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SARGENT DRIVE

NEW HAVEN, CONNECTICUT

FLAGSHIP OPPORTUNITY



Located at the intersection of I-95 (145,000 ADT) & I-91 (143,000 ADT)

Dynamic presence and visibility along I-95 with over 300' of frontage and pylon opportunity

Join the only Jordan's Furniture and IKEA in Connecticut

Parking Spaces: Potential for Up to 726 spaces

Proximate to Yale University accommodating +/- 12,000 students and over 4,000 faculty members

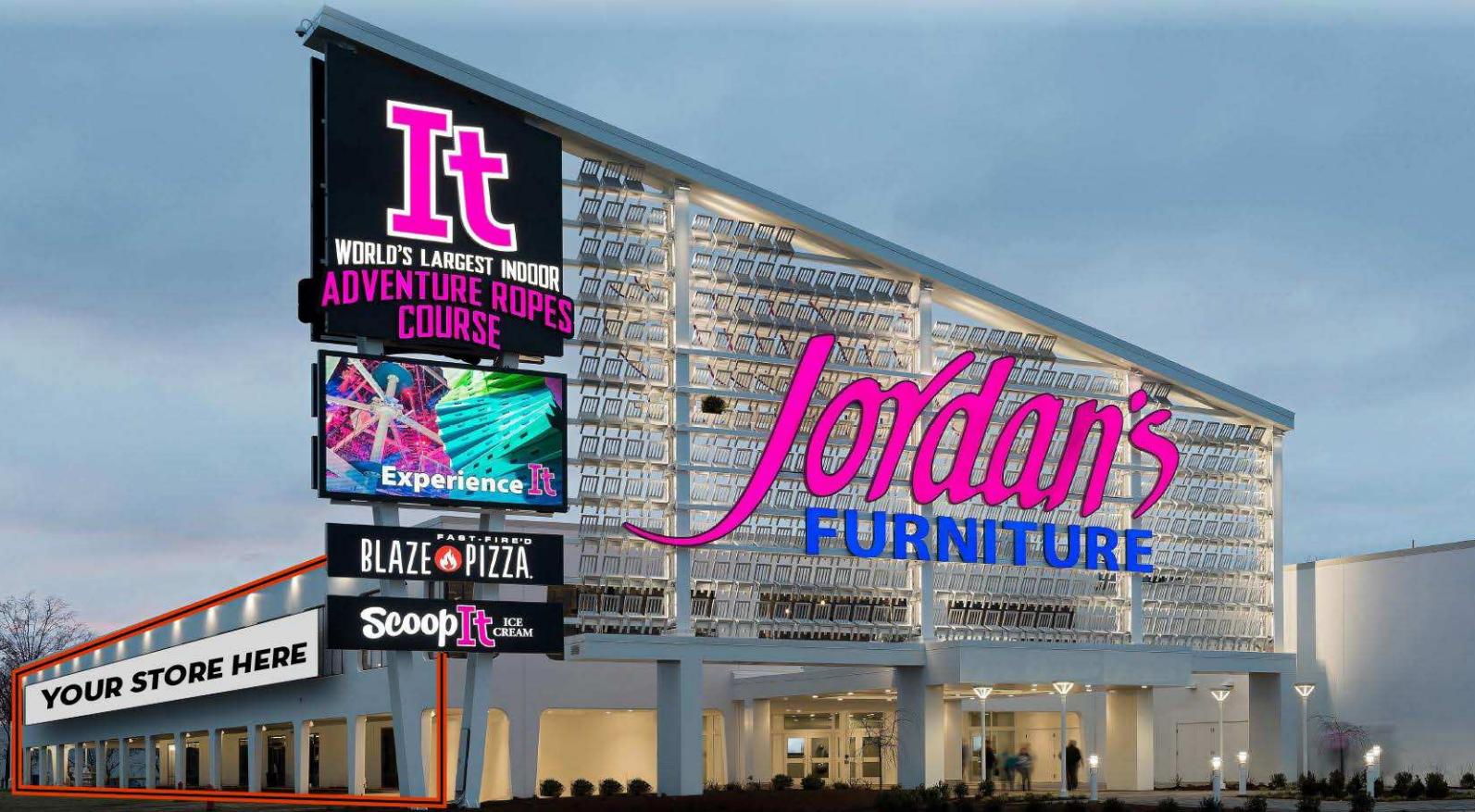
Strong regional retail market capturing 690,000 people within a 20 minute drive time

Flexible Size Options

Lower-level available up to 11,562 sf

Upper-level up to 23,960 sf
Stacked space can be combined to create 35,522 sf

ASKING RENT AVAILABLE UPON REQUEST



DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION	149,656	248,044	454,266
HOUSEHOLDS	58,213	98,764	184,227
DAYTIME POPULATION	101,785	144,703	270,390

AREA TENANTS



THE DARTMOUTH COMPANY

Scott Black
617.369.5902
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LEGEND

