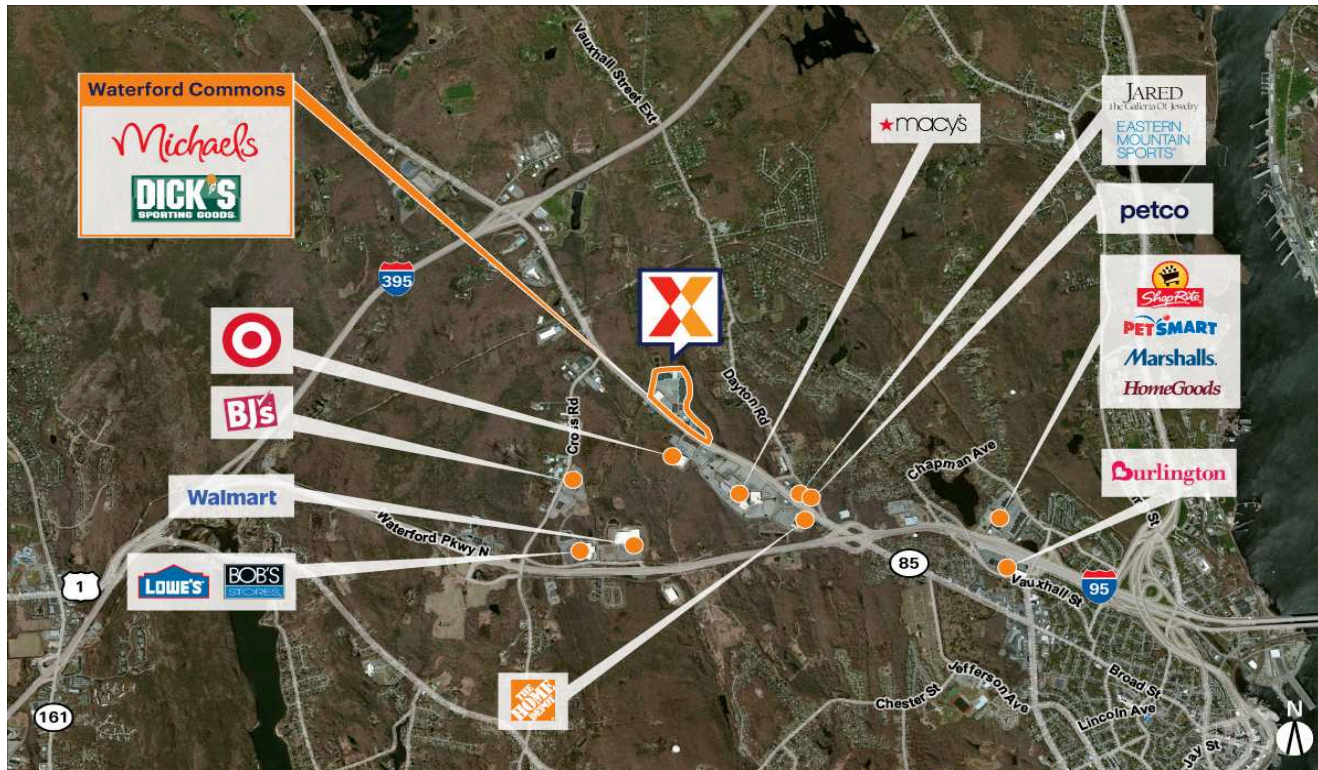


Waterford Commons

Norwich-New London-Willimantic, CT

41.3819, -72.1507

903-915 Hartford Turnpike | Waterford, CT 06385



Center Size: 243,511 SF



Demographics	5 Mile	10 Mile	25 Mile
	78,310	159,802	473,802
	30,983	64,958	194,185
	\$87,962	\$99,718	\$105,892

Benefit from a strong lineup of national retailers including Dick's Sporting Goods, Best Buy, Five Below, DSW, Tractor Supply, Michaels, Ulta, Books-A-Million and Bath & Body Works

The center draws an estimated 2.7M annual visits and is ranked as the most visited community shopping center in the market (Placer.ai 2024)

