



Middletown Plaza

Middletown, CT

Grossman Development Group, LLC, Hollister & Moore, LLC, (H&M) & The New Haven Group, Inc. through an affiliated entity is under contract to purchase Middletown Plaza in Middletown, CT, a 150,000 square foot retail shopping center on 10 acres. The property is in the heart of the retail trade area for Middletown and is continuing to flourish due to the amount of daily trip activity to the neighborhood. Immediately adjacent to the property new development has recently commenced including; O'Reilly's Auto Parts and Chipotle restaurant.

The Property has excellent access via two dedicated signalized intersections. One of the intersections is shared with access to Home Depot and Price Chopper. The Property has been a multi decade and time-tested retail destination location for the region.

The retail market along CT Route 66 in the immediate area has witnessed growth over the past decade with new developments immediately across the street with Home Depot, Price Chopper and Starbucks. Citizens Bank, Liberty Bank, TD Bank and Bank of America are all located in close proximity. CVS and Walgreens and Aldi Supermarket are located within ½ mile. Also located in close proximity are food options to include Wendy's, Subway, McDonalds, Taco Bell, Starbucks, Five Guys, Dunkin Donuts and others. Other tenants in the immediate market area are Goodwill, Verizon, CT Beverage Mart and others.

The neighborhood benefits from CT Route 66 (31,200 ADT) being a cross connecting state road which links CT Route 9 and Interstate 91 and Interstate 691. There is also significant existing residential development in the immediate area, including both single family residential structures and multifamily properties both rental and owned. There has been additional residential multifamily development in the neighborhood including a two new multifamily development of approximately 200 units each within one mile of the Property.

Wesleyan University is located approximately 1.5 miles from the Property, east along Washington Street (CT Route 66) toward historic downtown Middletown. Wesleyan is a well-known liberal arts college with approximately 4,000 students and staff. Existing leasing, new development and redevelopment opportunities exist at the Plaza.