



# SPENCER PLAINS ROAD | OLD SAYBROOK, CT

## DEMOGRAPHICS

### POPULATION

1 mile: 3,001  
3 miles: 14,934  
5 miles: 27,121

### # HOUSEHOLDS

1 mile: 1,208  
3 miles: 6,386  
5 miles: 11,520

### AVG. HOUSEHOLD \$

1 mile: \$100,699  
3 miles: \$126,262  
5 miles: \$132,234



## MAX'S PLACE PHASE II

# 1,000± SF TO 22,000± SF

### NEW RETAIL EXPANSION!

**Phase II:** 165,000± SF high-end shopping center, on over 20 acres. Conveniently located off I-95 at Exit 66 at the intersection of Boston Post Rd. and Spencer Plains Rd.

**JOIN:** Big Y, Kohl's, Ulta Beauty, Five Guys, Pet Valu & Supercuts!

**AREA RETAIL:** West Marine, Homegoods, Walmart, Stop & Shop and many others!

## 18,000± ADT

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

AGENTS:

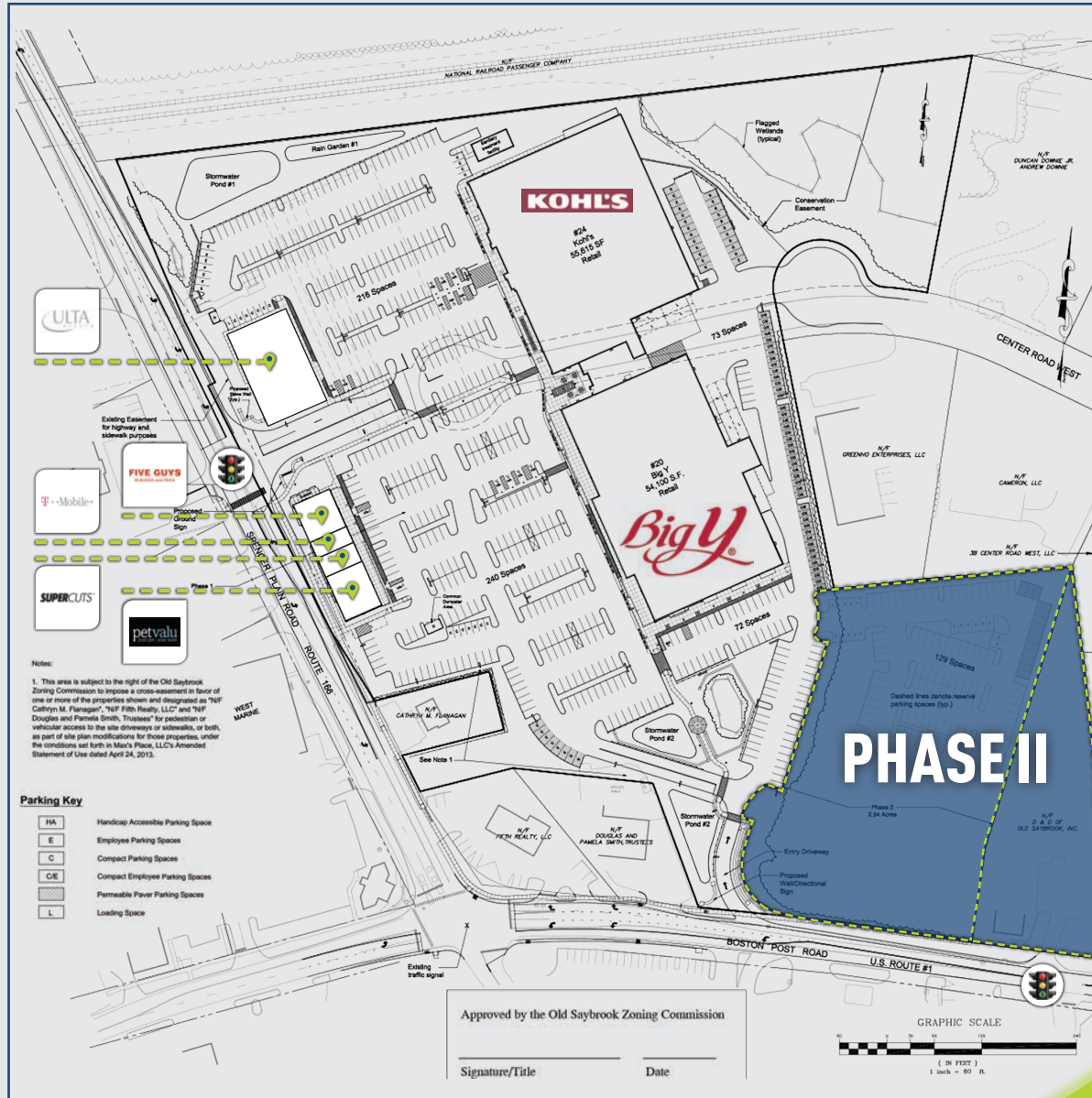
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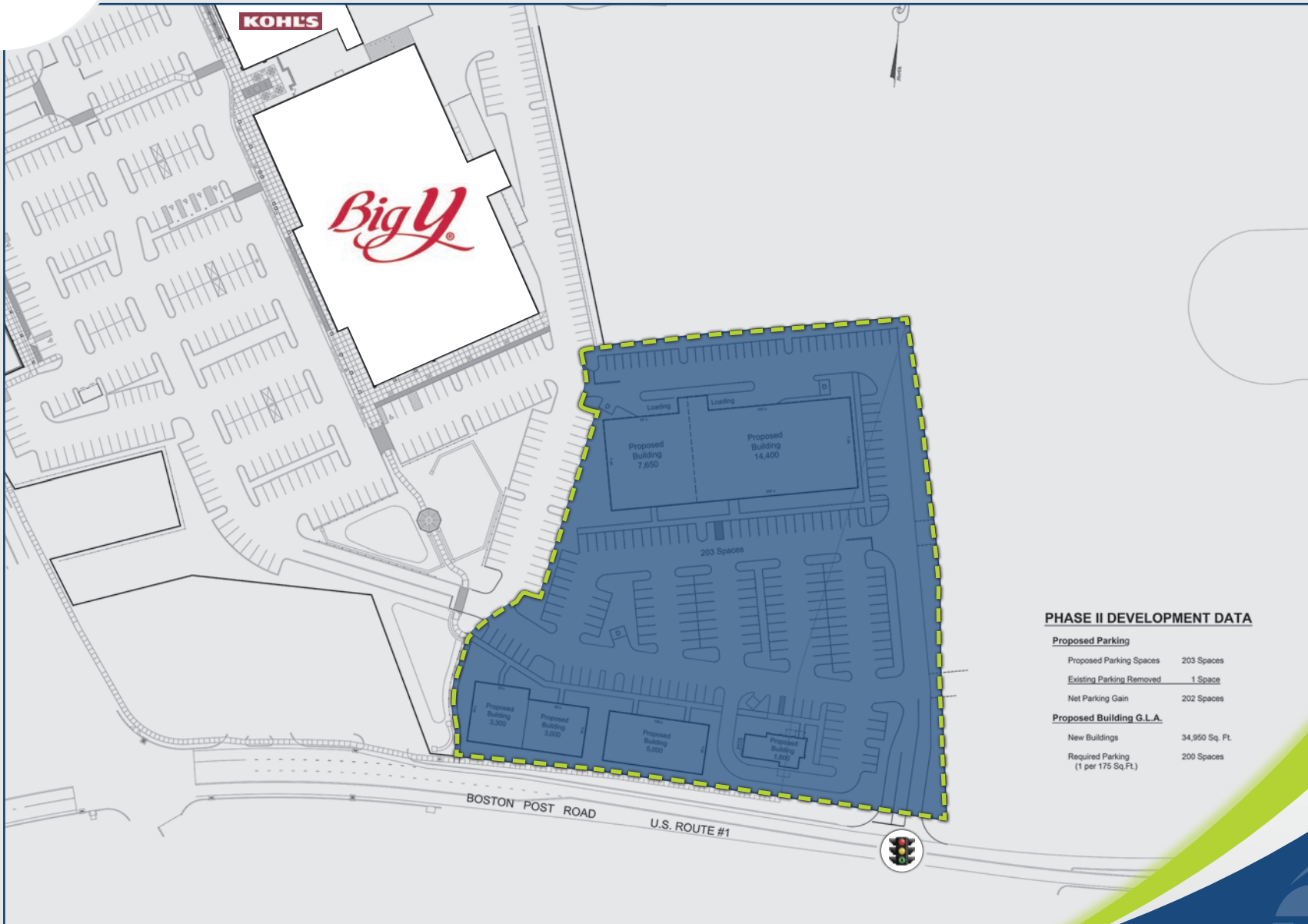
**Ryan Stranko**

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## MAX'S PLACE PHASE I & II



### PHASE II DEVELOPMENT DATA

<b>Proposed Parking</b>	
Proposed Parking Spaces	203 Spaces
Existing Parking Removed	1 Space
Net Parking Gain	202 Spaces
<b>Proposed Building G.L.A.</b>	
New Buildings	34,950 Sq. Ft.
Required Parking (1 per 175 Sq. Ft.)	200 Spaces



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MAX'S PLACE



INTERSTATE 95 | 63,000 YPD

I-95 EXIT 66

SPENCER PLAINS ROAD | 11,000 YPD

BOSTON POST ROAD | 16,000 YPD

