



# 850 HARTFORD TURNPIKE | WATERFORD, CT

## DEMOGRAPHICS

### POPULATION

1 miles: 1,825  
5 miles: 78,456  
10 miles: 152,923

### # HOUSEHOLDS

1 miles: 715  
5 miles: 32,257  
10 miles: 63,935

### AVG. HOUSEHOLD \$

1 miles: \$119,743  
5 miles: \$88,723  
10 miles: \$97,911

SERITAGE  
GROWTH PROPERTIES

## AVAILABLE: UP TO 125,000± SF

(DIVISIBLE)

### PADS & JUNIOR/ANCHOR POSITIONS AVAILABLE

The Crystal Mall is a two-level regional mall located in southeastern Connecticut. The site is located directly off I-95 (exit 82) and is visible to the over 70,000 VPD that travel on it daily. This anchor position is the most visible space in the center and has great access and parking. The development serves the entire coastal community as well as far inland as Norwich.

**EXISTING ANCHORS ON SITE:** JC Penney, Macy's, Bed Bath & Beyond, H&M, Christmas Tree Shops

**AREA RETAILERS:** Target, Home Depot, Petco, Longhorn Steakhouse, Olive Garden

## A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

### AGENTS:

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**Ownership: Seritage Growth Properties**

**Connor Nolan**

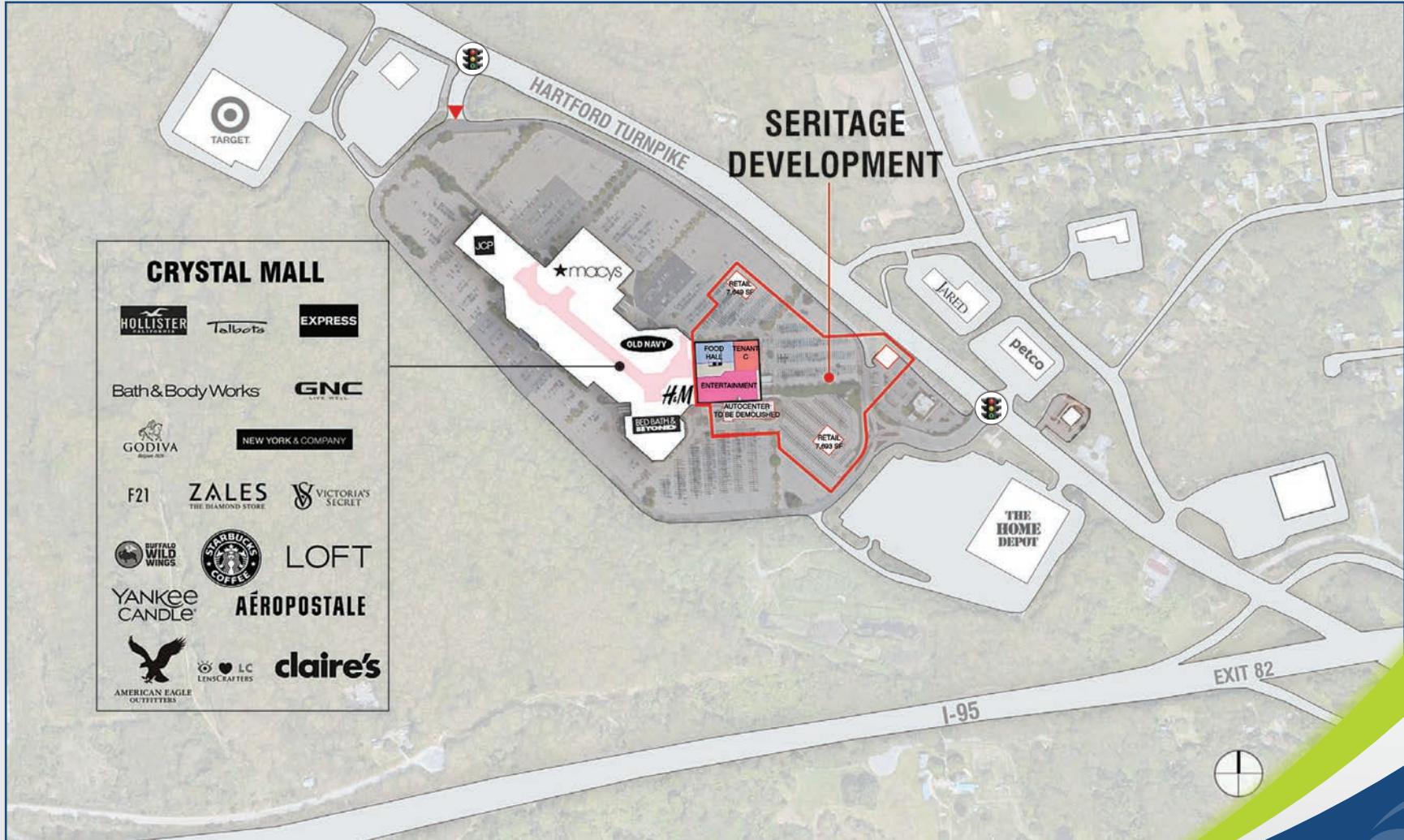
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truecre.com

