



Construction Commencing Fall 2019

- 94,000 SF Mixed Use Project
- CVS Pharmacy anchor
- Proposed Starbucks
- Up to 57,000 SF of retail, restaurant, office and fitness space available
- Drive-thru available
- 240 Residential units
- Easy access to CT-9
- Parking: 338 commercial spaces, 443 residential spaces
- Proximal to Wesleyan University

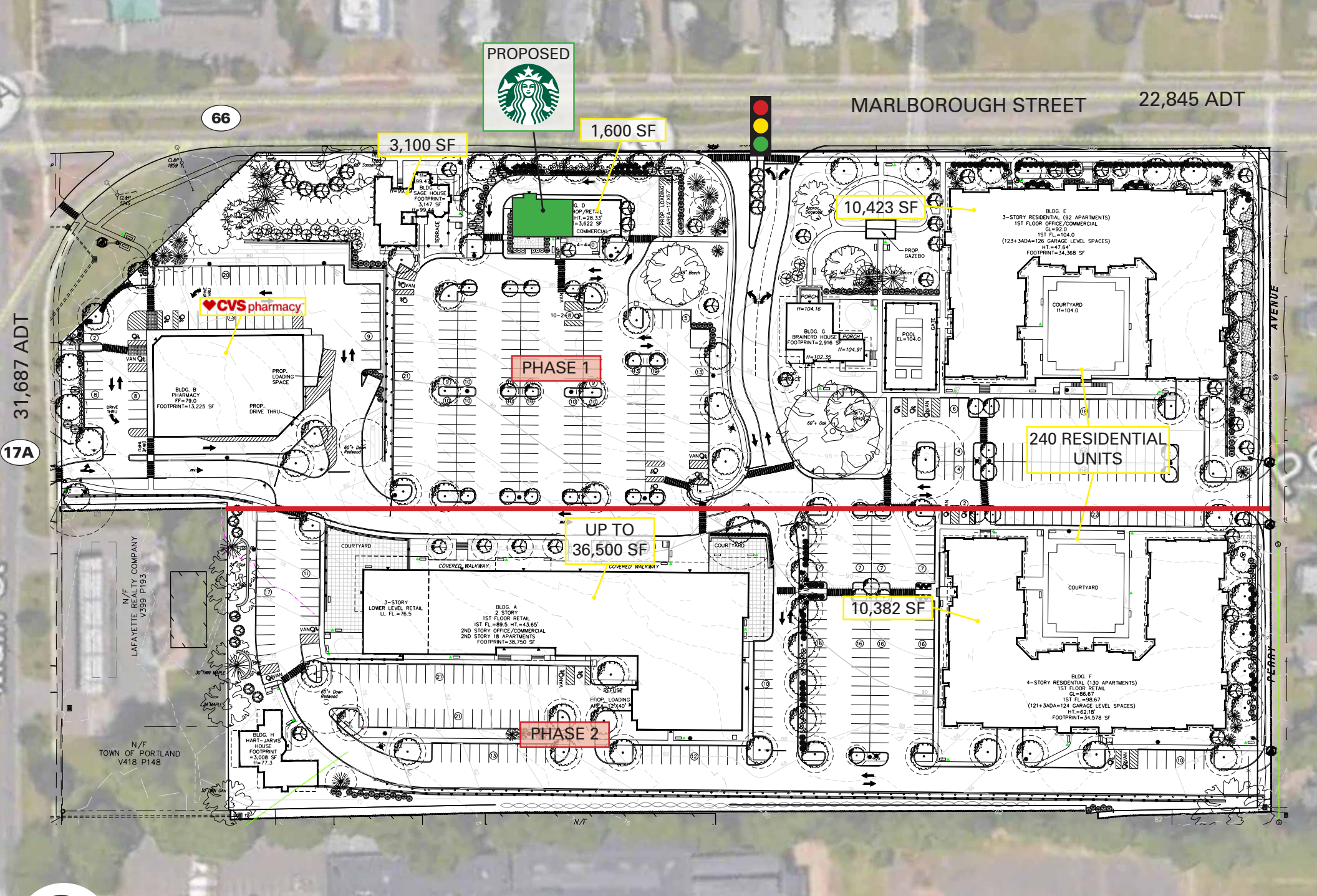
2017 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,265	40,172	74,030
Med HH Income	\$52,624	\$56,489	\$69,808

