongside national cotenants.



Footprint and dimensions can be modified to suit your needs.