

## North Town Center, 355 Hawley Lane, Stratford, CT

INVESTMENT OPPORTUNITY: Shopping Center for Sale at \$29,000,000



**INVESTMENT OPPORTUNITY: 114,696 RSF Retail Shopping Center for Sale Minutes from the Route 8 Connector.** Located across the street from Target, the Hawley Lane Mall (Home Goods, Best Buy & Kohl's), and the Marriott Hotel, the Shopping Center is in a high traffic retail destination on the Stratford / Trumbull line. NOI and Cap Rate provided by request

Built in 2007, the four building complex known as the North Town Center is situated on 13.34 acres and is anchored by the Big Y World Class Market, an American, family-owned supermarket chain which operates 70 supermarkets in Massachusetts and Connecticut. The complex is also home to local and national retail tenants including Town Fair Tire, Supercuts, and Weight Watchers. The Shopping Center is 86% occupied.

The Shopping Center is less than one mile from Route 8 (Exit 8) which provides quick connections to both the Merritt Parkway (Route 15) and I-95.

### The Site

<b>Shopping Center Size:</b>	114,696 RSF
<b>Building A Size:</b>	17,668 RSF
<b>Building B East Size:</b>	64,216 RSF
<b>Building B West Size:</b>	24,316 RSF
<b>Building C Size:</b>	8,496 RSF
<b>Land:</b>	13.34 acres
<b>Real Estate Taxes:</b>	\$761,246.28 (7/1/2020)
<b>Zoning:</b>	CF
<b>Year Built:</b>	2007
<b>Construction:</b>	Concrete / Cinder & Stucco
<b>Stories:</b>	Veneer One to Two
<b>Tenancy:</b>	Multiple

### Features

<b>Parking:</b>	496 Spaces
<b>Loading:</b>	Multiple drive-in doors
<b>Amenities:</b>	Monument Signage, Wet Sprinkler System, Drive-Up Window (Building C)

### Utilities

<b>Water/Sewer:</b>	City/City
<b>Heating:</b>	Gas
<b>A/C:</b>	Central Air Conditioning

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