Mike Alberico

617.239.3605
malberico@atlanticretail.com

Brian McDonald

617.239.3631
bmcdonald@atlanticretail.com



66

MARLBOROUGH STREET

22,845 ADT

1,600 SF

3,100 SF

10,423 SF

CVS pharmacy

PHASE 1

240 RESIDENTIAL UNITS

UP TO 36,500 SF

10,382 SF

PHASE 2

31,687 ADT

17A

N/F LAFAYETTE REALTY COMPANY V399 P193

N/F TOWN OF PORTLAND V418 P148



PORTLAND, CT
Brainerd Place

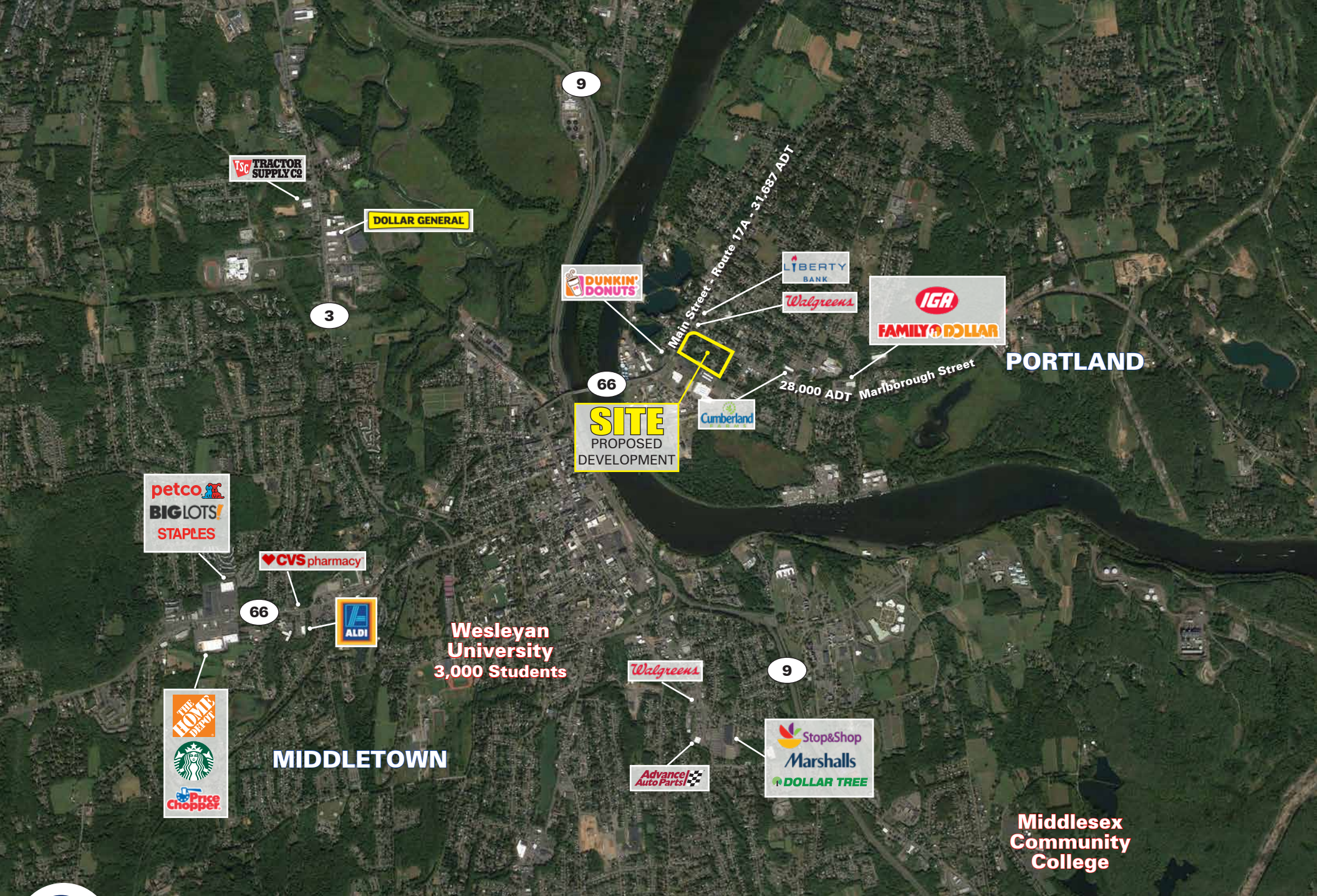
Mike Alberico
617.239.3605
malberico@atlanticretail.com

Brian McDonald
617.239.3631
bmcdonald@atlanticretail.com

SITE PLAN

ATLANTICRETAIL.COM

© ATLANTIC RETAIL 2020



PORTLAND, CT
Brainerd Place

MARKET AERIAL

Mike Alberico
 617.239.3605
 malberico@atlanticretail.com

Brian McDonald
 617.239.3631
 bmcdonald@atlanticretail.com