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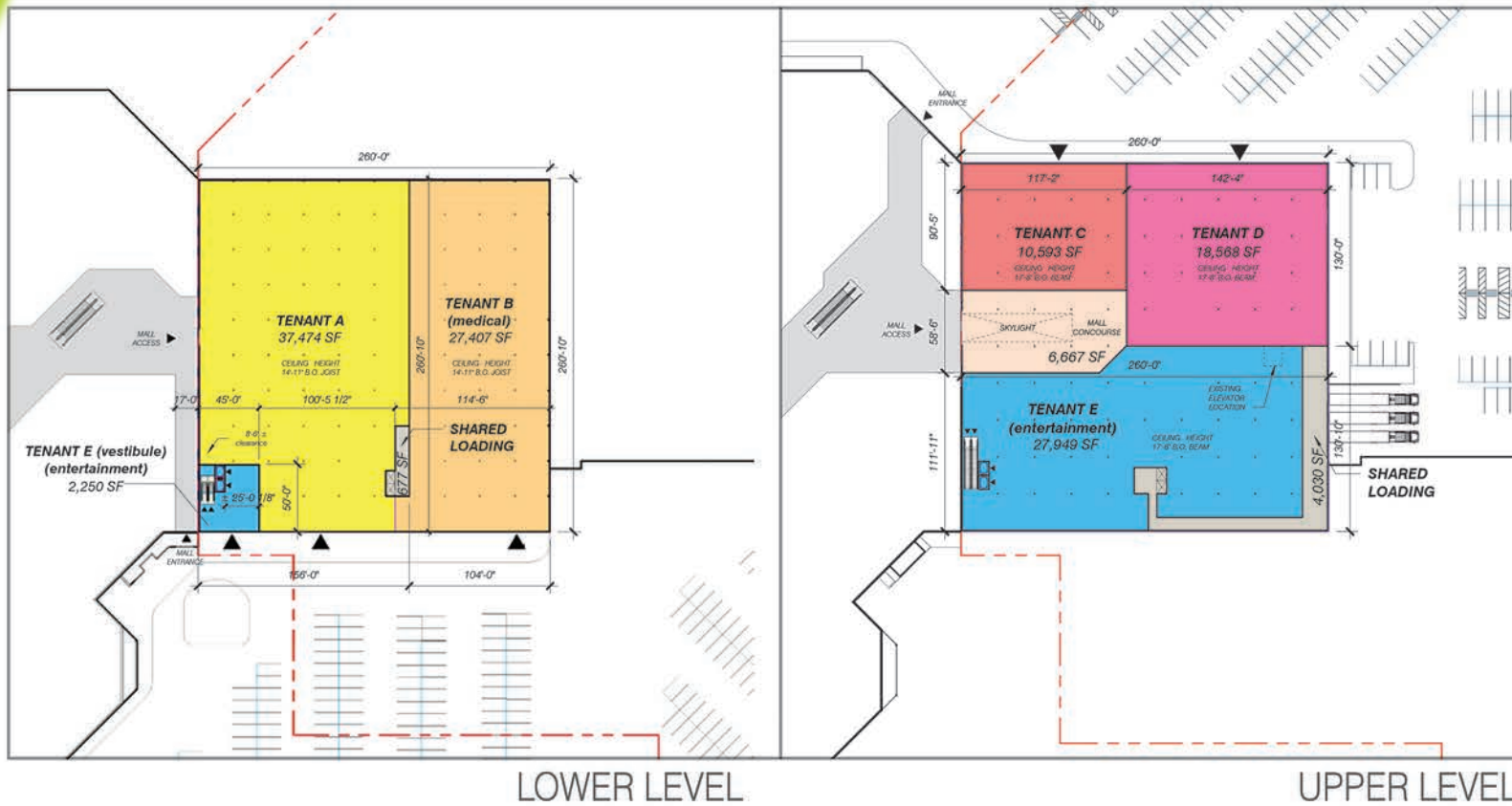
**CRYSTAL MALL**






# 850 HARTFORD TURNPIKE | WATERFORD, CT | POTENTIAL DIVISIONS & PADS





Tenant A:	37,500 SF
Tenant B:	27,500 SF
Tenant C:	10,600 SF
Tenant D:	18,500 SF
Tenant E:	30,200 SF
<b>Total Retail:</b>	<b>124,300 SF</b>
Shared Loading:	4,700 SF
Mall Concourse:	6,700 SF
<b>Total Shared:</b>	<b>11,400 SF</b>





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## NORTH ELEVATION







# 850 HARTFORD TURNPIKE | WATERFORD, CT

## SOUTH ELEVATION







# 850 HARTFORD TURNPIKE | WATERFORD, CT



## WATERFORD COMMONS



## CRYSTAL MALL



EXIT 82







# 850 HARTFORD TURNPIKE | WATERFORD, CT