-  EGRESS
-  ACCESS

AERIAL



DOWNTOWN NEW HAVEN



THE YALE BOOKSTORE
A BARNES & NOBLE COLLEGE STORE



YALE

+/- 12,000 STUDENTS
+/- 4,000 FACULTY



J.Crew
URBAN OUTFITTERS



SHAKE SHACK



Yale University
School of Medicine
+/- 718 STUDENTS



THE ORIGINAL
FRANK PEPE
PIZZERIA NAPOLETANA
EST. 1925

MTA Metro-North Railroad
642,471 RIDERS

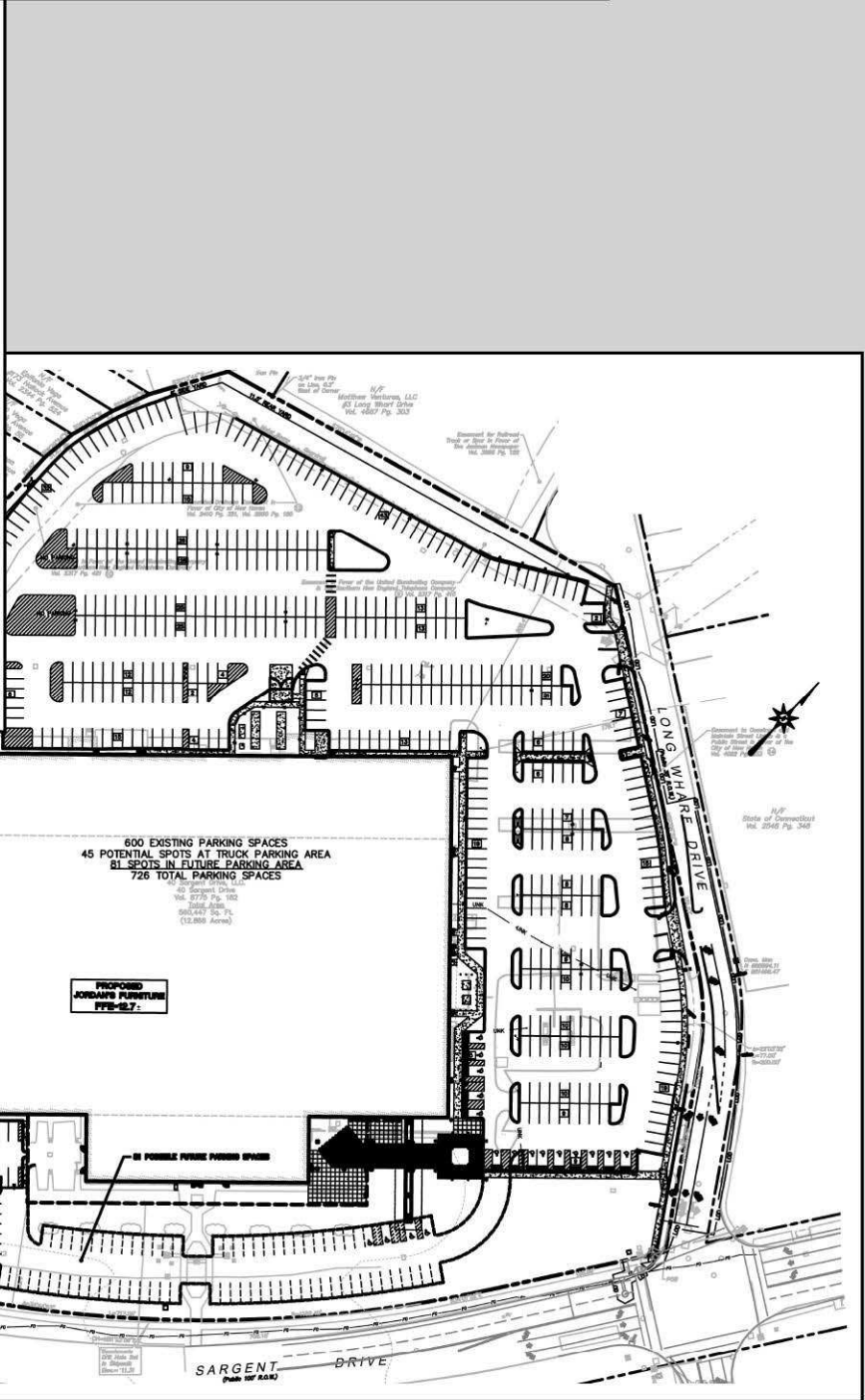
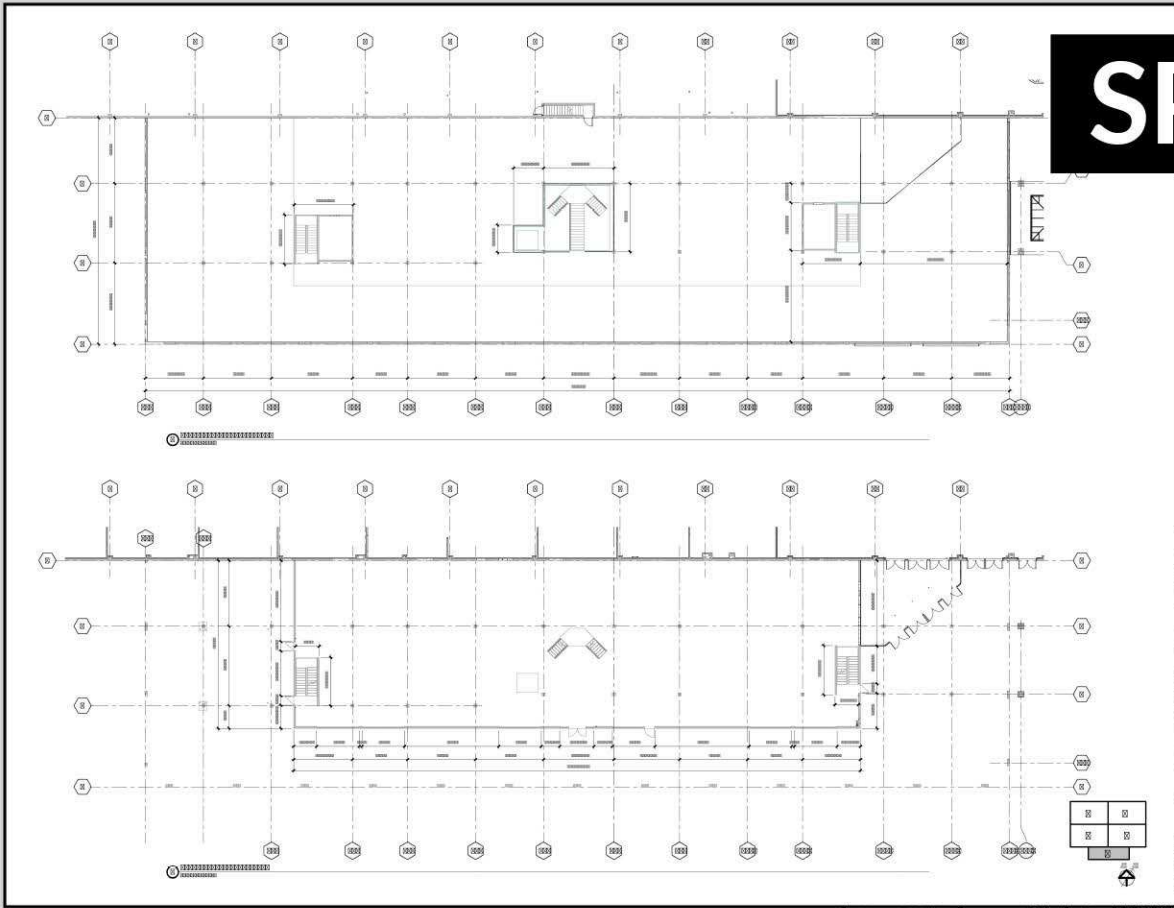
IKEA

