

VALLEY FARMS SHOPPING CENTER

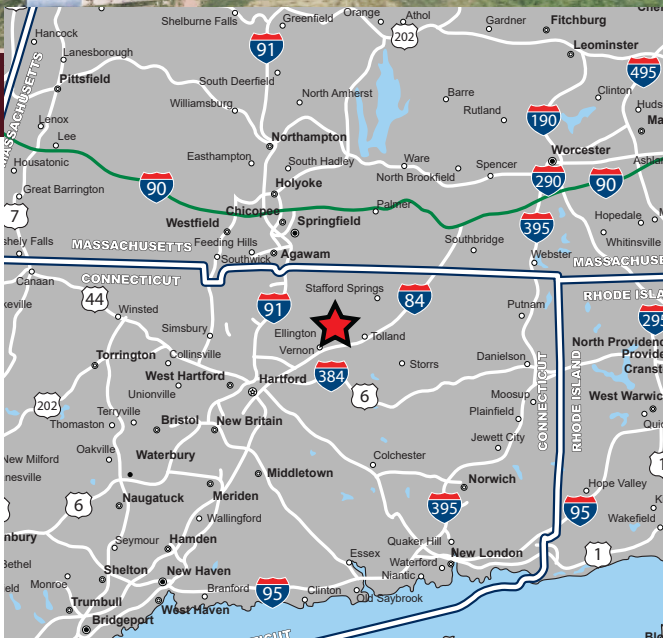
135 West Road (Route 83), Ellington, Connecticut



AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- » Join Starbucks - 4,750 SF (Subdividable) of High Profile Pad Space Available
- » Up to 9,700 SF of In-Line Space Available (Subdividable)
- » Market Dominant, Big Y Anchored Center
- » Signalized Access
- » Left Turn Ingress & Egress
- » Conveniently Accessible via I-84



VALLEY FARMS SHOPPING CENTER

135 West Road (Route 83), Ellington, Connecticut



EASTERN
RETAIL PROPERTIES



**UP TO 9,700 SF
AVAILABLE IMMEDIATELY**

PROPERTY INFORMATION

Available Space	Up to 9,700 SF
Land Size	29.99 Acres
Traffic Count	14,600 ADT

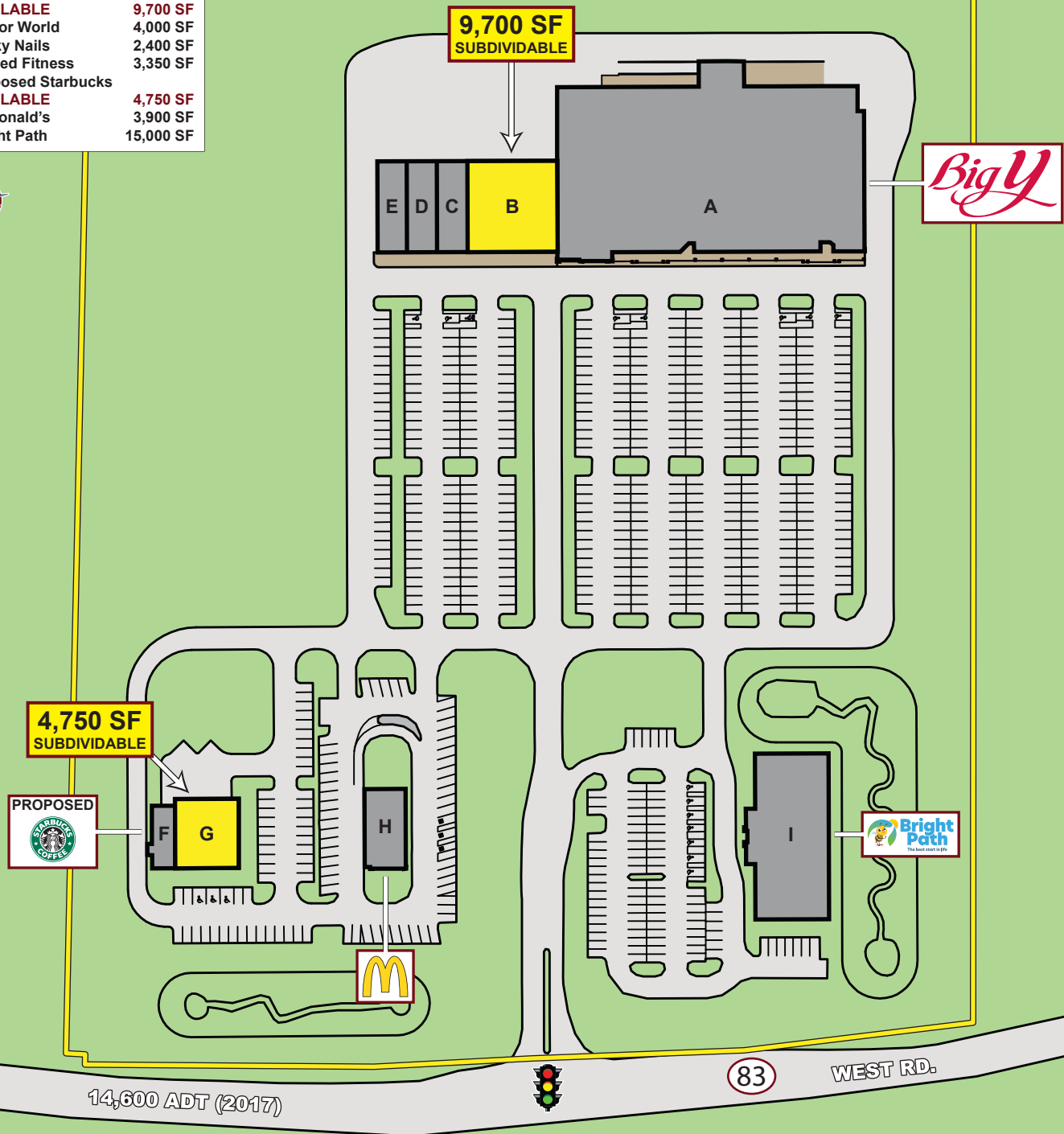
DEMOGRAPHICS (2022 Est.)

Radius	Population	Med. HH Inc.
3 mile	30,833	\$72,675
5 mile	60,210	\$91,978
7 mile	105,019	\$96,551
10 mile	229,722	\$89,753

COVENTRY

TENANT ROSTER

A	Big Y	61,000 SF
B	AVAILABLE	9,700 SF
C	Liquor World	4,000 SF
D	Lucky Nails	2,400 SF
E	Amped Fitness	3,350 SF
F	Proposed Starbucks	
G	AVAILABLE	4,750 SF
H	McDonald's	3,900 SF
I	Bright Path	15,000 SF



Valley Farms Shopping Center - 135 West Road (Route 83), Ellington, Connecticut



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