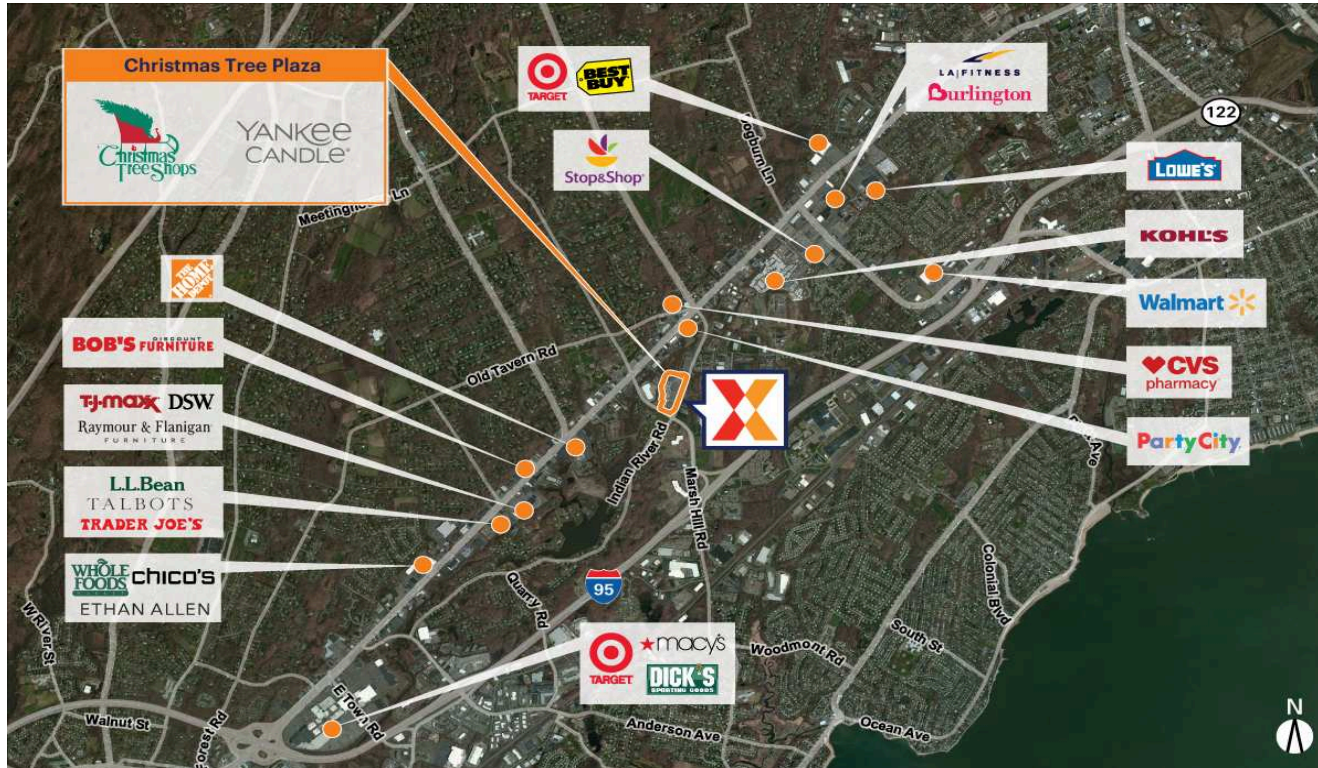


# Christmas Tree Plaza

New Haven-Milford, CT

41.2618, -73.0021

200 Indian River Road | Orange, CT 06477



Center Size: 132,791 SF



Demographics	3 Mile	5 Mile	7 Mile
	66,087	158,015	318,982
	25,338	61,183	123,807
	\$91,684	\$87,992	\$83,792

Retail center situated on a heavily travelled retail corridor with easy access to I-95 and Rte 1

Strong lineup of national and regional retailers including Christmas Tree Shops & On The Border