SITE
Jordan's
FURNITURE
35,522 SF

MARKET AERIAL



SPACE PLAN

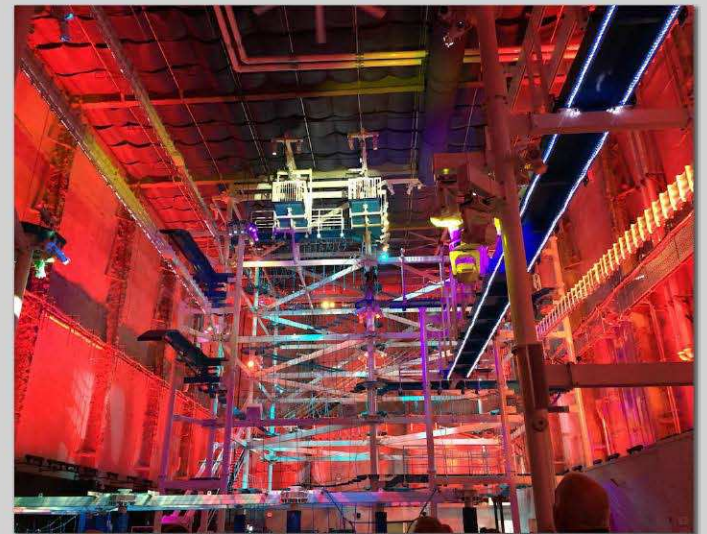


PARKING PLAN

ROPES COURSE



- Largest indoor ropes course in the world with over 100 activities
- Liquid Fireworks: Jordan's very own water show with over 1000 water nozzles choreographed to state of the art lights, sounds and music.
- Incredible sound and lighting. 100's of lights and 41,000 watts of pure stereo Designed by Clair Solutions, the company that created the Radio City Music Hall, The Grand Ole Opry, and the Michael Jackson Tour experiences
- Climb It - Four (4) separate Clip n' Climb climbing walls.
- 4 Zip Lines over 200' and over water.



DRONE PHOTO 1



DRONE PHOTO 2



INTERIOR PHOTOS