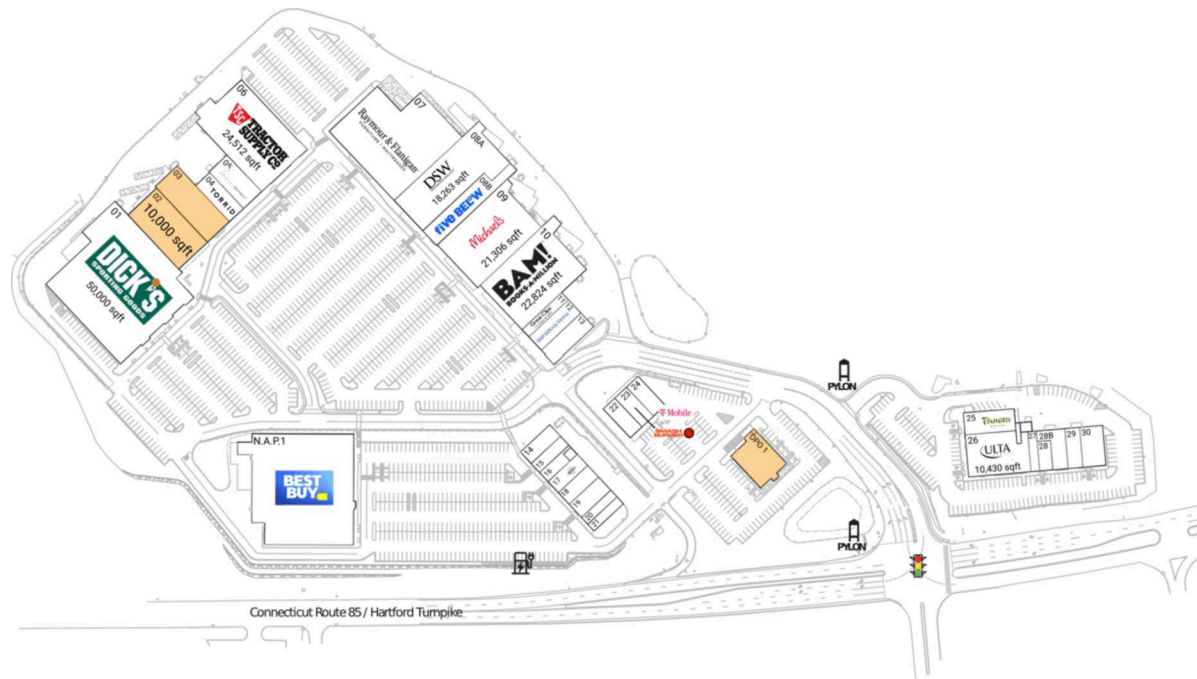
Accessible from 51,000 vehicles on I-95, via Hartford Turnpike, with additional regional access via I-395 within 1.5 miles (Kalibrate 2020)

Located within 3 miles of the United States Coast Guard Academy and Connecticut College with a combined enrollment of 2,800+ students

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Available Space

OPO 1	6,781 SF
02	10,000 SF
03	9,408 SF

Current Retailers

N.A.P.1	Best Buy	0 SF
01	Dick's Sporting Goods	50,000 SF
04	Torrid	4,000 SF
05	Lane Bryant	5,000 SF
06	Tractor Supply Company	24,512 SF
07	Raymour & Flanigan	0 SF
08A	DSW	18,263 SF
08B	Five Below	9,393 SF
09	Michaels	21,306 SF
10	Books-A-Million	22,824 SF
11	Great Clips	2,200 SF
12	Bath & Body Works	4,091 SF
13	Hannoush Jewelers	4,192 SF
14	Yankee Candle Co.	2,500 SF
15	Pearle Vision	2,000 SF
16	Miracle-Ear	1,500 SF
17	Moe's Southwest Grill	3,200 SF
18	Prowess Gaming	2,000 SF
19	Aspen Dental	2,635 SF
20	Jersey Mike's Subs	1,400 SF
21	Cold Stone Creamery	1,600 SF
22	Music and Arts Center	2,560 SF
23	Smashburger	2,560 SF
24	T-Mobile	2,557 SF
25	Panera Bread	4,488 SF
26	Ulta Beauty	10,430 SF
27	Pure Barre	1,410 SF
28	CycleBar	1,500 SF
28B	Sleep Number	3,064 SF
29	Cohen's Fashion Optical	2,403 SF
30	Modern Vein Providers	3,734 SF

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