Benefits from a strong daytime population with surrounding corporate campuses such as The United Illuminating Company & PEZ Candy

Commercial real estate surrounded by an affluent population with an average household income of \$91,000+ within a 3-mile radius

Available storefronts for rent located near Yale University and University of New Haven with a combined student enrollment of 15,000+ students

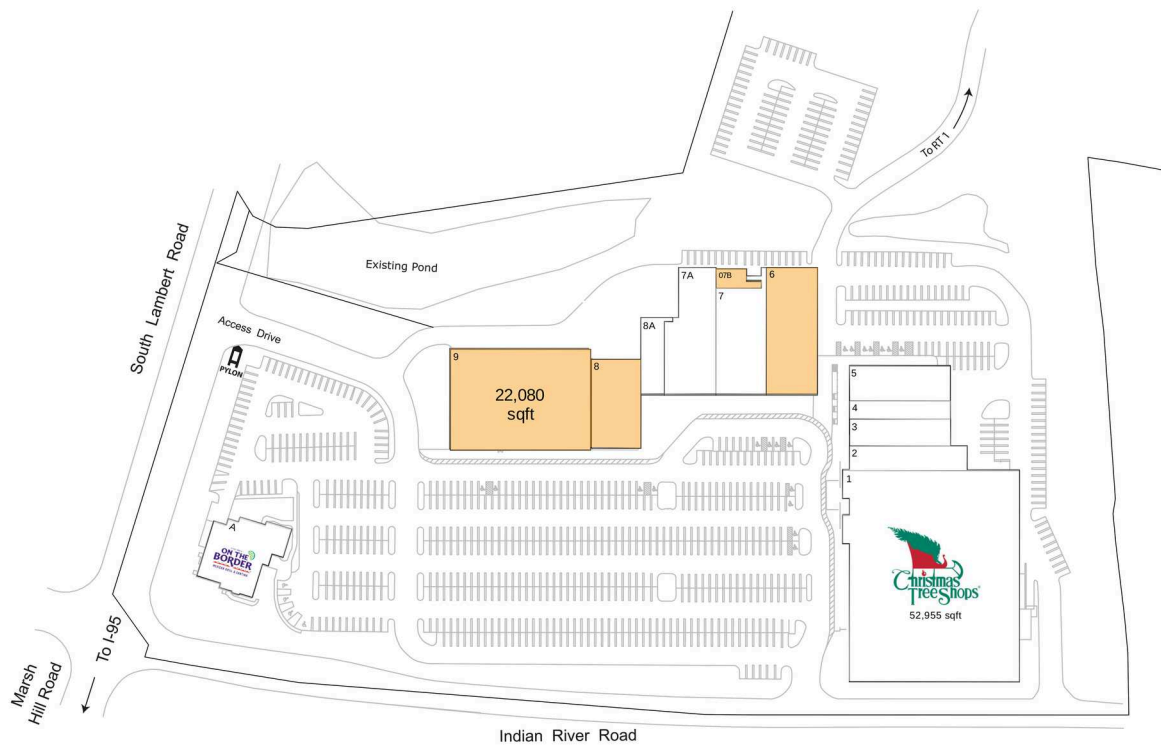
Close proximity to Connecticut Post Mall, Connecticut's largest shopping center anchored by Target, Macy's, JCPenney, Dick's Sporting Goods & Sears

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## Available Space

6	9,143 SF
07B	995 SF
8	6,270 SF
9	22,080 SF

## Current Retailers

A	On The Border	8,250 SF
1	Christmas Tree Shops	52,955 SF
2	A-1 Fitness Center	4,000 SF
3	Renee's Resale Clothing Outlet	3,896 SF
4	Yankee Candle Co.	2,500 SF
5	Golf Lounge 18	5,000 SF
7	GoPuff	8,035 SF
7A	Discount Fabrics	8,064 SF
8A	M Beauty Studio	2,598 SF

4017